City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: La Hacienda Mobile Estates

Name

104 E. Sierra Ave., Fresno, CA 93710

Address

La Hacienda Mobile Estates, LLC

Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Matt Davies

Print Name

Property Manager

Print Title

5/30/2023

Signature Date

Mailing Address
(Include business name if applicable)

6653 Embarcadero Dr. Ste. C

Stockton, CA 95219

matt@harmonycom.com

E-Mail

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: La Hacienda Mobile Estates

Name

104 E. Sierra Ave., Fresno, CA 93710

Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 8.8% x 75% = 6.6%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $377.58
3. Total dollar amount of the increase based upon the CPI. $24.92

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. _____

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____	a.	Percentage change in the CPI.	__	g.	Changes in reasonable operating and maintenance expenses.
____	b.	State/federal wage and price guidelines.	__	h.	Repairs other than wear and tear.
X	c.	Comparable mobilehome spaces in comparable parks. Exhibit A	__	i.	The amount of services and amenities.
____	d.	The length of time since the last increase.	__	j.	Any existing lease.
X	e.	Completion of any capital improvements or rehabilitation work. Exhibit B	X	k.	A just and reasonable rate of return on the owner's investment. Exhibit C
____	f.	Changes in rent paid by the owner for lease of the land.			

Total Amount Requested for Non-Automatic Rent Increase Application $325.08

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $350.00

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: La Hacienda Mobile Estates **Phone:** (209) 601-4538

Address: 104 E. Sierra Ave., Fresno, CA 93710

Reporting Period: January 1, 20 23 through December 31, 20 23 **Number of Spaces per Park Permit:** 60

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
O	1	G Mobile Home	285.00	1/1/2023	Unknown	350	Unknown	635.00	J	K	L
O	2	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	3	G Mobile Home	295.00	1/1/2023	Unknown	350	Unknown	645.00	J	K	L
O	4	G Mobile Home	285.00	1/1/2023	Unknown	350	Unknown	635.00	J	K	L
O	5	G Mobile Home	285.00	1/1/2023	Unknown	350	Unknown	635.00	J	K	L
O	6	G Mobile Home	285.00	1/1/2023	Unknown	350	Unknown	635.00	J	K	L
O	7	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	8	G Mobile Home	270.00	1/1/2023	Unknown	350	Unknown	620.00	J	K	L

City of FRESNO

Mobile Home Park: La Hacienda Mobile Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	9	G Mobile Home	285.00	1/1/2023	Unknown	350	Unknown	635.00	J	K	L
O	10	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	10-A	G Mobile Home	300.00	Vacant	Unknown	350	Unknown	650.00	J	K	L
O	10-B	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	10-C	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	10-D	G Mobile Home	305.00	Vacant	Unknown	350	Unknown	655.00	J	K	L
O	10-F	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	11	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	12	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	13	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L

City of FRESNO

Mobile Home Park: La Hacienda Mobile Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	14	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	15	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	15A	G Mobile Home	285.00	Vacant	Unknown	350	Unknown	635.00	J	K	L
O	15B	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	15C	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	16	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	17	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	18	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	19	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	20	G Mobile Home	300.00	Vacant	Unknown	350	Unknown	650.00	J	K	L

City of FRESNO

Mobile Home Park: La Hacienda Mobile Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	21	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	22	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	23	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	24	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	25	G Mobile Home	275.00	1/1/2023	Unknown	350	Unknown	625.00	J	K	L
O	26	G Mobile Home	275.00	1/1/2023	Unknown	350	Unknown	625.00	J	K	L
O	27	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	28	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	29	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	29A	G Mobile Home	285.00	1/1/2023	Unknown	350	Unknown	635.00	J	K	L

City of FRESNO

Mobile Home Park: La Hacienda Mobile Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	29B	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	29C	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	30	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	31	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	32	G Mobile Home	295.00	1/1/2023	Unknown	350	Unknown	645.00	J	K	L
O	33	G Mobile Home	285.00	1/1/2023	Unknown	350	Unknown	635.00	J	K	L
O	34	G Mobile Home	495.00	Vacant	Unknown	350	Unknown	845.00	J	K	L
O	35	G Mobile Home	300.00	Vacant	Unknown	350	Unknown	650.00	J	K	L
O	36	G Mobile Home	300.00	Vacant	Unknown	350	Unknown	650.00	J	K	L
O	37	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L

City of FRESNO

Mobile Home Park: La Hacienda Mobile Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	38	G Mobile Home	285.00	1/1/2023	Unknown	350	Unknown	635.00	J	K	L
O	39	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	40	G Mobile Home	300.00	Vacant	Unknown	350	Unknown	650.00	J	K	L
O	41	G Mobile Home	300.00	Vacant	Unknown	350	Unknown	650.00	J	K	L
O	42	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	43	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	44	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O	45	G Mobile Home	300.00	Vacant	Unknown	350	Unknown	650.00	J	K	L
O	46	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L
O	47	G Mobile Home	495.00	1/1/2023	Unknown	350	Unknown	845.00	J	K	L

City of FRESNO

Mobile Home Park: La Hacienda Mobile Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	48	G Mobile Home	300.00	Vacant	Unknown	350	Unknown	650.00	J	K	L
O	49	G Mobile Home	300.00	1/1/2023	Unknown	350	Unknown	650.00	J	K	L
O		G Mobile Home							J	K	L
O		G Mobile Home							J	K	L
O		G Mobile Home							J	K	L
O		G Mobile Home							J	K	L
O		G Mobile Home							J	K	L
O		G Mobile Home							J	K	L
O		G Mobile Home							J	K	L
O		G Mobile Home							J	K	L

Page Number(s) 7 **of** 7

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RESIDENT VOTING RESULTS ON NON-AUTOMATIC RENT INCREASE UNDER FRESNO MUNICIPAL CODE § 12-2012 RENT INCREASE REQUIREMENT

Mobilehome Park:

_____
Name

_____
Address

Residents of the mobilehome spaces identified in the rent increase application:

☐ **Accept** the rent increase. Proceedings on the rent increase application shall cease.

☐ **Reject** the rent increase. Park owners may request rent review proceedings[1]

Number of residents voting in favor of the rent increase _____

Number of residents voting against the rent increase _____

Total number of spaces occupied by voting residents _____

Total number of spaces affected by the rent increase _____

_____ _____
Print Name Print Title

_____ _____
Signature Date

[1]Pursuant to § 12-2010(b)(2) and § 12-2011(a), a non-automatic rent increase (§ 12-2012) rejected by the affected residents is subject to proceedings before the Mobilehome Rent Review and Stabilization Commission at the owner's request. To request a hearing, complete Form MRR 3-1 and submit it to the City of Fresno Code Enforcement Division, Mobilehome Parks Unit, with the appropriate fees.

Form MRR 2-1

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance
Application Results for § 12-2014 of the FMC
AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: _____
Name

_____
Address

This form is to be completed by the Resident Rent Committee Chair and mailed to the owner with a copy to the City. Check **ONLY ONE** of the following boxes. Please note that the CPI increase request is **NOT** subject to a vote of affected Residents. It is the responsibility of the Resident Rent Committee and/or Chair to review a CPI rent increase request for completeness. Refer to FMC § 12-2009 (a) – (d).

☐ The Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We find the request and documents to be complete and are hereby notifying the owner and the City within five (5) days of receipt of a complete application.

☐ Pursuant to FMC § 12-2009(c), the Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We notified the owner within five days after receipt of the application of the information or documents that are needed to make the application complete BUT the owner has not submitted the information or documents needed to make the application complete within ten working days of our request. We are hereby notifying the City of this incomplete application status and requesting assistance.

a) Also complete the following if notifying the City of an incomplete CPI rent increase application.

Date of receipt of owner's original application	
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc.	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

_____ _____
Print Name Print Title

_____ _____
Signature of Rent Committee Chairman Date

FORM MRR 2-2 Nov. 2022

EXHIBIT A

COMPARABLE RENTS

COMPARABLE RENTS

Park	Average Rent	Year	Inflation Adjusted	La Hacienda - Adjustment for Included Trash and Water	Total Adjusted Rent
San Joaquin Estates	$ 372.06	2022	$ 395.78	$ 63.22	$ 459.00
Sunset West Community	$ 311.00	2011	$ 408.52	$ 63.22	$ 471.74
Town & Country	$ 364.94	2017	$ 440.76	$ 63.22	$ 503.98
Sierra Mobile Park	$ 377.95	2014	$ 472.04	$ 63.22	$ 535.26
Franciscan	$ 391.49	2017	$ 472.83	$ 63.22	$ 536.05
Woodword Bluffs	$ 426.52	2021	$ 480.47	$ 63.22	$ 543.69
Three Palms	$ 432.59	2021	$ 482.60	$ 63.22	$ 545.82
Sunnyside	$ 430.07	2021	$ 484.47	$ 63.22	$ 547.69
Villa Capri	$ 464.64	2022	$ 494.26	$ 63.22	$ 557.48
Millbrook	$ 411.86	2017	$ 497.43	$ 63.22	$ 560.65
Alhambra II	$ 446.85	2019	$ 513.56	$ 63.22	$ 576.78
Four Seasons	$ 503.22	2021	$ 566.87	$ 63.22	$ 630.09
Fresno Mobile Estates	$ 507.53	2021	$ 571.72	$ 63.22	$ 634.94
Westwinds	$ 595.00	2023	$ 595.00	$ 63.22	$ 658.22
San Joaquin Village	$ 562.84	2018	$ 664.82	$ 63.22	$ 728.04
The Willows of Santiago	$ 545.16	2020	$ 614.11	$ 63.22	$ 677.33
Shady Lakes	$ 630.38	2023	$ 630.38	$ 63.22	$ 693.60
Westlake Park	$ 579.01	2021	$ 645.95	$ 63.22	$ 709.17
Country Living	$ 582.73	2021	$ 656.44	$ 63.22	$ 719.66

Average of Comparable Rents: $ 594.17

Exhibit A, Attachment 1:	Supporting documentation for the above comparable rent analysis.

ATTACHMENT 1

Rent Roll & Recurring Charges

Property: Shady Lakes MHC

As of 05/24/23

Tenant	ID	Unit	Unit Type	RC	TRASH	RC PO	RC SB	Total
Shady Lakes MHC								
[redacted]	4724	1	Space	690.00	17.46	0.00	0.00	707.46
	2193	2	Space	695.00	17.46	0.00	0.00	637.46
	7457	3	Space	695.00	17.46	0.00	0.00	642.46
	8394	4	Rental	695.00	17.46	0.00	0.00	642.46
	2196	5	Space	695.00	17.46	0.00	0.00	637.46
	2197	6	Space	695.00	17.46	0.00	0.00	637.46
	2198	7	Space	695.00	17.46	0.00	0.00	637.46
	3639	8	Space	695.00	17.46	0.00	0.00	707.46
	2200	9	Space	695.00	17.46	0.00	0.00	637.46
	2201	10	Space	695.00	17.46	0.00	0.00	637.46
	2202	11	Space	695.00	17.46	0.00	0.00	637.46
	2249	12	Space	695.00	17.46	0.00	0.00	637.46
	2203	13	Space	695.00	17.46	0.00	0.00	637.46
	2250	14	Space	695.00	17.46	0.00	0.00	637.46
	2204	15	Space	695.00	17.46	0.00	0.00	637.46
	2205	16	Space	695.00	17.46	0.00	0.00	637.46
	2206	17	Space	695.00	17.46	0.00	0.00	637.46
	2207	18	Space	695.00	17.46	0.00	0.00	637.46
	2208	19	Space	695.00	17.46	0.00	0.00	637.46
	2209	20	Space	695.00	17.46	0.00	0.00	637.46
	3565	21	Space	693.74	17.46	0.00	0.00	711.20
	2211	22	Space	695.00	17.46	0.00	0.00	637.46
	8773	23	Space	695.00	17.46	0.00	0.00	17.46
	2213	24	Space	695.00	17.46	0.00	0.00	637.46
	2214	25	Space	695.00	17.46	0.00	0.00	637.46
	2215	26	Space	695.00	17.46	0.00	0.00	637.46
	2611	27	Space	695.00	17.46	0.00	0.00	637.46
	2217	28	Space	695.00	17.46	0.00	0.00	637.46
	2218	29	Space	695.00	17.46	0.00	0.00	637.46
	2219	30	Space	695.00	17.46	0.00	0.00	637.46
	2220	31	Space	695.00	17.46	0.00	0.00	637.46
	2221	32	Space	695.00	17.46	0.00	0.00	637.46
	2222	33	Space	695.00	17.46	0.00	0.00	637.46
	2223	34	Space	695.00	17.46	0.00	0.00	637.46
	2251	35	Space	695.00	17.46	0.00	0.00	637.46
	2225	37	Space	695.00	17.46	0.00	0.00	637.46
	2226	38	Space	695.00	17.46	0.00	0.00	637.46
	2252	39	Space	695.00	17.46	0.00	0.00	637.46
	2227	40	Space	695.00	17.46	0.00	0.00	637.46
	2228	41	Space	695.00	17.46	0.00	0.00	637.46
	2253	42	Space	695.00	17.46	0.00	0.00	637.46
	2229	43	Space	695.00	17.46	0.00	0.00	637.46
	2230	44	Space	695.00	17.46	0.00	0.00	637.46
	2231	45	Space	695.00	17.46	0.00	0.00	637.46
	2232	46	Space	695.00	17.46	0.00	0.00	637.46
	2233	47	Space	695.00	17.46	0.00	0.00	637.46
	2235	49	Space	695.00	17.46	0.00	0.00	637.46

[redacted]

2236	50	Space	695.00	17.46	0.00	0.00	637.46
2237	51	Space	695.00	17.46	0.00	0.00	637.46
2254	52	Space	695.00	17.46	0.00	0.00	637.46
2238	53	Space	695.00	17.46	0.00	0.00	637.46
2255	54	Space	695.00	17.46	0.00	0.00	637.46
2239	55	Space	695.00	17.46	0.00	0.00	637.46
2240	56	Space	695.00	17.46	0.00	0.00	637.46
2256	57	Space	695.00	17.46	0.00	0.00	637.46
2243	60	Space	695.00	17.46	0.00	0.00	637.46

#
#

Rent Roll & Recurring Charges

Property: Westwinds Mobile Home Park

As of 05/24/23

Tenant	ID	Unit	Unit Type	RC	SEWER	TRASH	INS	Total
Westwinds Mobile Home Park								
[redacted]	789	1	Space	595.00	17.56	27.82	0.00	640.38
	790	2	Space	595.00	17.56	27.82	0.00	640.38
	1406	3	Space	595.00	17.56	27.82	0.00	640.38
	2114	4	Space	595.00	17.56	27.82	0.00	640.38
	2595	5	Space	595.00	17.56	27.82	0.00	640.38
	794	6	Space	595.00	17.56	27.82	0.00	640.38
	1629	7	Space	595.00	17.56	27.82	0.00	640.38
	2619	8	Space	595.00	17.56	27.82	0.00	640.38
	5743	9	Space	645.00	17.56	27.82	0.00	690.38
	798	10	Space	595.00	17.56	27.82	0.00	640.38
	799	11	Space	595.00	17.56	27.82	0.00	640.38
	5819	12	Space	645.00	17.56	27.82	0.00	690.38
	801	13	Space	595.00	17.56	27.82	0.00	640.38
	2313	14	Space	595.00	17.56	27.82	0.00	640.38
	802	15	Space	595.00	17.56	27.82	0.00	640.38
	1384	16	Space	595.00	17.56	27.82	0.00	640.38
	2280	17	Space	595.00	17.56	27.82	0.00	640.38
	2585	18	Space	595.00	17.56	27.82	0.00	640.38
	806	19	Space	595.00	17.56	27.82	0.00	640.38
	807	20	Space	595.00	17.56	27.82	0.00	640.38
	2864	21	Space	595.00	17.56	27.82	0.00	640.38
	809	22	Space	595.00	17.56	27.82	0.00	640.38
	810	23	Space	595.00	17.56	27.82	0.00	640.38
	1568	24	Space	595.00	17.56	27.82	0.00	640.38
	812	25	Space	595.00	17.56	27.82	0.00	640.38
	1237	26	Space	595.00	17.56	27.82	0.00	640.38
	813	27	Space	595.00	17.56	27.82	0.00	640.38
	4551	28	Space	595.00	17.56	27.82	50.42	690.80
	4869	29	Space	595.00	17.56	27.82	0.00	640.38
	816	30	Space	595.00	17.56	27.82	0.00	640.38
	817	31	Space	595.00	17.56	27.82	0.00	640.38
	1423	32	Space	595.00	17.56	27.82	0.00	640.38
	7450	33	Space	645.00	17.56	27.82	0.00	690.38
	819	34	Space	0.00	0.00	0.00	0.00	0.00
	820	35	Space	595.00	17.56	27.82	0.00	640.38
	4470	36	Space	595.00	17.56	27.82	0.00	640.38
	1022	37	Space	595.00	17.56	27.82	0.00	640.38
	992	38	Space	595.00	17.56	27.82	0.00	640.38
	4462	39	Space	595.00	17.56	27.82	0.00	640.38
	3106	40	Space	595.00	17.56	27.82	0.00	640.38
	826	41	Space	595.00	17.56	27.82	0.00	640.38
	4735	42	Space	595.00	17.56	27.82	0.00	640.38
	1236	43	Space	595.00	17.56	27.82	0.00	640.38
	829	44	Space	595.00	17.56	27.82	0.00	640.38
	1413	45	Space	595.00	17.56	27.82	0.00	640.38
	831	46	Space	595.00	17.56	27.82	0.00	640.38
	3703	47	Space	595.00	17.56	27.82	0.00	640.38

[redacted]	833	48	Space	595.00	17.56	27.82	0.00	640.38
	834	49	Space	595.00	17.56	27.82	0.00	640.38
	2683	50	Space	595.00	17.56	27.82	0.00	640.38

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

Alhambra II Mobilehome Park
Name

7676 N. Fresno Street, Fresno, CA 93720
Address

Wolf 49ers
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Thomas Pacelli
Print Name

Regional Property Manager
Print Title

Signature

Date

Mailing Address
(Include business name if applicable)
J&H Asset Property Mgt., Inc.

22880 Savi Ranch Pkwy.

Yorba Linda, CA 92887

Form MRR 1-1. Revised October 2013

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park:

Alhambra II Mobilehome Park

Name

7676 N. Fresno Street, Fresno, CA 93720

Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 1.725%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $439.27
3. Total dollar amount of the increase based upon the CPI. $ 7.58

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. _____

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____	a.	Percentage change in the CPI.	__	g.	Changes in reasonable operating and maintenance expenses.
____	b.	State/federal wage and price guidelines.			
____	c.	Comparable mobilehome spaces in comparable parks.	__	h.	Repairs other than wear and tear.
			__	i.	The amount of services and amenities.
____	d.	The length of time since the last increase.	__	j.	Any existing lease.
____	e.	Completion of any capital improvements or rehabilitation work.	__	k.	A just and reasonable rate of return on the owner's investment.
____	f.	Changes in rent paid by the owner for lease of the land.			

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $7.58

Form MRR 1-2, Revised December 2018

Ordinance (0) or Lease (L)	Space	SpaceType	Rent on January 1st	Occupancy Date	Rent on Date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase K. CPI L.Government M. Other
O	1	mobile home	$ 342.33	Jan. 1st	$ 219.50	$ 8.77	6/1/2019	$ 351.10	K
O	2	mobile home	$ 360.33	Jan. 1st	$ 249.09	$ 8.77	6/1/2019	$ 369.10	K
O	3	mobile home	$ 342.33	Jan. 1st	$ 207.00	$ 8.77	6/1/2019	$ 351.10	K
	4	Temp RV		Jan. 1st					
O	5	mobile home	$ 397.83	Jan. 1st	$ 389.86	$ 8.77	6/1/2019	$ 406.60	K
O	6	mobile home	$ 421.41	9/1/2019	$ 430.18			$ 430.18	K
O	7	mobile home	$ 351.33	Jan. 1st	$ 228.50	$ 8.77	6/1/2019	$ 360.10	K
O	8	mobile home	$ 359.37	Jan. 1st	$ 261.80	$ 8.77	6/1/2019	$ 368.14	K
O	9	mobile home	$ 360.33	Jan. 1st	$ 240.00	$ 8.77	6/1/2019	$ 369.10	K
O	10	mobile home	$ 369.27	Jan. 1st	$ 271.70	$ 8.77	6/1/2019	$ 378.04	K
O	11	mobile home	$ 375.35	Jan. 1st	$ 363.21	$ 8.77	6/1/2019	$ 384.12	K
O	12	mobile home	$ 457.04	Jan. 1st	$ 444.90	$ 8.77	6/1/2019	$ 465.81	K
O	14	mobile home	$ 455.33	Jan. 1st	$ 443.19	$ 8.77	6/1/2019	$ 464.10	K
	15	Temp RV		Jan. 1st					
O	16	mobile home	$ 364.49	Jan. 1st	$ 330.87	$ 8.77	6/1/2019	$ 373.26	K
O	17	mobile home	$ 342.33	Jan. 1st	$ 209.17	$ 8.77	6/1/2019	$ 351.10	K
O	18	mobile home	$ 351.33	Jan. 1st	$ 207.50	$ 8.77	6/1/2019	$ 360.10	K
O	19	mobile home	$ 342.33	Jan. 1st	$ 224.38	$ 8.77	6/1/2019	$ 351.10	K
O	20	mobile home	$ 342.33	Jan. 1st	$ 280.76	$ 8.77	6/1/2019	$ 351.10	K
O	21	mobile home	$ 399.30	2/6/20119	$ 439.30			$ 439.30	K
	22	Park-Owned Rental		Jan.1					
O	23	mobile home	$ 383.74	Jan. 1st	$ 371.60	$ 8.77	6/1/2019	$ 392.51	K
O	24	mobile home	$ 516.94	Jan.1	$ 508.97	$ 8.77	6/1/2019	$ 525.71	K
O	25	mobile home	$ 363.50	Jan. 1st	$ 340.40	$ 8.77	6/1/2019	$ 372.27	K
	26	Temp RV		Jan. 1st					
O	27	mobile home	$ 444.60	Jan.1	$ 444.60	$ 8.77	6/1/2019	$ 453.37	K
O	28	mobile home	$ 469.97	11/15/2019	$ 526.48			$ 526.48	K
	30	Temp RV		Jan. 1st					
	31	Temp RV		Jan. 1st					

	32	Temp RV		Jan. 1st					
O	33	mobile home	$ 502.14	Jan. 1st	$ 490.00	$ 8.77	6/1/2019	$ 510.91	K
O	34	mobile home	$ 484.29	Jan. 1st	$ 476.32	$ 8.77	6/1/2019	$ 493.06	K
O	35	mobile home	$ 351.33	Jan. 1st	$ 207.50	$ 8.77	6/1/2019	$ 360.10	K
O	36	mobile home	$ 490.84	Jan. 1st	$ 478.70	$ 8.77	6/1/2019	$ 499.61	K
O	37	mobile home	$ 380.87	Jan. 1st	$ 368.73	$ 8.77	6/1/2019	$ 389.64	K
O	38	mobile home	$ 367.81	Jan. 1st	$ 231.09	$ 8.77	6/1/2019	$ 376.58	K
O	39	mobile home	$ 351.83	Jan. 1st	$ 237.00	$ 8.77	6/1/2019	$ 360.60	K
O	40	mobile home	$ 351.83	Jan. 1st	$ 201.50	$ 8.77	6/1/2019	$ 360.60	K
O	41	mobile home	$ 371.86	Jan. 1st	$ 318.74	$ 8.77	6/1/2019	$ 380.63	K
O	42	mobile home	$ 422.20	Jan. 1st	$ 414.23	$ 8.77	6/1/2019	$ 430.97	K
O	43	mobile home	$ 418.64	Jan. 1st	$ 410.67	$ 8.77	6/1/2019	$ 427.41	K
O	44	mobile home	$ 387.96	Jan. 1st	$ 379.99	$ 8.77	6/1/2019	$ 396.73	K
O	45	mobile home	$ 351.33	Jan. 1st	$ 343.36	$ 8.77	6/1/2019	$ 360.10	K
O	47	mobile home	$ 342.33	Jan. 1st	$ 238.00	$ 8.77	6/1/2019	$ 351.10	K
O	48	mobile home	$ 415.14	Jan. 1st	$ 403.00	$ 8.77	6/1/2019	$ 423.91	K
	49	Temp RV		Jan. 1st					
O	50	mobile home	$ 390.71	Jan. 1st	$ 367.61	$ 8.77	6/1/2019	$ 399.48	K
O	51	mobile home	$ 437.69	Jan. 1st	$ 425.55	$ 8.77	6/1/2019	$ 446.46	K
O	52	mobile home	$ 483.70	Jan. 1st	$ 471.56	$ 8.77	6/1/2019	$ 492.47	K
O	53	mobile home	$ 434.07	Jan.1	$ 426.10	$ 8.77	6/1/2019	$ 442.84	K
O	54	mobile home	$ 415.35	Jan. 1st	$ 397.46	$ 8.77	6/1/2019	$ 424.12	
O	55	mobile home	$ 405.90	Jan. 1st	$ 352.78	$ 8.77	6/1/2019	$ 414.67	K
O	56	mobile home	$ 378.35	Jan. 1st	$ 316.78	$ 8.77	6/1/2019	$ 387.12	K
O	57	mobile home	$ 432.99	Jan. 1st	$ 383.31	$ 8.77	6/1/2019	$ 441.76	K
O	58	mobile home	$ 342.83	Jan. 1st	$ 220.00	$ 8.77	6/1/2019	$ 351.60	K
	59	Temp RV		Jan. 1st					
O	60	mobile home	$ 342.83	Jan. 1st	$ 207.50	$ 8.77	6/1/2019	$ 351.60	K
O	61	mobile home	$ 437.99	Jan.1	$ 437.99	$ 8.77	6/1/2019	$ 446.76	K
O	62	mobile home	$ 351.33	Jan. 1st	$ 225.00	$ 8.77	6/1/2019	$ 360.10	K
O	63	mobile home	$ 364.05	Jan. 1st	$ 340.95	$ 8.77	6/1/2019	$ 372.82	K
O	64	mobile home	$ 378.35	Jan. 1st	$ 316.78	$ 8.77	6/1/2019	$ 387.12	K
O	65	mobile home	$ 378.35	Jan. 1st	$ 316.78	$ 8.77	6/1/2019	$ 387.12	K
O	66	mobile home	$ 372.46	Jan. 1st	$ 339.58	$ 8.77	6/1/2019	$ 381.23	K

O	67	mobile home	$ 342.33	Jan. 1st	$ 209.17	$ 8.77	6/1/2019	$ 351.10	K
O	68	mobile home	$ 373.20	Jan. 1st	$ 339.58	$ 8.77	6/1/2019	$ 381.97	K
O	69	mobile home	$ 342.33	Jan. 1st	$ 207.00	$ 8.77	6/1/2019	$ 351.10	K
O	70	mobile home	$ 624.97	11/4/2019	$ 697.48			$ 697.48	K
O	71	mobile home	$ 375.33	Jan. 1st	$ 363.19	$ 8.77	6/1/2019	$ 384.10	K
O	72	mobile home	$ 342.33	Jan. 1st	$ 185.50	$ 8.77	6/1/2019	$ 351.10	K
O	73	mobile home	$ 364.49	Jan. 1st	$ 341.39	$ 8.77	6/1/2019	$ 373.26	K
O	75	mobile home	$ 351.33	Jan. 1st	$ 207.50	$ 8.77	6/1/2019	$ 360.10	K
O	76	mobile home	$ 442.68	7/17/2019	$ 496.59			$ 496.59	K
	77	Temp RV		Jan. 1st					
O	78	mobile home	$ 451.08	Jan. 1st	$ 438.94	$ 8.77	6/1/2019	$ 459.85	K
O	79	mobile home	$ 436.16	Jan. 1st	$ 424.02	$ 8.77	6/1/2019	$ 444.93	K
O	80	mobile home	$ 342.33	Jan. 1st	$ 222.00	$ 8.77	6/1/2019	$ 351.10	K
O	81	mobile home	$ 417.09	Jan. 1st	$ 404.95	$ 8.77	6/1/2019	$ 425.86	K
O	82	mobile home	$ 407.48	Jan. 1st	$ 399.51	$ 8.77	6/1/2019	$ 416.25	K
O	83	mobile home	$ 372.46	Jan. 1st	$ 339.58	$ 8.77	6/1/2019	$ 381.23	K
O	84	mobile home	$ 375.35	Jan. 1st	$ 363.21	$ 8.77	6/1/2019	$ 384.12	K
O	85	mobile home	$ 355.54	Jan. 1st	$ 332.44	$ 8.77	6/1/2019	$ 364.31	K
O	86	mobile home	$ 342.33	Jan. 1st	$ 231.09	$ 8.77	6/1/2019	$ 351.10	K
	87	Temp RV		Jan. 1st					
O	88	mobile home	$ 412.08	Jan. 1st	$ 388.98	$ 8.77	6/1/2019	$ 420.85	K
O	89	mobile home	$ 427.12	Jan. 1st	$ 414.98	$ 8.77	6/1/2019	$ 435.89	K
	90	Temp RV		Jan. 1st					
O	91	mobile home	$ 342.83	Jan. 1st	$ 217.68	$ 8.77	6/1/2019	$ 351.60	K
O	92	mobile home	$ 446.27	Jan. 1st	$ 438.30	$ 8.77	6/1/2019	$ 455.04	K
O	93	mobile home	$ 342.83	Jan. 1st	$ 224.88	$ 8.77	6/1/2019	$ 351.60	K
	95	Park-Owned Rental		8/1/2019					
O	96	mobile home	$ 342.33	Jan. 1st	$ 228.00	$ 8.77	6/1/2019	$ 351.10	K
O	97	mobile home	$ 378.35	Jan. 1st	$ 316.78	$ 8.77	6/1/2019	$ 387.12	K
O	98	mobile home	$ 483.97	Jan. 1st	$ 471.83	$ 8.77	6/1/2019	$ 492.74	K
O	99	mobile home	$ 427.67	Jan. 1st	$ 394.79	$ 8.77	6/1/2019	$ 436.44	K
O	100	mobile home	$ 378.09	Jan. 1st	$ 360.20	$ 8.77	6/1/2019	$ 386.86	K
O	101	mobile home	$ 342.83	Jan. 1st	$ 222.50	$ 8.77	6/1/2019	$ 351.60	K
	102	Temp RV		Jan. 1st					

O	103	mobile home	$ 360.33	Jan. 1st	$ 225.00	$ 8.77	6/1/2019	$ 369.10	K
O	104	mobile home	$ 361.96	Jan. 1st	$ 308.84	$ 8.77	6/1/2019	$ 370.73	K
O	106	mobile home	$ 415.69	Jan. 1st	$ 403.55	$ 8.77	6/1/2019	$ 424.46	K
O	107	mobile home	$ 432.20	Jan. 1st	$ 420.06	$ 8.77	6/1/2019	$ 440.97	K
O	108	mobile home	$ 342.33	Jan. 1st	$ 213.58	$ 8.77	6/1/2019	$ 351.10	K
O	109	mobile home	$ 342.33	Jan. 1st	$ 219.50	$ 8.77	6/1/2019	$ 351.10	K
O	110	mobile home	$ 351.33	Jan. 1st	$ 226.18	$ 8.77	6/1/2019	$ 360.10	K
O	111	mobile home	$ 342.33	Jan. 1st	$ 222.00	$ 8.77	6/1/2019	$ 351.10	K
O	112	mobile home	$ 428.34	Jan.1	$ 428.34	$ 8.77	6/1/2019	$ 437.11	K
O	113	mobile home	$ 375.33	Jan. 1st	$ 363.19	$ 8.77	6/1/2019	$ 384.10	K
	114	Temp RV		Jan. 1st					
O	115	mobile home	$ 419.14	Jan.1	$ 411.17	$ 8.77	6/1/2019	$ 427.91	K
O	116	mobile home	$ 351.33	Jan. 1st	$ 247.00	$ 8.77	6/1/2019	$ 360.10	K
O	117	mobile home	$ 342.33	12/1/2019	$ 386.20			$ 386.20	K
	118	Temp RV		Jan. 1st					
O	119	mobile home	$ 377.13	Jan.1	$ 377.13	$ 8.77	6/1/2019	$ 385.90	K
O	120	mobile home	$ 375.77	Jan.1	$ 367.80	$ 8.77	6/1/2019	$ 384.54	K
O	121	mobile home	$ 377.50	Jan. 1st	$ 343.88	$ 8.77	6/1/2019	$ 386.27	K
O	122	mobile home	$ 361.96	Jan. 1st	$ 308.84	$ 8.77	6/1/2019	$ 370.73	K
O	123	mobile home	$ 367.80	Jan.1	$ 367.80	$ 8.77	6/1/2019	$ 376.57	K
O	124	mobile home	$ 394.10	Jan. 1st	$ 360.48	$ 8.77	6/1/2019	$ 402.87	K
	125	Temp RV		Jan. 1st					

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: Country Living Mobile Home Park
Name
3550 North Duke Ave Fresno CA 93727
Address
Brenda Aguilar / Adelar, LLC
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Brenda L. Aguilar
Print Name

Manager
Print Title

Signature 7/27/21
Date

[redacted]
E-Mail

Mailing Address
(Include business name if applicable)
Country Living Mobile Home Park
32565 Golden Lantern B111
Dana Point CA 92629

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: Country Living Mobile Home Park
Name

3550 North Duke Ave, Fresno CA 93727
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 1.7%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $575.39
3. Total dollar amount of the increase based upon the CPI. $7.34

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. _____

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____ a.	Percentage change in the CPI.	____ g.	Changes in reasonable operating and maintenance expenses.
____ b.	State/federal wage and price guidelines.	____ h.	Repairs other than wear and tear.
____ c.	Comparable mobilehome spaces in comparable parks.	____ i.	The amount of services and amenities.
____ d.	The length of time since the last increase.	____ j.	Any existing lease.
____ e.	Completion of any capital improvements or rehabilitation work.	____ k.	A just and reasonable rate of return on the owner's investment.
____ f.	Changes in rent paid by the owner for lease of the land.		

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $7.34

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: *Country Living Mobile Home Park* **Phone:** *(559) 291-2281*

Address: *3550 North Duke Fresno, CA 93727*

Reporting Period: January 1, 2021 Through December 31, 2021 **Number of Spaces per Park Permit:** *195*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	1	☒Mobile Home ☐Rec. Vehicle	420.20	VACANT		0.00	12/01/05	420.20	J	K	L
O	2	☒Mobile Home ☐Rec. Vehicle	487.95	Jan. 1st	487.95	7.34	12/1/20	495.29	(J)	K	L
O	3	☒Mobile Home ☐Rec. Vehicle	501.30	Jan. 1st	501.30	7.34	12/01/20	508.64	(J)	K	L
O	4	☒Mobile Home ☐Rec. Vehicle	583.61	Jan. 1st	583.61	7.34	12/01/20	590.95	(J)	K	L
O	5	☒Mobile Home ☐Rec. Vehicle	501.83	Jan. 1st	501.83	7.34	12/01/20	509.17	(J)	K	L
O	6	☒Mobile Home ☐Rec. Vehicle	590.28	Jan. 1st	590.28	7.34	12/01/20	597.62	(J)	K	L
O	7	☒Mobile Home ☐Rec. Vehicle	476.90	Jan. 1st	476.90	7.34	12/01/20	484.24	(J)	K	L
O	8	☒Mobile Home ☐Rec. Vehicle	528.55	Jan. 1st	528.55	7.34	12/01/20	535.89	(J)	K	L

Form MRR 1-3 Revised October 2013

4090.62

4142.00

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	9	☒Mobile Home ☐Rec. Vehicle	526.45	Jan. 1st	526.45	7.34	12/01/20	533.79	(J)	K	L
O	10	☒Mobile Home ☐Rec. Vehicle	489.54	Jan. 1st	489.54	7.34	12/01/20	496.88	(J)	K	L
O	11	☒Mobile Home ☐Rec. Vehicle	493.35	Jan. 1st	493.35	7.34	12/01/20	500.69	(J)	K	L
O	12	☒Mobile Home ☐Rec. Vehicle	494.11	Jan. 1st	494.11	7.34	12/01/20	501.45	(J)	K	L
O	13	☒Mobile Home ☐Rec. Vehicle	641.23	Jan. 1st	641.23	7.34	12/01/20	648.57	(J)	K	L
O	14	☒Mobile Home ☐Rec. Vehicle	325.00	VACANT		0.00	01/01/02	325.00	J	K	L
O	15	☒Mobile Home ☐Rec. Vehicle	595.69	Jan. 1st	595.69	7.34	12/01/20	603.03	(J)	K	L
O	16	☒Mobile Home ☐Rec. Vehicle	566.78	Jan. 1st	566.78	7.34	12/01/20	574.12	(J)	K	L
O	17	☒Mobile Home ☐Rec. Vehicle	567.62	Jan. 1st	567.62	7.34	12/01/20	574.96	(J)	K	L
O	18	☒Mobile Home ☐Rec. Vehicle	535.49	Jan. 1st	535.49	7.34	09/01/20	542.83	(J)	K	L

Form MRR 1-3 Revised October 2013

5235.26

5301.32

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	19	☒Mobile Home ☐Rec. Vehicle	503.77	Jan. 1st	503.77	7.34	12/01/20	511.11	(J)	K	L
O	20	☒Mobile Home ☐Rec. Vehicle	498.27	Jan. 1st	498.27	7.34	12/01/20	505.61	(J)	K	L
O	21	☒Mobile Home ☐Rec. Vehicle	325.00	VACANT		0.00	01/01/91	325.00	J	K	L
O	22	☒Mobile Home ☐Rec. Vehicle	589.60	Jan. 1st	589.60	7.34	10/01/20	596.94	(J)	K	L
O	23	☒Mobile Home ☐Rec. Vehicle	610.72	Jan. 1st	610.72	7.34	12/01/20	618.06	(J)	K	L
O	24	☒Mobile Home ☐Rec. Vehicle	489.43	Jan. 1st	489.43	7.34	12/01/20	496.77	(J)	K	L
O	25	☒Mobile Home ☐Rec. Vehicle	555.65	Jan. 1st	555.65	7.34	12/01/20	562.99	(J)	K	L
O	26	☒Mobile Home ☐Rec. Vehicle	486.39	Jan. 1st	486.39	7.34	12/01/20	493.73	(J)	K	L
O	27	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	465.41	7.34	12/01/20	472.75	(J)	K	L
O	28	☒Mobile Home ☐Rec. Vehicle	516.13	Jan. 1st	516.13	7.34	12/01/20	523.47	(J)	K	L

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5040.37

5106.43

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	29	☒Mobile Home ☐Rec. Vehicle	493.78	Jan. 1st	493.78	7.34	12/01/20	501.12	(J)	K	L
O	30	☒Mobile Home ☐Rec. Vehicle	510.96	Jan. 1st	510.96	7.34	12/01/20	518.30	(J)	K	L
O	31	☒Mobile Home ☐Rec. Vehicle	325.00	VACANT		0.00	12/01/02	325.00	J	K	L
O	32	☒Mobile Home ☐Rec. Vehicle	520.02	Jan. 1st	520.02	7.34	12/01/20	527.36	(J)	K	L
O	33	☒Mobile Home ☐Rec. Vehicle	475.41	Jan. 1st	475.41	7.34	12/01/20	482.75	(J)	K	L
O	34	☒Mobile Home ☐Rec. Vehicle	590.80	Jan. 1st	590.80	7.34	12/01/20	598.14	(J)	K	L
O	35	☒Mobile Home ☐Rec. Vehicle	585.82	Jan. 1st	585.82	7.34	12/01/20	593.16	(J)	K	L
O	36	☒Mobile Home ☐Rec. Vehicle	571.55	Jan. 1st	571.55	7.34	12/01/20	578.89	(J)	K	L
O	37	☒Mobile Home ☐Rec. Vehicle	537.83	Jan. 1st	537.83	7.34	12/01/20	545.17	(J)	K	L
O	38	☒Mobile Home ☐Rec. Vehicle	484.85	Jan. 1st	484.85	7.34	12/01/20	492.19	(J)	K	L

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5096.02

5162.08

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	39	☒Mobile Home ☐Rec. Vehicle	401.99	VACANT		0.00	12/01/07	401.99	J	K	L
O	40	☒Mobile Home ☐Rec. Vehicle	611.20	Jan. 1st	611.20	7.34	12/01/20	618.54	(J)	K	L
O	41	☒Mobile Home ☐Rec. Vehicle	506.31	Aug 1st	512.14	7.34	08/01/20	519.48	(J)	K	L
O	42	☒Mobile Home ☐Rec. Vehicle	600.63	Jan. 1st	600.63	7.34	12/01/20	607.97	(J)	K	L
O	43	☒Mobile Home ☐Rec. Vehicle	490.65	Jun 1st	539.72	0.00	06/01/21	539.72	(J)	K	L
O	44	☒Mobile Home ☐Rec. Vehicle	514.31	Jan. 1st	514.31	7.34	12/01/20	521.65	(J)	K	L
O	45	☒Mobile Home ☐Rec. Vehicle	467.15	Jan. 1st	467.15	7.34	12/01/20	474.49	(J)	K	L
O	46	☒Mobile Home ☐Rec. Vehicle	372.31	VACANT		0.00	12/01/03	372.31	J	K	L
O	47	☒Mobile Home ☐Rec. Vehicle	533.32	Jan. 1st	533.32	7.34	12/01/20	540.66	(J)	K	L
O	48	☒Mobile Home ☐Rec. Vehicle	547.14	Jan. 1st	547.14	7.34	12/01/20	554.48	(J)	K	L

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5045.01

5151.29

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	49	☒Mobile Home ☐Rec. Vehicle	597.34	Jan. 1st	597.34	7.34	12/01/20	604.68	(J)	K	L
O	50	☒Mobile Home ☐Rec. Vehicle	527.92	Jan. 1st	527.92	7.34	12/01/20	535.26	(J)	K	L
O	51	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	465.41	7.34	12/01/20	472.75	(J)	K	L
O	52	☒Mobile Home ☐Rec. Vehicle	583.61	Jan. 1st	583.61	7.34	12/01/20	590.95	(J)	K	L
O	53	☒Mobile Home ☐Rec. Vehicle	308.99	VACANT		0.00	12/01/96	308.99	J	K	L
O	54	☒Mobile Home ☐Rec. Vehicle	583.61	Jan. 1st	583.61	7.34	12/01/20	590.95	(J)	K	L
O	55	☒Mobile Home ☐Rec. Vehicle	519.87	Jan. 1st	519.87	7.34	12/01/20	527.21	(J)	K	L
O	56	☒Mobile Home ☐Rec. Vehicle	518.76	Jan. 1st	518.76	7.34	12/01/20	526.10	(J)	K	L
O	57	☒Mobile Home ☐Rec. Vehicle	343.72	VACANT		0.00	12/01/07	343.72	J	K	L
O	58	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	465.41	7.34	12/01/20	472.75	(J)	K	L

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4914.64

4973.36

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	59	☒Mobile Home ☐Rec. Vehicle	540.70	Jan. 1st	540.70	7.34	12/01/20	548.04	(J)	K	L
O	60	☒Mobile Home ☐Rec. Vehicle	528.02	Apr 1st	580.82	0.00	04/01/21	580.82	(J)	K	L
O	61	☒Mobile Home ☐Rec. Vehicle	544.96	Jan. 1st	544.96	7.34	12/01/20	552.30	(J)	K	L
O	62	☒Mobile Home ☐Rec. Vehicle	486.90	Jan. 1st	486.90	7.34	12/01/20	494.24	(J)	K	L
O	63	☒Mobile Home ☐Rec. Vehicle	586.95	Jan. 1st	586.95	7.34	12/01/20	594.29	(J)	K	L
O	64	☒Mobile Home ☐Rec. Vehicle	614.22	Jan. 1st	614.22	7.34	12/01/20	621.56	(J)	K	L
O	65	☒Mobile Home ☐Rec. Vehicle	576.14	Jan. 1st	576.14	7.34	12/01/20	583.48	(J)	K	L
O	66	☒Mobile Home ☐Rec. Vehicle	509.01	Jan. 1st	509.01	7.34	12/01/20	516.35	(J)	K	L
O	67	☒Mobile Home ☐Rec. Vehicle	486.39	Jan. 1st	486.39	7.34	12/01/20	493.73	(J)	K	L
O	68	☒Mobile Home ☐Rec. Vehicle	423.64	VACANT		0.00	12/01/09	423.64	J	K	L

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5296.93

5408.45

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	69	☒Mobile Home ☐Rec. Vehicle	583.77	Jan. 1st	583.77	7.34	12/01/20	591.11	(J)	K	L
O	70	☒Mobile Home ☐Rec. Vehicle	487.49	Jan. 1st	487.49	7.34	12/01/20	494.83	(J)	K	L
O	71	☒Mobile Home ☐Rec. Vehicle	350.00	VACANT		0.00	12/15/00	350.00	J	K	L
O	72	☒Mobile Home ☐Rec. Vehicle	587.22	Jan. 1st	587.22	7.34	12/01/20	594.56	(J)	K	L
O	73	☒Mobile Home ☐Rec. Vehicle	496.94	Jan. 1st	496.94	7.34	12/01/20	504.28	(J)	K	L
O	74	☒Mobile Home ☐Rec. Vehicle	518.62	Jan. 1st	518.62	7.34	12/01/20	525.96	(J)	K	L
O	75	☒Mobile Home ☐Rec. Vehicle	587.91	Jan. 1st	587.91	7.34	12/01/20	595.25	(J)	K	L
O	76	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	465.41	7.34	12/01/20	472.75	(J)	K	L
O	77	☒Mobile Home ☐Rec. Vehicle	522.33	Jan. 1st	522.33	7.34	12/01/20	529.67	(J)	K	L
O	78	☒Mobile Home ☐Rec. Vehicle	582.07	Jan. 1st	582.07	7.34	12/01/20	589.41	(J)	K	L

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5181.76

5247.82

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	79	☒Mobile Home ☐Rec. Vehicle	608.91	Jan. 1st	608.91	7.34	12/01/20	616.25	(J)	K	L
O	80	☒Mobile Home ☐Rec. Vehicle	569.24	Jan. 1st	569.24	7.34	12/01/20	576.58	(J)	K	L
O	81	☒Mobile Home ☐Rec. Vehicle	495.76	Jan. 1st	495.76	7.34	12/01/20	503.10	(J)	K	L
O	82	☒Mobile Home ☐Rec. Vehicle	490.51	Jan. 1st	490.51	7.34	12/01/20	497.85	(J)	K	L
O	83	☒Mobile Home ☐Rec. Vehicle	579.35	Jan. 1st	579.35	7.34	12/01/20	586.69	(J)	K	L
O	84	☒Mobile Home ☐Rec. Vehicle	542.67	Jan. 1st	542.67	7.34	12/01/20	550.01	(J)	K	L
O	85	☒Mobile Home ☐Rec. Vehicle	472.41	Jan. 1st	472.41	7.34	12/01/20	479.75	(J)	K	L
O	86	☒Mobile Home ☐Rec. Vehicle	489.61	Jan. 1st	489.61	7.34	12/01/20	496.95	(J)	K	L
O	87	☒Mobile Home ☐Rec. Vehicle	472.41	Jan. 1st	472.41	7.34	12/01/20	479.75	(J)	K	L
O	88	☒Mobile Home ☐Rec. Vehicle	500.65	Jan. 1st	500.65	7.34	12/01/20	507.99	(J)	K	L

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5221.52

5294.92

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	89	☒Mobile Home ☐Rec. Vehicle	562.08	Jan. 1st	562.08	7.34	12/01/20	569.42	(J)	K	L
O	90	☒Mobile Home ☐Rec. Vehicle	591.57	Jan. 1st	591.57	7.34	12/01/20	598.91	(J)	K	L
O	91	☒Mobile Home ☐Rec. Vehicle	485.85	Oct 1st	485.85	7.34	10/01/20	493.19	(J)	K	L
O	92	☒Mobile Home ☐Rec. Vehicle	493.35	Jan. 1st	493.35	7.34	12/01/20	500.69	(J)	K	L
O	93	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	465.41	7.34	12/01/20	472.75	(J)	K	L
O	94	☒Mobile Home ☐Rec. Vehicle	496.54	Jan. 1st	496.54	7.34	12/01/20	503.88	(J)	K	L
O	95	☒Mobile Home ☐Rec. Vehicle	496.41	Jan. 1st	496.41	7.34	12/01/20	503.75	(J)	K	L
O	96	☒Mobile Home ☐Rec. Vehicle	568.44	Jan. 1st	568.44	7.34	12/01/20	575.78	(J)	K	L
O	97	☒Mobile Home ☐Rec. Vehicle	315.00	VACANT		0.00	12/01/00	315.00	J	K	L
O	98	☒Mobile Home ☐Rec. Vehicle	549.42	Jan. 1st	549.42	7.34	12/01/20	556.76	(J)	K	L

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5024.07

5090.13

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	99	☒Mobile Home ☐Rec. Vehicle	511.56	Jan. 1st	511.56	7.34	12/01/20	518.90	(J)	K	L
O	100	☒Mobile Home ☐Rec. Vehicle	545.74	Jan. 1st	545.74	7.34	12/01/20	553.08	(J)	K	L
O	101	☒Mobile Home ☐Rec. Vehicle	515.47	Jan. 1st	515.47	7.34	12/01/20	522.81	(J)	K	L
O	102	☒Mobile Home ☐Rec. Vehicle	500.83	Jul 1st	550.62	0.00	07/01/21	550.62	(J)	K	L
O	103	☒Mobile Home ☐Rec. Vehicle	486.39	Jan. 1st	486.39	7.34	12/01/20	493.73	(J)	K	L
O	104	☒Mobile Home ☐Rec. Vehicle	505.08	Jan. 1st	505.08	7.34	12/01/20	512.42	(J)	K	L
O	105	☒Mobile Home ☐Rec. Vehicle	579.98	Jan. 1st	579.98	7.34	12/01/20	587.32	(J)	K	L
O	106	☒Mobile Home ☐Rec. Vehicle	544.36	Jan. 1st	544.36	7.34	12/01/20	551.70	(J)	K	L
O	107	☒Mobile Home ☐Rec. Vehicle	514.72	Jan. 1st	514.72	7.34	12/01/20	522.06	(J)	K	L
O	108	☒Mobile Home ☐Rec. Vehicle	506.69	Jan. 1st	506.69	7.34	12/01/20	514.03	(J)	K	L

Form MRR 1-3 Revised October 2013

5210.82

5326.67

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	109	☒Mobile Home ☐Rec. Vehicle	531.11	Jan. 1st	531.11	7.34	12/01/20	538.45	(J)	K	L
O	110	☒Mobile Home ☐Rec. Vehicle	464.03	VACANT		0.00	12/01/12	464.03	J	K	L
O	111	☒Mobile Home ☐Rec. Vehicle	493.35	Jan. 1st	493.35	7.34	12/01/20	500.69	(J)	K	L
O	112	☒Mobile Home ☐Rec. Vehicle	473.44	Feb 1st	473.44	0.00	02/01/21	473.44	(J)	K	L
O	113	☒Mobile Home ☐Rec. Vehicle	503.84	Jan. 1st	503.84	7.34	09/01/20	511.18	(J)	K	L
O	114	☒Mobile Home ☐Rec. Vehicle	489.43	Jan. 1st	489.43	7.34	12/01/20	496.77	(J)	K	L
O	115	☒Mobile Home ☐Rec. Vehicle	559.30	Jan. 1st	559.30	7.34	12/01/20	566.64	(J)	K	L
O	116	☒Mobile Home ☐Rec. Vehicle	373.55	VACANT		0.00	12/01/08	373.55	J	K	L
O	117	☒Mobile Home ☐Rec. Vehicle	493.35	Jan. 1st	493.35	7.34	12/01/20	500.69	(J)	K	L
O	118	☒Mobile Home ☐Rec. Vehicle	375.26	VACANT		0.00	12/01/09	375.26	J	K	L

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4756.66

4800.70

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	119	☒Mobile Home ☐Rec. Vehicle	626.53	Jan. 1st	626.53	7.34	12/01/20	633.87	(J)	K	L
O	120	☒Mobile Home ☐Rec. Vehicle	430.45	VACANT		0.00	01/01/10	430.45	J	K	L
O	121	☒Mobile Home ☐Rec. Vehicle	520.14	Jan. 1st	520.14	7.34	12/01/20	527.48	(J)	K	L
O	122	☒Mobile Home ☐Rec. Vehicle	538.89	Jan. 1st	538.89	7.34	20/1/20	546.23	(J)	K	L
O	123	☒Mobile Home ☐Rec. Vehicle	515.52	Jan. 1st	515.52	7.34	12/01/20	522.86	(J)	K	L
O	124	☒Mobile Home ☐Rec. Vehicle	614.15	Jan. 1st	614.15	7.34	12/01/20	621.49	(J)	K	L
O	125	☒Mobile Home ☐Rec. Vehicle	507.94	Jan. 1st	507.94	7.34	12/01/20	515.28	(J)	K	L
O	126	☒Mobile Home ☐Rec. Vehicle	579.56	Jan 1st	579.56	7.34	12/01/20	586.90	(J)	K	L
O	127	☒Mobile Home ☐Rec. Vehicle	501.26	Jan. 1st	501.26	7.34	12/01/20	508.60	(J)	K	L
O	128	☒Mobile Home ☐Rec. Vehicle	486.66	Jan. 1st	486.66	7.34	12/01/20	494.00	(J)	K	L

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	129	☒Mobile Home ☐Rec. Vehicle	509.82	Jan. 1st	509.82	7.34	12/01/20	517.16	(J)	K	L
O	130	☒Mobile Home ☐Rec. Vehicle	565.47	Jan. 1st	565.47	7.34	12/01/20	572.81	(J)	K	L
O	131	☒Mobile Home ☐Rec. Vehicle	606.83	Jan. 1st	606.83	7.34	12/01/20	614.17	(J)	K	L
O	132	☒Mobile Home ☐Rec. Vehicle	542.62	Jan. 1st	542.62	7.34	12/01/20	549.96	(J)	K	L
O	133	☒Mobile Home ☐Rec. Vehicle	550.10	Jan. 1st	550.10	7.34	12/01/20	557.44	(J)	K	L
O	134	☒Mobile Home ☐Rec. Vehicle	591.04	Jan. 1st	591.04	7.34	12/01/20	598.38	(J)	K	L
O	135	☒Mobile Home ☐Rec. Vehicle	586.57	Jan. 1st	586.57	7.34	12/01/20	593.91	(J)	K	L
O	136	☒Mobile Home ☐Rec. Vehicle	642.26	Jan. 1st	642.26	7.34	12/01/20	649.60	(J)	K	L
O	137	☒Mobile Home ☐Rec. Vehicle	575.62	Jun 1st	633.18	0.00	06/01/21	633.18	(J)	K	L
O	138	☒Mobile Home ☐Rec. Vehicle	589.61	Jan. 1st	589.61	7.34	12/01/20	596.95	(J)	K	L

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5759.94

5883.56

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	139	☒Mobile Home ☐Rec. Vehicle	529.18	Jan. 1st	529.18	7.34	12/01/20	536.52	(J)	K	L
O	140	☒Mobile Home ☐Rec. Vehicle	539.48	Jul 1st	539.48	7.34	12/01/20	546.82	(J)	K	L
O	141	☒Mobile Home ☐Rec. Vehicle	542.67	Jan. 1st	542.67	7.34	12/01/20	550.01	(J)	K	L
O	142	☒Mobile Home ☐Rec. Vehicle	589.44	Jan. 1st	589.44	7.34	12/01/20	596.78	(J)	K	L
O	143	☒Mobile Home ☐Rec. Vehicle	523.04	Jan. 1st	523.04	7.34	12/01/20	530.38	(J)	K	L
O	144	☒Mobile Home ☐Rec. Vehicle	493.11	Jan. 1st	493.11	7.34	12/01/20	500.45	(J)	K	L
O	145	☒Mobile Home ☐Rec. Vehicle	617.55	Jan. 1st	617.55	7.34	12/01/20	624.89	(J)	K	L
O	146	☒Mobile Home ☐Rec. Vehicle	486.35	Apr 1st	534.99	0.00	04/01/21	534.99	(J)	K	L
O	147	☒Mobile Home ☐Rec. Vehicle	522.25	Jan. 1st	522.25	7.34	12/01/20	529.59	(J)	K	L
O	148	☒Mobile Home ☐Rec. Vehicle	604.62	Jan. 1st	604.62	7.34	12/01/20	611.96	(J)	K	L

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5447.69

5562.39

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	149	☒Mobile Home ☐Rec. Vehicle	519.86	Jan. 1st	519.86	7.34	12/01/20	527.20	(J)	K	L
O	150	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	465.41	7.34	12/01/20	472.75	(J)	K	L
O	151	☒Mobile Home ☐Rec. Vehicle	521.44	Jan. 1st	521.44	7.34	12/01/20	528.78	(J)	K	L
O	152	☒Mobile Home ☐Rec. Vehicle	504.32	Jan 1st	504.32	7.34	12/01/20	511.66	(J)	K	L
O	153	☒Mobile Home ☐Rec. Vehicle	581.97	Jan 1st	581.97	7.34	12/01/20	589.31	(J)	K	L
O	154	☒Mobile Home ☐Rec. Vehicle	511.83	Jan. 1st	511.83	7.34	12/01/20	519.17	(J)	K	L
O	155	☒Mobile Home ☐Rec. Vehicle	411.09	VACANT		0.00	12/01/20	411.09	J	K	L
O	156	☒Mobile Home ☐Rec. Vehicle	477.03	Jan. 1st	477.03	7.34	12/01/20	484.37	(J)	K	L
O	157	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	465.41	7.34	12/01/20	472.75	(J)	K	L
O	158	☒Mobile Home ☐Rec. Vehicle	496.94	Jan. 1st	496.94	7.34	12/01/20	504.28	(J)	K	L

Form MRR 1-3 Revised October 2013

4955.30 5021.36

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	159	☒Mobile Home ☐Rec. Vehicle	562.44	Jan. 1st	562.44	7.34	12/01/20	569.78	(J)	K	L
O	160	☒Mobile Home ☐Rec. Vehicle	600.57	Jan. 1st	600.57	7.34	12/01/20	607.91	(J)	K	L
O	161	☒Mobile Home ☐Rec. Vehicle	516.26	Jan. 1st	516.26	7.34	12/01/20	523.60	(J)	K	L
O	162	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	465.41	7.34	12/01/20	472.75	(J)	K	L
O	163	☒Mobile Home ☐Rec. Vehicle	498.60	Jan. 1st	498.60	7.34	12/01/20	505.94	(J)	K	L
O	164	☒Mobile Home ☐Rec. Vehicle	556.27	Jan. 1st	556.27	7.34	12/01/20	563.61	(J)	K	L
O	165	☒Mobile Home ☐Rec. Vehicle	516.52	Jan. 1st	516.52	7.34	12/01/20	523.86	(J)	K	L
O	166	☒Mobile Home ☐Rec. Vehicle	468.99	Feb 1st	515.89	0.00	02/01/21	515.89	(J)	K	L
O	167	☒Mobile Home ☐Rec. Vehicle	512.18	Jan. 1st	512.18	7.34	12/01/20	519.52	(J)	K	L
O	168	☒Mobile Home ☐Rec. Vehicle	559.95	Jan. 1st	559.95	7.34	12/01/20	567.29	(J)	K	L

Form MRR 1-3 Revised October 2013

5257.19

5370.15

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	169	☒Mobile Home ☐Rec. Vehicle	576.25	Jan. 1st	576.25	7.34	12/01/20	583.59	(J)	K	L
O	170	☒Mobile Home ☐Rec. Vehicle	548.48	Jan. 1st	548.48	7.34	12/01/20	555.82	(J)	K	L
O	171	☒Mobile Home ☐Rec. Vehicle	527.26	Jan. 1st	527.26	7.34	12/01/20	534.60	(J)	K	L
O	172	☒Mobile Home ☐Rec. Vehicle	511.51	Jan. 1st	511.51	7.34	12/01/20	518.85	(J)	K	L
O	173	☒Mobile Home ☐Rec. Vehicle	533.35	Jan. 1st	533.35	7.34	12/01/20	540.69	(J)	K	L
O	174	☒Mobile Home ☐Rec. Vehicle	535.35	Jan. 1st	535.35	7.34	10/01/20	542.69	(J)	K	L
O	175	☒Mobile Home ☐Rec. Vehicle	465.41	Jan. 1st	462.41	7.34	12/01/20	469.75	(J)	K	L
O	176	☒Mobile Home ☐Rec. Vehicle	496.39	Jan. 1st	496.39	7.34	12/01/20	503.73	(J)	K	L
O	177	☒Mobile Home ☐Rec. Vehicle	574.22	Jan. 1st	574.22	7.34	12/01/20	581.56	(J)	K	L
O	178	☒Mobile Home ☐Rec. Vehicle	554.45	Jan. 1st	554.45	7.34	12/01/20	561.79	(J)	K	L

Form MRR 1-3 Revised October 2013

5322.67

5393.07

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	179	☒Mobile Home ☐Rec. Vehicle	489.90	Jan. 1st	489.90	7.34	12/01/20	497.24	(J)	K	L
O	180	☒Mobile Home ☐Rec. Vehicle	529.09	Jan. 1st	529.09	7.34	12/01/20	536.43	(J)	K	L
O	181	☒Mobile Home ☐Rec. Vehicle	414.80	VACANT		0.00	12/01/07	414.80	J	K	L
O	182	☒Mobile Home ☐Rec. Vehicle	576.43	Jan. 1st	576.43	7.34	12/01/20	583.77	(J)	K	L
O	183	☒Mobile Home ☐Rec. Vehicle	570.89	Jan. 1st	570.89	7.34	12/01/20	578.23	(J)	K	L
O	184	☒Mobile Home ☐Rec. Vehicle	598.32	Jan. 1st	598.32	7.34	12/01/20	605.66	(J)	K	L
O	185	☒Mobile Home ☐Rec. Vehicle	595.47	Jan. 1st	595.47	7.34	12/01/20	602.81	(J)	K	L
O	186	☒Mobile Home ☐Rec. Vehicle	528.90	Jan. 1st	528.90	7.34	12/01/20	536.24	(J)	K	L
O	187	☒Mobile Home ☐Rec. Vehicle	501.46	Jan. 1st	501.46	7.34	12/01/20	508.80	(J)	K	L
O	188	☒Mobile Home ☐Rec. Vehicle	488.92	Jan. 1st	488.92	7.34	12/01/20	496.26	(J)	K	L

Form MRR 1-3 Revised October 2013

5294.18

5360.24

City of FRESNO

Mobile Home Park: *Country Living Mobile Home Park*

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	189	☒Mobile Home ☐Rec. Vehicle	530.32	Jan. 1st	530.32	7.34	12/01/20	537.66	(J)	K	L
O	190	☒Mobile Home ☐Rec. Vehicle	503.31	Jan. 1st	503.31	7.34	12/01/20	510.65	(J)	K	L
O	191	☒Mobile Home ☐Rec. Vehicle	360.98	May 1st	486.91	0.00	05/01/21	486.91	(J)	K	L
O	192	☒Mobile Home ☐Rec. Vehicle	369.70	VACANT		0.00	12/01/99	369.70	J	K	L
O	193	☒Mobile Home ☐Rec. Vehicle	457.73	VACANT		0.00	12/01/11	457.73	J	K	L
O	194	☒Mobile Home ☐Rec. Vehicle	622.12	Jan. 1st	622.12	7.34	12/01/20	629.46	(J)	K	L
O	195	☒Mobile Home ☐Rec. Vehicle	664.50	Jan. 1st	664.50	7.34	12/01/20	671.84	(J)	K	L
		☐Mobile Home ☐Rec. Vehicle							J	K	L
		☐Mobile Home ☐Rec. Vehicle							J	K	L
		☐Mobile Home ☐Rec. Vehicle							J	K	L

Form MRR 1-3 Revised October 2013

3508.66

3663.95

Page Number	Total Rent	# CPI Increase	# Other Increase	# Vacant	Total Spaces
1	4090.62	7	0	1	8
2	5235.26	9	0	1	10
3	5040.37	9	0	1	10
4	5096.02	9	0	1	10
5	5045.01	7	1	2	10
6	4914.64	8	0	2	10
7	5296.93	8	1	1	10
8	5181.76	9	0	1	10
9	5221.52	10	0	0	10
10	5024.07	9	0	1	10
11	5210.82	9	1	0	10
12	4756.66	6	1	3	10
13	5321.10	9	0	1	10
14	5759.94	9	1	0	10
15	5447.69	9	1	0	10
16	4955.30	9	0	1	10
17	5257.19	9	1	0	10
18	5322.67	10	0	0	10
19	5294.18	9	0	1	10
20	3508.66	4	1	2	7
	100980.41	168	8	19	195

RENT MINUS NEW: 96664.84

AVERAGE: 575.39

FACTOR: 1.275

2020 INCREASE: 7.34

Monthly Revenue Increase: 1233.12

Yearly Revenue Increase: 14797.44

New Tenants as of Jan 2021)

Base Rent	Space#	Moved in
539.72	43	Jun-21
580.82	60	Apr-21
550.62	102	Jul-21
473.44	112	Feb-21
633.18	137	Jun-21
534.99	146	Apr-21
515.89	166	Feb-21
486.91	191	May-21
4315.57		

Sp #	Currrent Rent	New Rent
1	0.00	420.20
2	487.95	495.29
3	501.30	508.64
4	583.61	590.95
5	501.83	509.17
6	590.28	597.62
7	476.90	484.24
8	528.55	535.89
9	526.45	533.79
10	489.54	496.88
11	493.35	500.69
12	494.11	501.45
13	641.23	648.57
14	0.00	325.00
15	595.69	603.03
16	566.78	574.12
17	567.62	574.96
18	535.49	542.83
19	503.77	511.11
20	498.27	505.61
21	0.00	325.00
22	589.60	596.94
23	610.72	618.06
24	489.43	496.77
25	555.65	562.99
26	486.39	493.73
27	465.41	472.75
28	516.13	523.47
29	493.78	501.12
30	510.96	518.30
31	0.00	325.00
32	520.02	527.36
33	475.41	482.75
34	590.80	598.14
35	585.82	593.16
36	571.55	578.89
37	537.83	545.17
38	484.85	492.19
39	0.00	401.99
40	611.20	618.54

Sp #	Currrent Rent	New Rent
41	512.14	519.48
42	600.63	607.97
43	539.72	539.72
44	514.31	521.65
45	467.15	474.49
46	0.00	372.31
47	533.32	540.66
48	547.14	554.48
49	*597.34*	*604.68*
50	*527.92*	*535.26*
51	465.41	472.75
52	583.61	590.95
53	0.00	308.99
54	583.61	590.95
55	519.87	527.21
56	518.76	526.10
57	0.00	343.72
58	465.41	472.75
59	540.70	548.04
60	580.82	580.82
61	544.96	552.30
62	486.90	494.24
63	586.95	594.29
64	614.22	621.56
65	*576.14*	*583.48*
66	509.01	516.35
67	486.39	493.73
68	0.00	423.64
69	583.77	591.11
70	487.49	494.83
71	0.00	350.00
72	587.22	594.56
73	496.94	504.28
74	518.62	525.96
75	587.91	595.25
76	465.41	472.75
77	522.33	529.67
78	582.07	589.41
79	608.91	616.25
80	569.24	576.58

Sp #	Currrent Rent	New Rent
81	495.76	503.10
82	490.51	497.85
83	579.35	586.69
84	542.67	550.01
85	472.41	479.75
86	489.61	496.95
87	472.41	479.75
88	500.65	507.99
89	*562.08*	*569.42*
90	591.57	598.91
91	485.85	493.19
92	493.35	500.69
93	465.41	472.75
94	496.54	503.88
95	496.41	503.75
96	568.44	575.78
97	0.00	315.00
98	549.42	556.76
99	511.56	518.90
100	545.74	553.08
101	*515.47*	*522.81*
102	550.62	550.62
103	486.39	493.73
104	505.08	512.42
105	579.98	587.32
106	544.36	551.70
107	514.72	522.06
108	506.69	514.03
109	531.11	538.45
110	0.00	464.03
111	493.35	500.69
112	473.44	473.44
113	503.84	511.18
114	489.43	496.77
115	559.30	566.64
116	0.00	373.55
117	493.35	500.69
118	0.00	375.26
119	626.53	633.87
120	0.00	430.45

Sp #	Currrent Rent	New Rent
121	520.14	527.48
122	538.89	546.23
123	515.52	522.86
124	614.15	621.49
125	507.94	515.28
126	579.56	586.90
127	501.26	508.60
128	*486.66*	*494.00*
129	509.82	517.16
130	565.47	572.81
131	606.83	614.17
132	542.62	549.96
133	*550.10*	*557.44*
134	591.04	598.38
135	586.57	593.91
136	642.26	649.60
137	633.18	633.18
138	589.61	596.95
139	529.18	536.52
140	539.48	546.82
141	542.67	550.01
142	589.44	596.78
143	523.04	530.38
144	493.11	500.45
145	617.55	624.89
146	534.99	534.99
147	522.25	529.59
148	604.62	611.96
149	519.86	527.20
150	465.41	472.75
151	521.44	528.78
152	504.32	511.66
153	581.97	589.31
154	511.83	519.17
155	0.00	411.09
156	477.03	484.37
157	465.41	472.75
158	496.94	504.28
159	562.44	569.78
160	600.57	607.91

Sp #	Current Rent	New Rent
161	516.26	523.60
162	465.41	472.75
163	498.60	505.94
164	556.27	563.61
165	516.52	523.86
166	515.89	515.89
167	512.18	519.52
168	559.95	567.29
169	576.25	583.59
170	548.48	555.82
171	527.26	534.60
172	511.51	518.85
173	533.35	540.69
174	535.35	542.69
175	462.41	469.75
176	496.39	503.73
177	574.22	581.56
178	554.45	561.79
179	489.90	497.24
180	529.09	536.43
181	0.00	414.80
182	576.43	583.77
183	570.89	578.23
184	598.32	605.66
185	595.47	602.81
186	528.90	536.24
187	501.46	508.80
188	488.92	496.26
189	530.32	537.66
190	503.31	510.65
191	486.91	486.91
192	0.00	369.70
193	0.00	457.73
194	622.12	629.46
195	*664.50*	*671.84*

Copies of what I sent to

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: Country Living Mobile Home Park
Name

3550 North Duke Ave, Fresno CA 93727
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 1.7%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $575.39
3. Total dollar amount of the increase based upon the CPI. $7.34

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. _____

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

___ a.	Percentage change in the CPI.	___ g.	Changes in reasonable operating and maintenance expenses.
___ b.	State/federal wage and price guidelines.	___ h.	Repairs other than wear and tear.
___ c.	Comparable mobilehome spaces in comparable parks.	___ i.	The amount of services and amenities.
___ d.	The length of time since the last increase.	___ j.	Any existing lease.
___ e.	Completion of any capital improvements or rehabilitation work.	___ k.	A just and reasonable rate of return on the owner's investment.
___ f.	Changes in rent paid by the owner for lease of the land.		

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $7.34

Mobilehome Park Rent Review and Stabilization Ordinance

Application Results for §12-2014 of the FMC

AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: Country Living Mobile Home Park
Name
3550 N Duke, Fresno, CA 93727
Address

This form is to be completed by the Resident Rent Committee Chair and mailed to the owner with a copy to HCD. Check **ONLY ONE** of the following boxes. Please note that the CPI increase request is **NOT** subject to a vote of affected Residents. It is the responsibility of the Resident Rent Committee and/or Chair to review a CPI rent increase request for completeness. Refer to §12-2009 (a) – (d).

☒ The Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We find the request and documents to be complete and are hereby notifying both HCD and the owner within five (5) days of receipt of a complete application. 7.34

☐ Pursuant to §12-2009(c), the Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We notified the owner within five days after receipt of the application of the information or documents that are needed to make the application complete BUT the owner has not submitted the information or documents needed to make the application complete within ten working days of our request. We are hereby notifying HCD of this incomplete application status and requesting assistance.

a) Also complete the following if notifying HCD of an incomplete CPI rent increase application.

Date of receipt of owner's original application	
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

[redacted] Chair
Print Name — Print Title

[redacted] 8-2-21
Signature of Rent Committee Chairman — Date

FORM MRR 2-2 Dec 2018

Aug-1-2021
Rec'd @
2:14 p

[redacted]

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: Four Seasons'

Name

3138 W. Dakota Ave, Fresno CA. 93722

Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. — 6.62%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. — $479.42
3. Total dollar amount of the increase based upon the CPI. — $23.80

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. — $49,802
2. Government mandated costs effective on the date of application. — 57,305
3. Percentage increase over a 12-month period. — 15.07%
4. Percentage amount which exceeds 5 percent. — 10.07%
5. Total dollar amount of the increase based on the annual government cost increases. — $1.73

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____ a.	Percentage change in the CPI.	____ g.	Changes in reasonable operating and maintenance expenses.
____ b.	State/federal wage and price guidelines.	____ h.	Repairs other than wear and tear.
____ c.	Comparable mobilehome spaces in comparable parks.	____ i.	The amount of services and amenities.
____ d.	The length of time since the last increase.	____ j.	Any existing lease.
____ e.	Completion of any capital improvements or rehabilitation work.	____ k.	A just and reasonable rate of return on the owner's investment.
____ f.	Changes in rent paid by the owner for lease of the land.		

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) — $25.53

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

Four Seasons
Name

3138 W. Dakota Ave Fresno CA. 93722
Address

MHC Operating Limited
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Alfred Gonzalez
Print Name

Regional Manager
Print Title

Alfred Gonzalez 11/22/21
Signature Date

Mailing Address
(Include business name if applicable)

1500 41st Ave Ste #276
Capitola, CA 95010
(408)478-0600

Form MRR 1-1. Revised October 2013

Four Season #6200
2020-2021
Total Government Mandated Increases

Water

Government mandated costs (water), 12 months prior to date of application	$ 49,802.00
Government mandated costs (water) effective on the date of application	$ 57,305.00
Percentage increase over 12 month period	15.07%
Percentage amount which exceeds 5 percent	10.07%
Total 20/21 Cost in exceess of 19/20 +5%	$ 5,012.90
divided by 12 months	$ 417.74
divided by 242 sites	$ 1.73
Total Increase	**1.73**

Taxes

Government mandated costs (taxes), 12 months prior to date of application	$ 63,171.73
Government mandated costs (taxes) effective on the date of application	$ 63,429.72
Percentage increase over 12 month period	0.41%
Percentage amount which exceeds 5 percent	-4.59%
Total 20/21 Cost in exceess of 19/21 +5%	$ (2,900.60)
divided by 12 months	$ (241.72)
divided by 242 sites	$ (1.00)
Total Increase	**0.00**

Before filling these documents out, please make copies of them for your future use.

City of Fresno

Mobilehome Park Rent Review and Stabilization Ordinance Rent Increase Information

These forms are sent out as a courtesy of the City of Fresno.

complete Ordinance can be viewed via the internet at www.municode.com, Municipal Code of the City of Fresno, Chapter 12, Article 20.

Please send your rent increase application forms, the residents' voting results, and updated mobilehome park Residents' Rent Committee form as soon as possible to:

Mr. Thomas Morgan
City of Fresno
Housing and Community Development
Division 2600 Fresno Street, Room 3070
Fresno, CA 93721

Should you have any questions, please call (559)621-8300.

Best Regards,

Susie Williams

Susie Williams
Sr. Administrative Clerk
City of Fresno, Housing & Community Development

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RESIDENT VOTING RESULTS ON NON-AUTOMATIC RENT INCREASE UNDER §12-2012 RENT INCREASE REQUIREMENT

Mobilehome Park:

_____
Name

_____
Address

Residents of the mobilehome spaces identified in the rent increase application:

☐ **Accept** the rent increase. Proceedings on the rent increase application shall cease.

☐ **Reject** the rent increase. Park owners may request rent review [1]proceedings.

Number of residents voting in favor of the rent increase _____

Number of residents voting against the rent increase _____

Total number of spaces occupied by voting residents _____

Total number of spaces affected by the rent increase _____

_____ _____
Print Name Print Title

_____ _____
Signature Date

[1]Pursuant to §12-2010(b)(2) and § 12-2011, a non-automatic rent increase §12-2012 rejected by the affected residents is subject to proceedings before the Mobilehome Rent Review and Stabilization Commission at the owner's request. To request a hearing, complete Form MRR 3-1 and submit it to the City of Fresno Housing and Community Development Division, with the appropriate fees.

Form MRR 2-1. Revised December 2018

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: Four Seasons Phone: (559) 224-4034

Address: 3138 W. Dakota Ave, Fresno CA. 93722

Reporting Period: January 1, 20 21 through December 31, 20 21 Number of Spaces per Park Permit: 242

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
		G Mobile Home G Rec. Vehicle	See Attached Documentation						J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L

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City of FRESNO

Mobile Home Park: Four Seasons
3138 W. Dakota Ave. Fresno CA. 93722

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
		G Mobile Home G Rec. Vehicle	SEE ATTACHED Documentation						J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L

Page Number(s) _____ of _____

Form MRR 1-3. Revised October 2013

MOBILEHOME PARK RENT REVIEW - ANNUAL MONTH OF APPLICATION FOR 2019

Mobile Home Park	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Alhambra II	X											
Country Living Mobile Home Park								X				
Four Seasons Mobile Home Park											X	
Franciscan				X								
Fresno Mobile Home and RV Park											N/A	
Fresno RV Park - In 2016 the Park was sold. Was previously Alhambra I												X
Green Acres												X
Jacobsen's							N/A					
Mid State Mobile Manor											X	
Millbrook									X			
Modern							N/A					
Park View												N/A
San Joaquin Estates	X											
San Joaquin Mobilehome Village	X											
Sierra Mobile Park (No Residents' Committee - Owner Requests Packet)		N/A										
Stonegate Estates							N/A					
Sunnyside Mobile Estates		X										
Sunset West Community, LLC		X										
Three Palms									X			
Town & Country		X										
Trails End					N/A							
Villa Capri Estates		X										
Villa Fresno (New Residents' Committee formed 12/15/16)											X	
Westlake Park			X									
Willows of Santiago MHP										X		
Woodward Bluffs (Woodward Bluff MHP)				X								
Yosemite					N/A							

NOTE: MOBILEHOME PARKS IN LAVENDER ARE NOT UNDER THE CITY'S ORDINANCE.

Green Squares - City has received partial information
Blue Squares - City has received all information needed
Red Squares - No information received for current year
Lavender Squares - Not under the ordinance (N/A) - Exempt

To request a rent increase for affected spaces under the City of Fresno, Mobilehome Park Rent Review and Stabilization Ordinance, owner's application forms and supporting documents must be submitted to the Resident Rent Committee, with a copy sent to the City, within the month shown on this form.

Mobilehome Park Rent Review And Stabilzation Ordinance
Rent Increase Information
Form MRR 1-3

Mobile Home Park: **Four Seasons**
Address: 3138 West Dakota Ave., Fresno, CA 93722
Phone: (559) 224-4034
Reporting Period: January 1, 2021 through December 31, 2021
Number of Spaces per Park Permit: 242

Ordinance or Lease	Space Number	Space Type	Rent on January 1st 2020	Occupancy Date	Rent on Date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent
L	93	Mobile Home	615.00	25-Jan-21	615.00	-		615.00
Exempt - Manager Site	141	Mobile Home	496.40	25-Mar-19	496.40	128.60	3/1/2021	625.00
L	159	Mobile Home	501.37	1-Jun-21	501.37	123.63		625.00
L	219	Mobile Home	439.27	1-Feb-18	439.27	185.73	4/1/2021	625.00
O	99	Mobile Home	400.98	9-May-19	400.98	218.63	3/1/2021	619.61
O	1	Mobile Home	449.06	1-Mar-95	449.06	5.76	3/1/2021	454.82
O	2	Mobile Home	552.33	1-May-07	552.33	(51.32)	3/1/2021	501.01
O	3	Mobile Home	429.08	3-Nov-14	429.08	76.90	3/1/2021	505.98
O	4	Mobile Home	325.00	1-Nov-16	325.00	118.88	3/1/2021	443.88
O	5	Mobile Home	614.86	1-Nov-13	614.86	(209.27)	3/1/2021	405.59
O	6	Mobile Home	615.00	4-Nov-21	615.00	(115.97)	11/4/2021	499.03
O	7	Mobile Home	402.05	1-Aug-18	402.05	154.89	3/1/2021	556.94
O	8	Mobile Home	438.89	1-Mar-84	438.89	(5.20)	3/1/2021	433.69
O	10	Mobile Home	514.73	30-Jun-17	514.73	104.74	3/1/2021	619.47
O	12	Mobile Home	538.74	10-Sep-15	538.74	(132.08)	3/1/2021	406.66
O	13	Mobile Home	404.57	1-Apr-02	404.57	38.93	3/1/2021	443.50
O	14	Mobile Home	553.86	26-Aug-15	553.86	(34.52)	3/1/2021	519.34
O	15	Mobile Home	614.86	1-Nov-07	614.86	(71.51)	3/1/2021	543.35
O	16	Mobile Home	335.00	5-Sep-18	335.00	74.18	3/1/2021	409.18
O	17	Mobile Home	325.00	4-Aug-14	325.00	233.47	3/1/2021	558.47
O	18	Mobile Home	472.54	1-May-08	472.54	146.93	3/1/2021	619.47
O	21	Mobile Home	373.95	24-Sep-18	373.95	103.20	3/1/2021	477.15
O	22	Mobile Home	335.00	1-Aug-06	335.00	43.56	3/1/2021	378.56
O	24	Mobile Home	462.62	19-Dec-18	462.62	4.61	3/1/2021	467.23
O	25	Mobile Home	369.60	1-Mar-85	369.60	4.61	3/1/2021	374.21

O	26	Mobile Home	382.52	1-Oct-98	382.52	4.61	3/1/2021	387.13
O	28	Mobile Home	605.00	29-Nov-17	605.00	14.47	3/1/2021	619.47
O	29	Mobile Home	614.86	22-Aug-17	614.86	(118.93)	3/1/2021	495.93
L	30	Mobile Home	491.32	16-Feb-21	491.32	133.68	2/16/2021	625.00
O	31	Mobile Home	335.00	1-Mar-85	335.00	39.21	3/1/2021	374.21
O	33	Mobile Home	369.60	2-Nov-18	369.60	152.53	3/1/2021	522.13
O	34	Mobile Home	325.00	1-Oct-10	325.00	78.61	3/1/2021	403.61
O	35	Mobile Home	517.52	1-Jul-09	517.52	(35.98)	3/1/2021	481.54
O	36	Mobile Home	399.00	1-Jul-01	399.00	25.42	3/1/2021	424.42
O	37	Mobile Home	476.93	1-Mar-96	476.93	(78.86)	3/1/2021	398.07
O	40	Mobile Home	419.81	30-Mar-18	419.81	199.80	3/1/2021	619.61
O	41	Mobile Home	393.46	19-Jun-17	393.46	51.98	3/1/2021	445.44
O	42	Mobile Home	325.00	1-Feb-21	325.00	261.39	5/6/2021	586.39
O	44	Mobile Home	325.00	10-Jan-20	325.00	71.84	3/1/2021	396.84
O	45	Mobile Home	615.00	1-Mar-95	615.00	(207.19)	3/1/2021	407.81
O	47	Mobile Home	440.83	1-Mar-78	440.83	(66.62)	3/1/2021	374.21
O	48	Mobile Home	533.09	1-Jan-04	533.09	(64.97)	3/1/2021	468.12
O	49	Mobile Home	335.00	1-Dec-98	335.00	59.11	3/1/2021	394.11
O	50	Mobile Home	392.23	1-Sep-01	392.23	25.32	3/1/2021	417.55
O	51	Mobile Home	403.20	22-Dec-16	403.20	216.27	3/1/2021	619.47
O	52	Mobile Home	615.00	1-Jun-04	615.00	(188.26)	3/1/2021	426.74
O	53	Mobile Home	369.60	1-Mar-18	369.60	110.81	3/1/2021	480.41
O	54	Mobile Home	463.51	18-Jun-18	463.51	(54.88)	3/1/2021	408.63
O	55	Mobile Home	389.50	1-May-17	389.50	110.17	3/1/2021	499.67
O	56	Mobile Home	412.94	15-Dec-17	412.94	7.12	3/1/2021	420.06
L	57	Mobile Home	614.86	1-Aug-13	614.86	10.14	8/1/2021	625.00
O	58	Mobile Home	422.13	28-Aug-18	422.13	53.51	3/1/2021	475.64
O	59	Mobile Home	475.80	1-Sep-11	475.80	74.95	3/1/2021	550.75
O	60	Mobile Home	404.02	15-May-19	404.02	5.84	3/1/2021	409.86
O	61	Mobile Home	495.06	1-Mar-76	495.06	(120.85)	3/1/2021	374.21
RV Exempt	62	Mobile Home	415.45	11-Feb-20	415.45	(80.45)	9/1/2021	335.00
O	63	Mobile Home	614.08	21-Oct-19	614.08	(170.89)	3/1/2021	443.19
O	65	Mobile Home	471.03	17-Apr-20	471.03	4.54	3/1/2021	475.57
O	66	Mobile Home	546.14	6-Nov-15	546.14	(110.70)	3/1/2021	435.44
O	67	Mobile Home	405.25	23-Jun-17	405.25	39.25	3/1/2021	444.50
O	68	Mobile Home	369.60	1-Oct-03	369.60	102.28	3/1/2021	471.88
L	69	Mobile Home	335.00	1-Apr-82	335.00	274.20	4/1/2021	609.20
O	70	Mobile Home	438.58	2-May-19	438.58	1.07	3/1/2021	439.65

O	71	Mobile Home	615.00	1-Mar-90	615.00	(235.72)	3/1/2021	379.28
O	72	Mobile Home	470.96	1-Nov-13	470.96	(65.37)	3/1/2021	405.59
RV Exempt	73	Mobile Home	430.83	6-Jul-21	430.83	69.17	7/29/2021	500.00
O	74	Mobile Home	439.89	1-Aug-07	439.89	179.07	3/1/2021	618.96
O	75	Mobile Home	467.27	1-Nov-21	467.27	(11.07)	11/1/2021	456.20
O	76	Mobile Home	601.98	12-Dec-19	601.98	(175.99)	3/1/2021	425.99
O	77	Mobile Home	435.04	1-Jul-10	435.04	3.71	3/1/2021	438.75
O	78	Mobile Home	374.67	1-Oct-10	374.67	52.56	3/1/2021	427.23
O	79	Mobile Home	400.98	1-Sep-03	400.98	24.23	3/1/2021	425.21
O	80	Mobile Home	325.00	1-Jul-06	325.00	256.60	3/1/2021	581.60
O	81	Mobile Home	614.35	5-Jul-18	614.35	(30.60)	3/1/2021	583.75
O	82	Mobile Home	410.12	1-Feb-05	410.12	123.30	3/1/2021	533.42
O	83	Mobile Home	421.38	22-Jul-19	421.38	198.23	3/1/2021	619.61
L	84	Mobile Home	434.14	1-Dec-07	434.14	176.91	12/1/2020	611.05
O	85	Mobile Home	422.62	22-Oct-18	422.62	83.57	3/1/2021	506.19
O	86	Mobile Home	420.60	1-Apr-13	420.60	8.62	3/1/2021	429.22
O	87	Mobile Home	576.99	1-Jun-06	576.99	16.38	3/1/2021	593.37
O	88	Mobile Home	579.14	10-Apr-14	579.14	(173.48)	3/1/2021	405.66
O	89	Mobile Home	528.81	10-Apr-17	528.81	(120.56)	3/1/2021	408.25
O	90	Mobile Home	615.00	1-Jul-13	615.00	(149.34)	3/1/2021	465.66
O	91	Mobile Home	605.00	21-Dec-17	605.00	(194.32)	3/1/2021	410.68
O	92	Mobile Home	501.58	10-May-17	501.58	117.89	3/1/2021	619.47
O	94	Mobile Home	424.61	2-Feb-15	424.61	195.00	3/1/2021	619.61
O	95	Mobile Home	588.76	1-Oct-04	588.76	(106.34)	3/1/2021	482.42
O	96	Mobile Home	401.05	1-Oct-14	401.05	169.15	3/1/2021	570.20
O	97	Mobile Home	403.64	1-Apr-01	403.64	33.27	3/1/2021	436.91
O	98	Mobile Home	461.05	1-Mar-92	461.05	(55.32)	3/1/2021	405.73
O	100	Mobile Home	406.07	7-Jun-19	406.07	213.54	3/1/2021	619.61
O	101	Mobile Home	614.86	1-Mar-86	614.86	(239.10)	3/1/2021	375.76
O	102	Mobile Home	615.00	3-Mar-20	615.00	(63.16)	3/1/2021	551.84
O	103	Mobile Home	615.00	6-Apr-21	615.00	(2.59)	5/11/2021	612.41
O	105	Mobile Home	477.81	1-Jul-99	477.81	(51.78)	3/1/2021	426.03
O	106	Mobile Home	565.59	1-May-00	565.59	(150.56)	3/1/2021	415.03
O	107	Mobile Home	432.30	1-Apr-10	432.30	(23.59)	3/1/2021	408.71
O	109	Mobile Home	401.12	2-Sep-15	401.12	136.56	3/1/2021	537.68
O	110	Mobile Home	615.00	15-May-98	615.00	(263.75)	3/1/2021	351.25
O	111	Mobile Home	615.00	1-Sep-03	615.00	(272.66)	3/1/2021	342.34
O	114	Mobile Home	371.15	4-Jun-12	371.15	198.47	3/1/2021	569.62

O	115	Mobile Home	547.23	1-Jun-02	547.23	(138.96)	3/1/2021	408.27
O	116	Mobile Home	552.13	1-Dec-05	552.13	(156.13)	3/1/2021	396.00
O	117	Mobile Home	335.00	1-Jul-12	335.00	103.99	3/1/2021	438.99
O	118	Mobile Home	421.42	4-Mar-16	421.42	(12.28)	3/1/2021	409.14
O	119	Mobile Home	410.42	1-Mar-04	410.42	127.70	3/1/2021	538.12
O	121	Mobile Home	404.10	1-Aug-05	404.10	47.20	3/1/2021	451.30
L	122	Mobile Home	335.00	1-Jun-20	335.00	290.00	8/1/2021	625.00
O	123	Mobile Home	533.07	1-Nov-04	533.07	(247.87)	3/1/2021	285.20
O	124	Mobile Home	346.64	1-Mar-74	346.64	(38.07)	3/1/2021	308.57
O	125	Mobile Home	337.73	6-Jul-18	337.73	174.49	3/1/2021	512.22
O	126	Mobile Home	335.00	1-Dec-07	335.00	129.63	3/1/2021	464.63
O	127	Mobile Home	605.00	1-Mar-85	605.00	(230.79)	3/1/2021	374.21
L	128	Mobile Home	565.01	24-May-21	565.01	59.99		625.00
O	129	Mobile Home	403.66	1-Feb-16	403.66	192.09	3/1/2021	595.75
O	131	Mobile Home	391.39	1-Nov-99	391.39	(6.24)	3/1/2021	385.15
O	132	Mobile Home	434.38	1-Aug-13	434.38	(28.79)	3/1/2021	405.59
O	134	Mobile Home	404.53	18-Sep-18	404.53	53.22	3/1/2021	457.75
L	135	Mobile Home	533.51	1-May-05	533.51	90.10	5/1/2021	623.61
RV Exempt	137	Mobile Home	325.00	30-Jun-21	325.00	175.00		500.00
O	140	Mobile Home	446.69	3-Mar-14	446.69	(27.01)	3/1/2021	419.68
O	142	Mobile Home	615.00	5-Apr-21	615.00	10.00		625.00
O	143	Mobile Home	280.59	1-Oct-05	280.59	173.93	3/1/2021	454.52
O	144	Mobile Home	303.96	14-Oct-19	303.96	106.61	3/1/2021	410.57
O	145	Mobile Home	507.61	3-Jun-21	507.61	117.39		625.00
O	146	Mobile Home	460.02	1-Jul-05	460.02	(33.02)	3/1/2021	427.00
O	147	Mobile Home	369.60	2-Sep-14	369.60	64.66	3/1/2021	434.26
O	148	Mobile Home	335.00	23-Sep-16	335.00	284.47	3/1/2021	619.47
L	149	Mobile Home	591.14	1-Apr-91	591.14	31.24	4/1/2021	622.38
O	150	Mobile Home	335.00	1-Aug-07	335.00	89.24	3/1/2021	424.24
O	151	Mobile Home	380.54	4-Mar-14	380.54	92.91	3/1/2021	473.45
O	152	Mobile Home	400.98	1-Mar-18	400.98	123.74	3/1/2021	524.72
O	154	Mobile Home	335.00	28-Feb-19	335.00	122.01	3/1/2021	457.01
O	155	Mobile Home	453.14	31-Dec-15	453.14	22.49	3/1/2021	475.63
RV Exempt	157	Mobile Home	615.00	23-Dec-19	615.00	(280.00)	1/1/2021	335.00
O	158	Mobile Home	335.00	14-Sep-18	335.00	161.96	3/1/2021	496.96
O	161	Mobile Home	615.00	6-Apr-16	615.00	(186.11)	3/1/2021	428.89
O	162	Mobile Home	615.00	3-Jun-21	615.00	(191.44)	6/25/2021	423.56
O	163	Mobile Home	335.00	1-Mar-75	335.00	7.64	3/1/2021	342.64

O	164	Mobile Home	415.07	2-Nov-18	415.07	170.19	3/1/2021	585.26
O	165	Mobile Home	615.00	14-Oct-97	615.00	(226.20)	3/1/2021	388.80
O	166	Mobile Home	611.20	16-Mar-20	611.20	(214.36)	3/1/2021	396.84
O	167	Mobile Home	449.91	1-Jun-12	449.91	130.10	3/1/2021	580.01
O	168	Mobile Home	405.96	30-Apr-19	405.96	40.72	3/1/2021	446.68
RV Exempt	169	Mobile Home	581.47	16-Aug-21	581.47	(81.47)	8/16/2021	500.00
O	170	Mobile Home	422.39	3-Jun-14	422.39	46.56	3/1/2021	468.95
O	171	Mobile Home	429.65	7-Apr-14	429.65	64.47	3/1/2021	494.12
O	172	Mobile Home	614.86	1-Sep-12	614.86	(164.50)	3/1/2021	450.36
O	173	Mobile Home	615.00	1-Jul-14	615.00	(176.35)	3/1/2021	438.65
O	174	Mobile Home	419.63	31-Dec-15	419.63	32.46	3/1/2021	452.09
O	175	Mobile Home	468.84	1-Mar-78	468.84	(93.08)	3/1/2021	375.76
O	177	Mobile Home	520.11	1-Nov-03	520.11	(114.41)	3/1/2021	405.70
O	178	Mobile Home	615.00	1-Jul-12	615.00	(183.06)	3/1/2021	431.94
O	179	Mobile Home	452.40	2-Feb-16	452.40	(39.48)	3/1/2021	412.92
O	180	Mobile Home	471.02	19-Aug-21	471.02	137.15	11/1/2021	608.17
O	181	Mobile Home	325.00	14-Oct-16	325.00	150.93	3/1/2021	475.93
O	182	Mobile Home	325.00	1-Oct-05	325.00	238.42	3/1/2021	563.42
O	183	Mobile Home	492.35	8-Jun-20	492.35	(1.07)	3/1/2021	491.28
O	184	Mobile Home	615.00	2-Mar-17	615.00	(148.71)	3/1/2021	466.29
O	185	Mobile Home	335.00	3-Jun-14	335.00	155.15	3/1/2021	490.15
O	186	Mobile Home	424.28	18-Apr-18	424.28	195.33	3/1/2021	619.61
O	187	Mobile Home	380.45	1-Feb-01	380.45	39.16	3/1/2021	419.61
O	188	Mobile Home	338.03	2-Sep-15	338.03	264.63	3/1/2021	602.66
O	189	Mobile Home	580.65	1-Aug-18	580.65	(86.09)	3/1/2021	494.56
O	190	Mobile Home	384.19	1-Apr-05	384.19	118.37	3/1/2021	502.56
O	191	Mobile Home	392.23	1-Mar-75	392.23	(7.17)	3/1/2021	385.06
O	193	Mobile Home	575.40	1-May-13	575.40	(31.81)	3/1/2021	543.59
O	194	Mobile Home	442.07	24-Aug-16	442.07	172.89	3/1/2021	614.96
O	195	Mobile Home	325.00	6-Feb-20	325.00	180.35	3/1/2021	505.35
O	196	Mobile Home	464.34	4-Aug-14	464.34	(58.56)	3/1/2021	405.78
O	197	Mobile Home	489.51	3-Aug-20	489.51	(9.73)	3/1/2021	479.78
O	198	Mobile Home	445.75	1-Mar-80	445.75	(76.90)	3/1/2021	368.85
O	199	Mobile Home	434.04	23-Sep-15	434.04	90.66	3/1/2021	524.70
O	202	Mobile Home	447.48	1-Jul-08	447.48	72.67	3/1/2021	520.15
O	203	Mobile Home	371.15	1-Jul-08	371.15	100.44	3/1/2021	471.59
O	204	Mobile Home	335.00	1-Aug-08	335.00	59.47	3/1/2021	394.47
O	205	Mobile Home	401.09	6-May-21	401.09	212.16	11/1/2021	613.25

RV Exempt	206	Mobile Home	427.33	19-Aug-21	427.33	72.67	8/19/2021	500.00
O	207	Mobile Home	408.31	7-Jul-21	408.31	100.84	11/1/2021	509.15
O	208	Mobile Home	498.01	1-Oct-05	498.01	(52.31)	3/1/2021	445.70
O	209	Mobile Home	471.32	27-Aug-18	471.32	(32.91)	3/1/2021	438.41
O	210	Mobile Home	558.81	2-Nov-20	558.81	(117.85)	3/1/2021	440.96
O	212	Mobile Home	486.67	2-Aug-19	486.67	132.94	3/1/2021	619.61
O	213	Mobile Home	461.68	1-Oct-04	461.68	(14.01)	3/1/2021	447.67
O	215	Mobile Home	485.54	28-Nov-17	485.54	68.46	3/1/2021	554.00
O	216	Mobile Home	615.00	14-Oct-19	615.00	(131.76)	3/1/2021	483.24
O	217	Mobile Home	415.00	1-Mar-95	415.00	(49.15)	3/1/2021	365.85
O	220	Mobile Home	598.05	1-Mar-77	598.05	(223.84)	3/1/2021	374.21
O	221	Mobile Home	489.95	1-Apr-11	489.95	42.38	3/1/2021	532.33
O	222	Mobile Home	497.95	1-Sep-10	497.95	(32.99)	3/1/2021	464.96
O	224	Mobile Home	380.45	12-Oct-18	380.45	236.37	3/1/2021	616.82
O	225	Mobile Home	335.00	1-Mar-85	335.00	39.21	3/1/2021	374.21
O	226	Mobile Home	538.98	21-Nov-16	538.98	80.49	3/1/2021	619.47
O	227	Mobile Home	610.35	1-Dec-08	610.35	(177.45)	3/1/2021	432.90
O	228	Mobile Home	500.74	1-Nov-19	500.74	118.87	3/1/2021	619.61
O	229	Mobile Home	401.17	1-Aug-08	401.17	78.68	3/1/2021	479.85
O	230	Mobile Home	475.17	24-Oct-18	475.17	144.44	3/1/2021	619.61
O	231	Mobile Home	364.24	1-Mar-90	364.24	30.12	3/1/2021	394.36
O	233	Mobile Home	520.09	27-Apr-21	520.09	104.91		625.00
O	236	Mobile Home	335.00	1-May-14	335.00	153.00	3/1/2021	488.00
L	238	Mobile Home	335.00	3-May-21	335.00	290.00		625.00
O	239	Mobile Home	515.54	1-Aug-06	515.54	(46.35)	3/1/2021	469.19
O	240	Mobile Home	466.98	1-Mar-88	466.98	(87.08)	3/1/2021	379.90
O	241	Mobile Home	389.86	1-Mar-77	389.86	(4.80)	3/1/2021	385.06
O	242	Mobile Home	552.89	15-May-20	552.89	66.72	3/1/2021	619.61
RV Exempt	19	Mobile Home	615.00	12-May-21	615.00	(280.00)		335.00
RV Exempt	20	Mobile Home	458.25	12-May-21	458.25	(123.25)		335.00
L	23	Mobile Home	441.09	25-Mar-21	441.09	183.91	3/26/2021	625.00
L	27	Mobile Home	433.80	25-Feb-21	433.80	191.20	5/6/2021	625.00
L	32	Mobile Home	436.35	18-May-21	436.35	188.65		625.00
L	38	Mobile Home	335.00	13-Apr-21	335.00	290.00	4/13/2021	625.00
L	39	Mobile Home	615.00	18-May-21	615.00	10.00		625.00
L	43	Mobile Home	443.06	3-May-21	443.06	181.94		625.00
RV Exempt	104	Mobile Home	325.00	22-Sep-21	325.00	175.00	9/22/2021	500.00
RV Exempt	108	Mobile Home	549.39	2-Nov-21	549.39	(214.39)		335.00

RV Exempt	112	Mobile Home	478.63	2-Nov-21	478.63	(143.63)		335.00
RV Exempt	120	Mobile Home	361.24	16-Apr-21	361.24	(26.24)		335.00
RV Exempt	133	Mobile Home	615.00	16-Apr-21	615.00	(280.00)		335.00
Vacant	136	Mobile Home	615.00	0-Jan-00	615.00	(280.00)		335.00
L	138	Mobile Home	369.60	23-Oct-19	369.60	245.40	12/1/2020	615.00
RV Exempt	139	Mobile Home	527.72	11-Oct-21	527.72	(192.72)		335.00
L	153	Mobile Home	460.35	22-May-20	460.35	154.65	2/1/2021	615.00
L	160	Mobile Home	335.00	25-Mar-21	335.00	290.00	3/26/2021	625.00
L	235	Mobile Home	612.21	22-Nov-19	612.21	2.79	1/1/2021	615.00
RV Exempt	237	Mobile Home	369.60	27-Mar-21	369.60	(34.60)		335.00
RV Exempt	9	Mobile Home	614.86	23-Oct-19	614.86	(289.86)	6/1/2021	325.00
L	11	Mobile Home	428.29	24-May-19	428.29	196.71	6/1/2021	625.00
L	46	Mobile Home	615.00	11-Jun-19	615.00	10.00	10/1/2021	625.00
L	64	Mobile Home	475.24	1-Apr-21	475.24	149.76		625.00
L	113	Mobile Home	615.00	14-Jun-17	615.00	-	2/1/2021	615.00
L	130	Mobile Home	389.75	13-Apr-21	389.75	235.25	4/13/2021	625.00
RV Exempt	156	Mobile Home	325.00	2-Jul-21	325.00	10.00		335.00
RV Exempt	176	Mobile Home	615.00	12-May-21	615.00	(115.00)	8/3/2021	500.00
RV Exempt	192	Mobile Home	605.00	9-Mar-21	605.00	(270.00)		335.00
RV Exempt	200	Mobile Home	605.00	21-Nov-18	605.00	(270.00)	11/1/2021	335.00
RV Exempt	201	Mobile Home	483.39	30-Jun-21	483.39	(148.39)		335.00
RV Exempt	211	Mobile Home	335.00	29-May-20	335.00	-	1/1/2021	335.00
RV Exempt	214	Mobile Home	605.00	9-Sep-19	605.00	(270.00)	1/1/2021	335.00
L	218	Mobile Home	464.58	23-Dec-14	464.58	160.42	10/1/2021	625.00
RV Exempt	223	Mobile Home	375.29	6-Apr-21	375.29	(40.29)		335.00
Vacant	232	Mobile Home	380.45	0-Jan-00	380.45	(45.45)		335.00
L	234	Mobile Home	615.00	25-Feb-21	615.00	10.00	3/17/2021	625.00

Reason for Increase	Ordinance or Lease	Space Number	Space Number Converted	SOS	Space Type
Other - Exempt Long Term Lease	L	93	93	Annual Rental	Mobile Home
Exempt - Manager Home Site	Exempt - Manager	141	141	Employee	Mobile Home
Other - Exempt Long Term Lease	L	159	159	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	L	219	219	Annual Rental	Mobile Home
CPI-GOV	O	99	99	Resident Occupied	Mobile Home
CPI-GOV	O	1	1	Resident Occupied	Mobile Home
CPI-GOV	O	2	2	Resident Occupied	Mobile Home
CPI-GOV	O	3	3	Resident Occupied	Mobile Home
CPI-GOV	O	4	4	Resident Occupied	Mobile Home
CPI-GOV	O	5	5	Resident Occupied	Mobile Home
CPI-GOV	O	6	6	Resident Occupied	Mobile Home
CPI-GOV	O	7	7	Resident Occupied	Mobile Home
CPI-GOV	O	8	8	Resident Occupied	Mobile Home
CPI-GOV	O	10	10	Resident Occupied	Mobile Home
CPI-GOV	O	12	12	Resident Occupied	Mobile Home
CPI-GOV	O	13	13	Resident Occupied	Mobile Home
CPI-GOV	O	14	14	Resident Occupied	Mobile Home
CPI-GOV	O	15	15	Resident Occupied	Mobile Home
CPI-GOV	O	16	16	Resident Occupied	Mobile Home
CPI-GOV	O	17	17	Resident Occupied	Mobile Home
CPI-GOV	O	18	18	Resident Occupied	Mobile Home
CPI-GOV	O	21	21	Resident Occupied	Mobile Home
CPI-GOV	O	22	22	Resident Occupied	Mobile Home
CPI-GOV	O	24	24	Resident Occupied	Mobile Home
CPI-GOV	O	25	25	Resident Occupied	Mobile Home

CPI-GOV	O	26	26	Resident Occupied	Mobile Home
CPI-GOV	O	28	28	Resident Occupied	Mobile Home
CPI-GOV	O	29	29	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	L	30	30	Annual Rental	Mobile Home
CPI-GOV	O	31	31	Resident Occupied	Mobile Home
CPI-GOV	O	33	33	Resident Occupied	Mobile Home
CPI-GOV	O	34	34	Resident Occupied	Mobile Home
CPI-GOV	O	35	35	Resident Occupied	Mobile Home
CPI-GOV	O	36	36	Resident Occupied	Mobile Home
CPI-GOV	O	37	37	Resident Occupied	Mobile Home
CPI-GOV	O	40	40	Resident Occupied	Mobile Home
CPI-GOV	O	41	41	Resident Occupied	Mobile Home
CPI-GOV	O	42	42	Resident Occupied	Mobile Home
CPI-GOV	O	44	44	Resident Occupied	Mobile Home
CPI-GOV	O	45	45	Resident Occupied	Mobile Home
CPI-GOV	O	47	47	Resident Occupied	Mobile Home
CPI-GOV	O	48	48	Resident Occupied	Mobile Home
CPI-GOV	O	49	49	Resident Occupied	Mobile Home
CPI-GOV	O	50	50	Resident Occupied	Mobile Home
CPI-GOV	O	51	51	Resident Occupied	Mobile Home
CPI-GOV	O	52	52	Resident Occupied	Mobile Home
CPI-GOV	O	53	53	Resident Occupied	Mobile Home
CPI-GOV	O	54	54	Resident Occupied	Mobile Home
CPI-GOV	O	55	55	Resident Occupied	Mobile Home
CPI-GOV	O	56	56	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	L	57	57	Resident Occupied	Mobile Home
CPI-GOV	O	58	58	Resident Occupied	Mobile Home
CPI-GOV	O	59	59	Resident Occupied	Mobile Home
CPI-GOV	O	60	60	Resident Occupied	Mobile Home
CPI-GOV	O	61	61	Resident Occupied	Mobile Home
Other - RV Exempt	O	62	62	Resident Occupied - RV	Mobile Home
Other - Exempt Long Term Lease	O	63	63	Resident Occupied	Mobile Home
CPI-GOV	O	65	65	Resident Occupied	Mobile Home
CPI-GOV	O	66	66	Resident Occupied	Mobile Home
CPI-GOV	O	67	67	Resident Occupied	Mobile Home
CPI-GOV	O	68	68	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	69	69	Resident Occupied	Mobile Home
CPI-GOV	O	70	70	Resident Occupied	Mobile Home

CPI-GOV	O	71	71	Resident Occupied	Mobile Home
CPI-GOV	O	72	72	Resident Occupied	Mobile Home
Other - RV Exempt	O	73	73	Resident Occupied - RV	Mobile Home
CPI-GOV	O	74	74	Resident Occupied	Mobile Home
CPI-GOV	O	75	75	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	76	76	Resident Occupied	Mobile Home
CPI-GOV	O	77	77	Resident Occupied	Mobile Home
CPI-GOV	O	78	78	Resident Occupied	Mobile Home
CPI-GOV	O	79	79	Resident Occupied	Mobile Home
CPI-GOV	O	80	80	Resident Occupied	Mobile Home
CPI-GOV	O	81	81	Resident Occupied	Mobile Home
CPI-GOV	O	82	82	Resident Occupied	Mobile Home
CPI-GOV	O	83	83	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	84	84	Resident Occupied	Mobile Home
CPI-GOV	O	85	85	Resident Occupied	Mobile Home
CPI-GOV	O	86	86	Resident Occupied	Mobile Home
CPI-GOV	O	87	87	Resident Occupied	Mobile Home
CPI-GOV	O	88	88	Resident Occupied	Mobile Home
CPI-GOV	O	89	89	Resident Occupied	Mobile Home
CPI-GOV	O	90	90	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	91	91	Resident Occupied	Mobile Home
CPI-GOV	O	92	92	Resident Occupied	Mobile Home
CPI-GOV	O	94	94	Resident Occupied	Mobile Home
CPI-GOV	O	95	95	Resident Occupied	Mobile Home
CPI-GOV	O	96	96	Resident Occupied	Mobile Home
CPI-GOV	O	97	97	Resident Occupied	Mobile Home
CPI-GOV	O	98	98	Resident Occupied	Mobile Home
CPI-GOV	O	100	100	Resident Occupied	Mobile Home
CPI-GOV	O	101	101	Resident Occupied	Mobile Home
CPI-GOV	O	102	102	Resident Occupied	Mobile Home
CPI-GOV	O	103	103	Resident Occupied	Mobile Home
CPI-GOV	O	105	105	Resident Occupied	Mobile Home
CPI-GOV	O	106	106	Resident Occupied	Mobile Home
CPI-GOV	O	107	107	Resident Occupied	Mobile Home
CPI-GOV	O	109	109	Resident Occupied	Mobile Home
CPI-GOV	O	110	110	Resident Occupied	Mobile Home
CPI-GOV	O	111	111	Resident Occupied	Mobile Home
CPI-GOV	O	114	114	Resident Occupied	Mobile Home

CPI-GOV	O	115	115	Resident Occupied	Mobile Home
CPI-GOV	O	116	116	Resident Occupied	Mobile Home
CPI-GOV	O	117	117	Resident Occupied	Mobile Home
CPI-GOV	O	118	118	Resident Occupied	Mobile Home
CPI-GOV	O	119	119	Resident Occupied	Mobile Home
CPI-GOV	O	121	121	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	122	122	Annual Rental	Mobile Home
CPI-GOV	O	123	123	Resident Occupied	Mobile Home
CPI-GOV	O	124	124	Resident Occupied	Mobile Home
CPI-GOV	O	125	125	Resident Occupied	Mobile Home
CPI-GOV	O	126	126	Resident Occupied	Mobile Home
CPI-GOV	O	127	127	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	128	128	Annual Rental	Mobile Home
CPI-GOV	O	129	129	Resident Occupied	Mobile Home
CPI-GOV	O	131	131	Resident Occupied	Mobile Home
CPI-GOV	O	132	132	Resident Occupied	Mobile Home
CPI-GOV	O	134	134	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	135	135	Resident Occupied	Mobile Home
Other - RV Exempt	O	137	137	Resident Occupied - RV	Mobile Home
CPI-GOV	O	140	140	Resident Occupied	Mobile Home
CPI-GOV	O	142	142	Resident Occupied	Mobile Home
CPI-GOV	O	143	143	Resident Occupied	Mobile Home
CPI-GOV	O	144	144	Resident Occupied	Mobile Home
CPI-GOV	O	145	145	Resident Occupied	Mobile Home
CPI-GOV	O	146	146	Resident Occupied	Mobile Home
CPI-GOV	O	147	147	Resident Occupied	Mobile Home
CPI-GOV	O	148	148	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	149	149	Resident Occupied	Mobile Home
CPI-GOV	O	150	150	Resident Occupied	Mobile Home
CPI-GOV	O	151	151	Resident Occupied	Mobile Home
CPI-GOV	O	152	152	Resident Occupied	Mobile Home
CPI-GOV	O	154	154	Resident Occupied	Mobile Home
CPI-GOV	O	155	155	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	157	157	Resident Occupied - RV	Mobile Home
CPI-GOV	O	158	158	Resident Occupied	Mobile Home
CPI-GOV	O	161	161	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	162	162	Resident Occupied	Mobile Home
CPI-GOV	O	163	163	Resident Occupied	Mobile Home

CPI-GOV	O	164	164	Resident Occupied	Mobile Home
CPI-GOV	O	165	165	Resident Occupied	Mobile Home
CPI-GOV	O	166	166	Resident Occupied	Mobile Home
CPI-GOV	O	167	167	Resident Occupied	Mobile Home
CPI-GOV	O	168	168	Resident Occupied	Mobile Home
Other - RV Exempt	O	169	169	Resident Occupied - RV	Mobile Home
CPI-GOV	O	170	170	Resident Occupied	Mobile Home
CPI-GOV	O	171	171	Resident Occupied	Mobile Home
CPI-GOV	O	172	172	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	173	173	Resident Occupied	Mobile Home
CPI-GOV	O	174	174	Resident Occupied	Mobile Home
CPI-GOV	O	175	175	Resident Occupied	Mobile Home
CPI-GOV	O	177	177	Resident Occupied	Mobile Home
CPI-GOV	O	178	178	Resident Occupied	Mobile Home
CPI-GOV	O	179	179	Resident Occupied	Mobile Home
CPI-GOV	O	180	180	Resident Occupied	Mobile Home
CPI-GOV	O	181	181	Resident Occupied	Mobile Home
CPI-GOV	O	182	182	Resident Occupied	Mobile Home
CPI-GOV	O	183	183	Resident Occupied	Mobile Home
CPI-GOV	O	184	184	Resident Occupied	Mobile Home
CPI-GOV	O	185	185	Resident Occupied	Mobile Home
CPI-GOV	O	186	186	Resident Occupied	Mobile Home
CPI-GOV	O	187	187	Resident Occupied	Mobile Home
CPI-GOV	O	188	188	Resident Occupied	Mobile Home
CPI-GOV	O	189	189	Resident Occupied	Mobile Home
CPI-GOV	O	190	190	Resident Occupied	Mobile Home
CPI-GOV	O	191	191	Resident Occupied	Mobile Home
CPI-GOV	O	193	193	Resident Occupied	Mobile Home
CPI-GOV	O	194	194	Resident Occupied	Mobile Home
CPI-GOV	O	195	195	Resident Occupied	Mobile Home
CPI-GOV	O	196	196	Resident Occupied	Mobile Home
CPI-GOV	O	197	197	Resident Occupied	Mobile Home
CPI-GOV	O	198	198	Resident Occupied	Mobile Home
CPI-GOV	O	199	199	Resident Occupied	Mobile Home
CPI-GOV	O	202	202	Resident Occupied	Mobile Home
CPI-GOV	O	203	203	Resident Occupied	Mobile Home
CPI-GOV	O	204	204	Resident Occupied	Mobile Home
CPI-GOV	O	205	205	Resident Occupied	Mobile Home

Other - RV Exempt	O	206	206	Resident Occupied - RV	Mobile Home
CPI-GOV	O	207	207	Resident Occupied	Mobile Home
CPI-GOV	O	208	208	Resident Occupied	Mobile Home
CPI-GOV	O	209	209	Resident Occupied	Mobile Home
CPI-GOV	O	210	210	Resident Occupied	Mobile Home
CPI-GOV	O	212	212	Resident Occupied	Mobile Home
CPI-GOV	O	213	213	Resident Occupied	Mobile Home
CPI-GOV	O	215	215	Resident Occupied	Mobile Home
CPI-GOV	O	216	216	Resident Occupied	Mobile Home
CPI-GOV	O	217	217	Resident Occupied	Mobile Home
CPI-GOV	O	220	220	Resident Occupied	Mobile Home
CPI-GOV	O	221	221	Resident Occupied	Mobile Home
CPI-GOV	O	222	222	Resident Occupied	Mobile Home
CPI-GOV	O	224	224	Resident Occupied	Mobile Home
CPI-GOV	O	225	225	Resident Occupied	Mobile Home
CPI-GOV	O	226	226	Resident Occupied	Mobile Home
CPI-GOV	O	227	227	Resident Occupied	Mobile Home
CPI-GOV	O	228	228	Resident Occupied	Mobile Home
CPI-GOV	O	229	229	Resident Occupied	Mobile Home
CPI-GOV	O	230	230	Resident Occupied	Mobile Home
CPI-GOV	O	231	231	Resident Occupied	Mobile Home
CPI-GOV	O	233	233	Resident Occupied	Mobile Home
CPI-GOV	O	236	236	Resident Occupied	Mobile Home
Other - Exempt Long Term Lease	O	238	238	Annual Rental	Mobile Home
CPI-GOV	O	239	239	Resident Occupied	Mobile Home
CPI-GOV	O	240	240	Resident Occupied	Mobile Home
CPI-GOV	O	241	241	Resident Occupied	Mobile Home
CPI-GOV	O	242	242	Resident Occupied	Mobile Home
Other - RV Exempt	O	19	19	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	20	20	Resident Occupied - RV	Mobile Home
Other - Exempt Long Term Lease	O	23	23	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	27	27	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	32	32	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	38	38	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	39	39	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	43	43	Annual Rental	Mobile Home
Other - RV Exempt	O	104	104	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	108	108	Resident Occupied - RV	Mobile Home

Other - RV Exempt	O	112	112	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	120	120	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	133	133	Resident Occupied - RV	Mobile Home
Vacant	O	136	136	Vacant	Mobile Home
Other - Exempt Long Term Lease	O	138	138	Annual Rental	Mobile Home
Other - RV Exempt	O	139	139	Resident Occupied - RV	Mobile Home
Other - Exempt Long Term Lease	O	153	153	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	160	160	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	235	235	Annual Rental	Mobile Home
Other - RV Exempt	O	237	237	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	9	9	Resident Occupied - RV	Mobile Home
Other - Exempt Long Term Lease	O	11	11	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	46	46	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	64	64	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	113	113	Annual Rental	Mobile Home
Other - Exempt Long Term Lease	O	130	130	Annual Rental	Mobile Home
Other - RV Exempt	O	156	156	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	176	176	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	192	192	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	200	200	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	201	201	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	211	211	Resident Occupied - RV	Mobile Home
Other - RV Exempt	O	214	214	Resident Occupied - RV	Mobile Home
Other - Exempt Long Term Lease	O	218	218	Annual Rental	Mobile Home
Other - RV Exempt	O	223	223	Resident Occupied - RV	Mobile Home
Vacant	O	232	232	Vacant	Mobile Home
Other - Exempt Long Term Lease	O	234	234	Annual Rental	Mobile Home

Potential

Occupancy Date	Occupancy Date	Rent on Date of Occupancy	Monthly Rent Increase	Date of Last Increase	Rent on jan 1	Current Rent	Reason for Increase
1/25/2021	25-Jan-21				615	615	Other - Exempt Long Term Lease
3/25/2019	25-Mar-19			3/1/2021	615	625	Exempt - Manager Home Site
6/1/2021	1-Jun-21				625	625	Other - Exempt Long Term Lease
2/1/2018	1-Feb-18			4/1/2021	615	625	Other - Exempt Long Term Lease
5/9/2019	9-May-19			3/1/2021	615	619.61	CPI-GOV
3/1/1995	1-Mar-95			3/1/2021	450.21	454.82	CPI-GOV
5/1/2007	1-May-07			3/1/2021	496.4	501.01	CPI-GOV
11/3/2014	3-Nov-14			3/1/2021	501.37	505.98	CPI-GOV
11/1/2016	1-Nov-16			3/1/2021	439.27	443.88	CPI-GOV
11/1/2013	1-Nov-13			3/1/2021	400.98	405.59	CPI-GOV
11/4/2021	4-Nov-21			11/4/2021	625	499.03	CPI-GOV
8/1/2018	1-Aug-18			3/1/2021	552.33	556.94	CPI-GOV
3/1/1984	1-Mar-84			3/1/2021	429.08	433.69	CPI-GOV
6/30/2017	30-Jun-17			3/1/2021	614.86	619.47	CPI-GOV
9/10/2015	10-Sep-15			3/1/2021	402.05	406.66	CPI-GOV
4/1/2002	1-Apr-02			3/1/2021	438.89	443.5	CPI-GOV
8/26/2015	26-Aug-15			3/1/2021	514.73	519.34	CPI-GOV
11/1/2007	1-Nov-07			3/1/2021	538.74	543.35	CPI-GOV
9/5/2018	5-Sep-18			3/1/2021	404.57	409.18	CPI-GOV
8/4/2014	4-Aug-14			3/1/2021	553.86	558.47	CPI-GOV
5/1/2008	1-May-08			3/1/2021	614.86	619.47	CPI-GOV
9/24/2018	24-Sep-18			3/1/2021	472.54	477.15	CPI-GOV
8/1/2006	1-Aug-06			3/1/2021	373.95	378.56	CPI-GOV
12/19/2018	19-Dec-18			3/1/2021	462.62	467.23	CPI-GOV
3/1/1985	1-Mar-85			3/1/2021	369.6	374.21	CPI-GOV

10/1/1998	1-Oct-98	3/1/2021	382.52	387.13 CPI-GOV
11/29/2017	29-Nov-17	3/1/2021	614.86	619.47 CPI-GOV
8/22/2017	22-Aug-17	3/1/2021	491.32	495.93 CPI-GOV
2/16/2021	16-Feb-21	2/16/2021	335	625 Other - Exempt Long Term Lease
3/1/1985	1-Mar-85	3/1/2021	369.6	374.21 CPI-GOV
11/2/2018	2-Nov-18	3/1/2021	517.52	522.13 CPI-GOV
10/1/2010	1-Oct-10	3/1/2021	399	403.61 CPI-GOV
7/1/2009	1-Jul-09	3/1/2021	476.93	481.54 CPI-GOV
7/1/2001	1-Jul-01	3/1/2021	419.81	424.42 CPI-GOV
3/1/1996	1-Mar-96	3/1/2021	393.46	398.07 CPI-GOV
3/30/2018	30-Mar-18	3/1/2021	615	619.61 CPI-GOV
6/19/2017	19-Jun-17	3/1/2021	440.83	445.44 CPI-GOV
2/1/2021	1-Feb-21	5/6/2021	586.4	586.39 CPI-GOV
1/10/2020	10-Jan-20	3/1/2021	392.23	396.84 CPI-GOV
3/1/1995	1-Mar-95	3/1/2021	403.2	407.81 CPI-GOV
3/1/1978	1-Mar-78	3/1/2021	369.6	374.21 CPI-GOV
1/1/2004	1-Jan-04	3/1/2021	463.51	468.12 CPI-GOV
12/1/1998	1-Dec-98	3/1/2021	389.5	394.11 CPI-GOV
9/1/2001	1-Sep-01	3/1/2021	412.94	417.55 CPI-GOV
12/22/2016	22-Dec-16	3/1/2021	614.86	619.47 CPI-GOV
6/1/2004	1-Jun-04	3/1/2021	422.13	426.74 CPI-GOV
3/1/2018	1-Mar-18	3/1/2021	475.8	480.41 CPI-GOV
6/18/2018	18-Jun-18	3/1/2021	404.02	408.63 CPI-GOV
5/1/2017	1-May-17	3/1/2021	495.06	499.67 CPI-GOV
12/15/2017	15-Dec-17	3/1/2021	415.45	420.06 CPI-GOV
8/1/2013	1-Aug-13	8/1/2021	614.08	625 Other - Exempt Long Term Lease
8/28/2018	28-Aug-18	3/1/2021	471.03	475.64 CPI-GOV
9/1/2011	1-Sep-11	3/1/2021	546.14	550.75 CPI-GOV
5/15/2019	15-May-19	3/1/2021	405.25	409.86 CPI-GOV
3/1/1976	1-Mar-76	3/1/2021	369.6	374.21 CPI-GOV
2/11/2020	11-Feb-20	9/1/2021	335	335 CPI-GOV
10/21/2019	21-Oct-19	3/1/2021	438.58	443.19 CPI-GOV
4/17/2020	17-Apr-20	3/1/2021	470.96	475.57 CPI-GOV
11/6/2015	6-Nov-15	3/1/2021	430.83	435.44 CPI-GOV
6/23/2017	23-Jun-17	3/1/2021	439.89	444.5 CPI-GOV
10/1/2003	1-Oct-03	3/1/2021	467.27	471.88 CPI-GOV
4/1/1982	1-Apr-82	4/1/2021	601.98	609.2 CPI-GOV
5/2/2019	2-May-19	3/1/2021	435.04	439.65 CPI-GOV

3/1/1990	1-Mar-90	3/1/2021	374.67	379.28 CPI-GOV
11/1/2013	1-Nov-13	3/1/2021	400.98	405.59 CPI-GOV
7/6/2021	6-Jul-21	7/29/2021	335	500 CPI-GOV
8/1/2007	1-Aug-07	3/1/2021	614.35	618.96 CPI-GOV
11/1/2021	1-Nov-21	11/1/2021	625	456.2 CPI-GOV
12/12/2019	12-Dec-19	3/1/2021	421.38	425.99 CPI-GOV
7/1/2010	1-Jul-10	3/1/2021	434.14	438.75 CPI-GOV
10/1/2010	1-Oct-10	3/1/2021	422.62	427.23 CPI-GOV
9/1/2003	1-Sep-03	3/1/2021	420.6	425.21 CPI-GOV
7/1/2006	1-Jul-06	3/1/2021	576.99	581.6 CPI-GOV
7/5/2018	5-Jul-18	3/1/2021	579.14	583.75 CPI-GOV
2/1/2005	1-Feb-05	3/1/2021	528.81	533.42 CPI-GOV
7/22/2019	22-Jul-19	3/1/2021	615	619.61 CPI-GOV
12/1/2007	1-Dec-07	12/1/2020	605	611.05 CPI-GOV
10/22/2018	22-Oct-18	3/1/2021	501.58	506.19 CPI-GOV
4/1/2013	1-Apr-13	3/1/2021	424.61	429.22 CPI-GOV
6/1/2006	1-Jun-06	3/1/2021	588.76	593.37 CPI-GOV
4/10/2014	10-Apr-14	3/1/2021	401.05	405.66 CPI-GOV
4/10/2017	10-Apr-17	3/1/2021	403.64	408.25 CPI-GOV
7/1/2013	1-Jul-13	3/1/2021	461.05	465.66 CPI-GOV
12/21/2017	21-Dec-17	3/1/2021	406.07	410.68 CPI-GOV
5/10/2017	10-May-17	3/1/2021	614.86	619.47 CPI-GOV
2/2/2015	2-Feb-15	3/1/2021	615	619.61 CPI-GOV
10/1/2004	1-Oct-04	3/1/2021	477.81	482.42 CPI-GOV
10/1/2014	1-Oct-14	3/1/2021	565.59	570.2 CPI-GOV
4/1/2001	1-Apr-01	3/1/2021	432.3	436.91 CPI-GOV
3/1/1992	1-Mar-92	3/1/2021	401.12	405.73 CPI-GOV
6/7/2019	7-Jun-19	3/1/2021	615	619.61 CPI-GOV
3/1/1986	1-Mar-86	3/1/2021	371.15	375.76 CPI-GOV
3/3/2020	3-Mar-20	3/1/2021	547.23	551.84 CPI-GOV
4/6/2021	6-Apr-21	5/11/2021	625	612.41 CPI-GOV
7/1/1999	1-Jul-99	3/1/2021	421.42	426.03 CPI-GOV
5/1/2000	1-May-00	3/1/2021	410.42	415.03 CPI-GOV
4/1/2010	1-Apr-10	3/1/2021	404.1	408.71 CPI-GOV
9/2/2015	2-Sep-15	3/1/2021	533.07	537.68 CPI-GOV
5/15/1998	15-May-98	3/1/2021	346.64	351.25 CPI-GOV
9/1/2003	1-Sep-03	3/1/2021	337.73	342.34 CPI-GOV
6/4/2012	4-Jun-12	3/1/2021	565.01	569.62 CPI-GOV

6/1/2002	1-Jun-02	3/1/2021	403.66	408.27 CPI-GOV
12/1/2005	1-Dec-05	3/1/2021	391.39	396 CPI-GOV
7/1/2012	1-Jul-12	3/1/2021	434.38	438.99 CPI-GOV
3/4/2016	4-Mar-16	3/1/2021	404.53	409.14 CPI-GOV
3/1/2004	1-Mar-04	3/1/2021	533.51	538.12 CPI-GOV
8/1/2005	1-Aug-05	3/1/2021	446.69	451.3 CPI-GOV
6/1/2020	1-Jun-20	8/1/2021	615	625 CPI-GOV
11/1/2004	1-Nov-04	3/1/2021	280.59	285.2 CPI-GOV
3/1/1974	1-Mar-74	3/1/2021	303.96	308.57 CPI-GOV
7/6/2018	6-Jul-18	3/1/2021	507.61	512.22 CPI-GOV
12/1/2007	1-Dec-07	3/1/2021	460.02	464.63 CPI-GOV
3/1/1985	1-Mar-85	3/1/2021	369.6	374.21 CPI-GOV
5/24/2021	24-May-21		625	625 CPI-GOV
2/1/2016	1-Feb-16	3/1/2021	591.14	595.75 CPI-GOV
11/1/1999	1-Nov-99	3/1/2021	380.54	385.15 CPI-GOV
8/1/2013	1-Aug-13	3/1/2021	400.98	405.59 CPI-GOV
9/18/2018	18-Sep-18	3/1/2021	453.14	457.75 CPI-GOV
5/1/2005	1-May-05	5/1/2021	615	623.61 CPI-GOV
6/30/2021	30-Jun-21		500	500 CPI-GOV
3/3/2014	3-Mar-14	3/1/2021	415.07	419.68 CPI-GOV
4/5/2021	5-Apr-21		625	625 CPI-GOV
10/1/2005	1-Oct-05	3/1/2021	449.91	454.52 CPI-GOV
10/14/2019	14-Oct-19	3/1/2021	405.96	410.57 CPI-GOV
6/3/2021	3-Jun-21		625	625 CPI-GOV
7/1/2005	1-Jul-05	3/1/2021	422.39	427 CPI-GOV
9/2/2014	2-Sep-14	3/1/2021	429.65	434.26 CPI-GOV
9/23/2016	23-Sep-16	3/1/2021	614.86	619.47 CPI-GOV
4/1/1991	1-Apr-91	4/1/2021	615	622.38 CPI-GOV
8/1/2007	1-Aug-07	3/1/2021	419.63	424.24 CPI-GOV
3/4/2014	4-Mar-14	3/1/2021	468.84	473.45 CPI-GOV
3/1/2018	1-Mar-18	3/1/2021	520.11	524.72 CPI-GOV
2/28/2019	28-Feb-19	3/1/2021	452.4	457.01 CPI-GOV
12/31/2015	31-Dec-15	3/1/2021	471.02	475.63 CPI-GOV
12/23/2019	23-Dec-19	1/1/2021	335	335 CPI-GOV
9/14/2018	14-Sep-18	3/1/2021	492.35	496.96 CPI-GOV
4/6/2016	6-Apr-16	3/1/2021	424.28	428.89 CPI-GOV
6/3/2021	3-Jun-21	6/25/2021	625	423.56 CPI-GOV
3/1/1975	1-Mar-75	3/1/2021	338.03	342.64 CPI-GOV

11/2/2018	2-Nov-18
10/14/1997	14-Oct-97
3/16/2020	16-Mar-20
6/1/2012	1-Jun-12
4/30/2019	30-Apr-19
8/16/2021	16-Aug-21
6/3/2014	3-Jun-14
4/7/2014	7-Apr-14
9/1/2012	1-Sep-12
7/1/2014	1-Jul-14
12/31/2015	31-Dec-15
3/1/1978	1-Mar-78
11/1/2003	1-Nov-03
7/1/2012	1-Jul-12
2/2/2016	2-Feb-16
8/19/2021	19-Aug-21
10/14/2016	14-Oct-16
10/1/2005	1-Oct-05
6/8/2020	8-Jun-20
3/2/2017	2-Mar-17
6/3/2014	3-Jun-14
4/18/2018	18-Apr-18
2/1/2001	1-Feb-01
9/2/2015	2-Sep-15
8/1/2018	1-Aug-18
4/1/2005	1-Apr-05
3/1/1975	1-Mar-75
5/1/2013	1-May-13
8/24/2016	24-Aug-16
2/6/2020	6-Feb-20
8/4/2014	4-Aug-14
8/3/2020	3-Aug-20
3/1/1980	1-Mar-80
9/23/2015	23-Sep-15
7/1/2008	1-Jul-08
7/1/2008	1-Jul-08
8/1/2008	1-Aug-08
5/6/2021	6-May-21

3/1/2021	580.65	585.26 CPI-GOV
3/1/2021	384.19	388.8 CPI-GOV
3/1/2021	392.23	396.84 CPI-GOV
3/1/2021	575.4	580.01 CPI-GOV
3/1/2021	442.07	446.68 CPI-GOV
8/16/2021	335	500 CPI-GOV
3/1/2021	464.34	468.95 CPI-GOV
3/1/2021	489.51	494.12 CPI-GOV
3/1/2021	445.75	450.36 CPI-GOV
3/1/2021	434.04	438.65 CPI-GOV
3/1/2021	447.48	452.09 CPI-GOV
3/1/2021	371.15	375.76 CPI-GOV
3/1/2021	401.09	405.7 CPI-GOV
3/1/2021	427.33	431.94 CPI-GOV
3/1/2021	408.31	412.92 CPI-GOV
11/1/2021	608.18	608.17 CPI-GOV
3/1/2021	471.32	475.93 CPI-GOV
3/1/2021	558.81	563.42 CPI-GOV
3/1/2021	486.67	491.28 CPI-GOV
3/1/2021	461.68	466.29 CPI-GOV
3/1/2021	485.54	490.15 CPI-GOV
3/1/2021	615	619.61 CPI-GOV
3/1/2021	415	419.61 CPI-GOV
3/1/2021	598.05	602.66 CPI-GOV
3/1/2021	489.95	494.56 CPI-GOV
3/1/2021	497.95	502.56 CPI-GOV
3/1/2021	380.45	385.06 CPI-GOV
3/1/2021	538.98	543.59 CPI-GOV
3/1/2021	610.35	614.96 CPI-GOV
3/1/2021	500.74	505.35 CPI-GOV
3/1/2021	401.17	405.78 CPI-GOV
3/1/2021	475.17	479.78 CPI-GOV
3/1/2021	364.24	368.85 CPI-GOV
3/1/2021	520.09	524.7 CPI-GOV
3/1/2021	515.54	520.15 CPI-GOV
3/1/2021	466.98	471.59 CPI-GOV
3/1/2021	389.86	394.47 CPI-GOV
11/1/2021	625	613.25 CPI-GOV

8/19/2021	19-Aug-21
7/7/2021	7-Jul-21
10/1/2005	1-Oct-05
8/27/2018	27-Aug-18
11/2/2020	2-Nov-20
8/2/2019	2-Aug-19
10/1/2004	1-Oct-04
11/28/2017	28-Nov-17
10/14/2019	14-Oct-19
3/1/1995	1-Mar-95
3/1/1977	1-Mar-77
4/1/2011	1-Apr-11
9/1/2010	1-Sep-10
10/12/2018	12-Oct-18
3/1/1985	1-Mar-85
11/21/2016	21-Nov-16
12/1/2008	1-Dec-08
11/1/2019	1-Nov-19
8/1/2008	1-Aug-08
10/24/2018	24-Oct-18
3/1/1990	1-Mar-90
4/27/2021	27-Apr-21
5/1/2014	1-May-14
5/3/2021	3-May-21
8/1/2006	1-Aug-06
3/1/1988	1-Mar-88
3/1/1977	1-Mar-77
5/15/2020	15-May-20
5/12/2021	12-May-21
5/12/2021	12-May-21
3/25/2021	25-Mar-21
2/25/2021	25-Feb-21
5/18/2021	18-May-21
4/13/2021	13-Apr-21
5/18/2021	18-May-21
5/3/2021	3-May-21
9/22/2021	22-Sep-21
11/2/2021	2-Nov-21

8/19/2021	625	500 CPI-GOV
11/1/2021	625	509.15 CPI-GOV
3/1/2021	441.09	445.7 CPI-GOV
3/1/2021	433.8	438.41 CPI-GOV
3/1/2021	436.35	440.96 CPI-GOV
3/1/2021	615	619.61 CPI-GOV
3/1/2021	443.06	447.67 CPI-GOV
3/1/2021	549.39	554 CPI-GOV
3/1/2021	478.63	483.24 CPI-GOV
3/1/2021	361.24	365.85 CPI-GOV
3/1/2021	369.6	374.21 CPI-GOV
3/1/2021	527.72	532.33 CPI-GOV
3/1/2021	460.35	464.96 CPI-GOV
3/1/2021	612.21	616.82 CPI-GOV
3/1/2021	369.6	374.21 CPI-GOV
3/1/2021	614.86	619.47 CPI-GOV
3/1/2021	428.29	432.9 CPI-GOV
3/1/2021	615	619.61 CPI-GOV
3/1/2021	475.24	479.85 CPI-GOV
3/1/2021	615	619.61 CPI-GOV
3/1/2021	389.75	394.36 CPI-GOV
	625	625 CPI-GOV
3/1/2021	483.39	488 CPI-GOV
	625	625 CPI-GOV
3/1/2021	464.58	469.19 CPI-GOV
3/1/2021	375.29	379.9 CPI-GOV
3/1/2021	380.45	385.06 CPI-GOV
3/1/2021	615	619.61 CPI-GOV
	335	335 CPI-GOV
	335	335 CPI-GOV
3/26/2021	335	625 CPI-GOV
5/6/2021	615	625 CPI-GOV
	625	625 CPI-GOV
4/13/2021	335	625 CPI-GOV
	625	625 CPI-GOV
	625	625 CPI-GOV
9/22/2021	335	500 CPI-GOV
	335	335 CPI-GOV

11/2/2021	2-Nov-21		335	335 CPI-GOV
4/16/2021	16-Apr-21		335	335 CPI-GOV
4/16/2021	16-Apr-21		335	335 CPI-GOV
	0-Jan-00		335	335 CPI-GOV
10/23/2019	23-Oct-19	12/1/2020	615	615 CPI-GOV
10/11/2021	11-Oct-21		335	335 CPI-GOV
5/22/2020	22-May-20	2/1/2021	615	615 CPI-GOV
3/25/2021	25-Mar-21	3/26/2021	335	625 CPI-GOV
11/22/2019	22-Nov-19	1/1/2021	605	615 CPI-GOV
3/27/2021	27-Mar-21		335	335 CPI-GOV
10/23/2019	23-Oct-19	6/1/2021	325	325 CPI-GOV
5/24/2019	24-May-19	6/1/2021	615	625 CPI-GOV
6/11/2019	11-Jun-19	10/1/2021	615	625 CPI-GOV
4/1/2021	1-Apr-21		625	625 CPI-GOV
6/14/2017	14-Jun-17	2/1/2021	605	615 CPI-GOV
4/13/2021	13-Apr-21	4/13/2021	335	625 CPI-GOV
7/2/2021	2-Jul-21		335	335 CPI-GOV
5/12/2021	12-May-21	8/3/2021	335	500 CPI-GOV
3/9/2021	9-Mar-21		335	335 CPI-GOV
11/21/2018	21-Nov-18	11/1/2021	335	335 CPI-GOV
6/30/2021	30-Jun-21		335	335 CPI-GOV
5/29/2020	29-May-20	1/1/2021	335	335 CPI-GOV
9/9/2019	9-Sep-19	1/1/2021	335	335 CPI-GOV
12/23/2014	23-Dec-14	10/1/2021	615	625 CPI-GOV
4/6/2021	6-Apr-21		335	335 CPI-GOV
	0-Jan-00		335	335 CPI-GOV
2/25/2021	25-Feb-21	3/17/2021	615	625 CPI-GOV

	Ordinance or Lease	Space Type	Reason for Increase
Exempt - Manager Home Site	Exempt - Manager Site	Mobile Home	Exempt - Manager Home Site
Exempt Long Term Lease	L	Mobile Home	Other - Exempt Long Term Lease
RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
Vacant	Vacant	Vacant	Vacant
Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
Other	O	Mobile Home	CPI-GOV

Space Number	Space Number Converted	Reason for Exemption	Ordinance or Lease	Space Type	Reason for Increase
93	93	Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
141	141	Exempt - Manager Home Site	Exempt - Manager Site	Mobile Home	Exempt - Manager Home Site
159	159	Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
219	219	Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
99	99	Other	O	Mobile Home	CPI-GOV
1	1	Other	O	Mobile Home	CPI-GOV
2	2	Other	O	Mobile Home	CPI-GOV
3	3	Other	O	Mobile Home	CPI-GOV
4	4	Other	O	Mobile Home	CPI-GOV
5	5	Other	O	Mobile Home	CPI-GOV
6	6	Other	O	Mobile Home	CPI-GOV
7	7	Other	O	Mobile Home	CPI-GOV
8	8	Other	O	Mobile Home	CPI-GOV
10	10	Other	O	Mobile Home	CPI-GOV
12	12	Other	O	Mobile Home	CPI-GOV
13	13	Other	O	Mobile Home	CPI-GOV
14	14	Other	O	Mobile Home	CPI-GOV
15	15	Other	O	Mobile Home	CPI-GOV
16	16	Other	O	Mobile Home	CPI-GOV
17	17	Other	O	Mobile Home	CPI-GOV
18	18	Other	O	Mobile Home	CPI-GOV
21	21	Other	O	Mobile Home	CPI-GOV
22	22	Other	O	Mobile Home	CPI-GOV
24	24	Other	O	Mobile Home	CPI-GOV
25	25	Other	O	Mobile Home	CPI-GOV

26	26	Other	O	Mobile Home	CPI-GOV
28	28	Other	O	Mobile Home	CPI-GOV
29	29	Other	O	Mobile Home	CPI-GOV
30	30	Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
31	31	Other	O	Mobile Home	CPI-GOV
33	33	Other	O	Mobile Home	CPI-GOV
34	34	Other	O	Mobile Home	CPI-GOV
35	35	Other	O	Mobile Home	CPI-GOV
36	36	Other	O	Mobile Home	CPI-GOV
37	37	Other	O	Mobile Home	CPI-GOV
40	40	Other	O	Mobile Home	CPI-GOV
41	41	Other	O	Mobile Home	CPI-GOV
42	42	Other	O	Mobile Home	CPI-GOV
44	44	Other	O	Mobile Home	CPI-GOV
45	45	Other	O	Mobile Home	CPI-GOV
47	47	Other	O	Mobile Home	CPI-GOV
48	48	Other	O	Mobile Home	CPI-GOV
49	49	Other	O	Mobile Home	CPI-GOV
50	50	Other	O	Mobile Home	CPI-GOV
51	51	Other	O	Mobile Home	CPI-GOV
52	52	Other	O	Mobile Home	CPI-GOV
53	53	Other	O	Mobile Home	CPI-GOV
54	54	Other	O	Mobile Home	CPI-GOV
55	55	Other	O	Mobile Home	CPI-GOV
56	56	Other	O	Mobile Home	CPI-GOV
57	57	Exempt Long Term Lease	L	Mobile Home	Other - Exempt Long Term Lease
58	58	Other	O	Mobile Home	CPI-GOV
59	59	Other	O	Mobile Home	CPI-GOV
60	60	Other	O	Mobile Home	CPI-GOV
61		61 Other	O	Mobile Home	CPI-GOV
62		62 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
63		63 Other	O	Mobile Home	CPI-GOV
65		65 Other	O	Mobile Home	CPI-GOV
66		66 Other	O	Mobile Home	CPI-GOV
67		67 Other	O	Mobile Home	CPI-GOV
68		68 Other	O	Mobile Home	CPI-GOV
69		69 Exempt Long Term Lease	L	Mobile Home	Other - Exempt Long Term Lease
70		70 Other	O	Mobile Home	CPI-GOV

71	71 Other	O	Mobile Home	CPI-GOV
72	72 Other	O	Mobile Home	CPI-GOV
73	73 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
74	74 Other	O	Mobile Home	CPI-GOV
75	75 Other	O	Mobile Home	CPI-GOV
76	76 Other	O	Mobile Home	CPI-GOV
77	77 Other	O	Mobile Home	CPI-GOV
78	78 Other	O	Mobile Home	CPI-GOV
79	79 Other	O	Mobile Home	CPI-GOV
80	80 Other	O	Mobile Home	CPI-GOV
81	81 Other	O	Mobile Home	CPI-GOV
82	82 Other	O	Mobile Home	CPI-GOV
83	83 Other	O	Mobile Home	CPI-GOV
84	84 Exempt Long Term Lease	L	Mobile Home	Other - Exempt Long Term Lease
85	85 Other	O	Mobile Home	CPI-GOV
86	86 Other	O	Mobile Home	CPI-GOV
87	87 Other	O	Mobile Home	CPI-GOV
88	88 Other	O	Mobile Home	CPI-GOV
89	89 Other	O	Mobile Home	CPI-GOV
90	90 Other	O	Mobile Home	CPI-GOV
91	91 Other	O	Mobile Home	CPI-GOV
92	92 Other	O	Mobile Home	CPI-GOV
94	94 Other	O	Mobile Home	CPI-GOV
95	95 Other	O	Mobile Home	CPI-GOV
96	96 Other	O	Mobile Home	CPI-GOV
97	97 Other	O	Mobile Home	CPI-GOV
98	98 Other	O	Mobile Home	CPI-GOV
100	100 Other	O	Mobile Home	CPI-GOV
101	101 Other	O	Mobile Home	CPI-GOV
102	102 Other	O	Mobile Home	CPI-GOV
103	103 Other	O	Mobile Home	CPI-GOV
105	105 Other	O	Mobile Home	CPI-GOV
106	106 Other	O	Mobile Home	CPI-GOV
107	107 Other	O	Mobile Home	CPI-GOV
109	109 Other	O	Mobile Home	CPI-GOV
110	110 Other	O	Mobile Home	CPI-GOV
111	111 Other	O	Mobile Home	CPI-GOV
114	114 Other	O	Mobile Home	CPI-GOV

115	115 Other	O	Mobile Home	CPI-GOV
116	116 Other	O	Mobile Home	CPI-GOV
117	117 Other	O	Mobile Home	CPI-GOV
118	118 Other	O	Mobile Home	CPI-GOV
119	119 Other	O	Mobile Home	CPI-GOV
121	121 Other	O	Mobile Home	CPI-GOV
122	122 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
123	123 Other	O	Mobile Home	CPI-GOV
124	124 Other	O	Mobile Home	CPI-GOV
125	125 Other	O	Mobile Home	CPI-GOV
126	126 Other	O	Mobile Home	CPI-GOV
127	127 Other	O	Mobile Home	CPI-GOV
128	128 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
129	129 Other	O	Mobile Home	CPI-GOV
131	131 Other	O	Mobile Home	CPI-GOV
132	132 Other	O	Mobile Home	CPI-GOV
134	134 Other	O	Mobile Home	CPI-GOV
135	135 Exempt Long Term Lease	L	Mobile Home	Other - Exempt Long Term Lease
137	137 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
140	140 Other	O	Mobile Home	CPI-GOV
142	142 Other	O	Mobile Home	CPI-GOV
143	143 Other	O	Mobile Home	CPI-GOV
144	144 Other	O	Mobile Home	CPI-GOV
145	145 Other	O	Mobile Home	CPI-GOV
146	146 Other	O	Mobile Home	CPI-GOV
147	147 Other	O	Mobile Home	CPI-GOV
148	148 Other	O	Mobile Home	CPI-GOV
149	149 Exempt Long Term Lease	L	Mobile Home	Other - Exempt Long Term Lease
150	150 Other	O	Mobile Home	CPI-GOV
151	151 Other	O	Mobile Home	CPI-GOV
152	152 Other	O	Mobile Home	CPI-GOV
154	154 Other	O	Mobile Home	CPI-GOV
155	155 Other	O	Mobile Home	CPI-GOV
157	157 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
158	158 Other	O	Mobile Home	CPI-GOV
161	161 Other	O	Mobile Home	CPI-GOV
162	162 Other	O	Mobile Home	CPI-GOV
163	163 Other	O	Mobile Home	CPI-GOV

164	164 Other	O	Mobile Home	CPI-GOV
165	165 Other	O	Mobile Home	CPI-GOV
166	166 Other	O	Mobile Home	CPI-GOV
167	167 Other	O	Mobile Home	CPI-GOV
168	168 Other	O	Mobile Home	CPI-GOV
169	169 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
170	170 Other	O	Mobile Home	CPI-GOV
171	171 Other	O	Mobile Home	CPI-GOV
172	172 Other	O	Mobile Home	CPI-GOV
173	173 Other	O	Mobile Home	CPI-GOV
174	174 Other	O	Mobile Home	CPI-GOV
175	175 Other	O	Mobile Home	CPI-GOV
177	177 Other	O	Mobile Home	CPI-GOV
178	178 Other	O	Mobile Home	CPI-GOV
179	179 Other	O	Mobile Home	CPI-GOV
180	180 Other	O	Mobile Home	CPI-GOV
181	181 Other	O	Mobile Home	CPI-GOV
182	182 Other	O	Mobile Home	CPI-GOV
183	183 Other	O	Mobile Home	CPI-GOV
184	184 Other	O	Mobile Home	CPI-GOV
185	185 Other	O	Mobile Home	CPI-GOV
186	186 Other	O	Mobile Home	CPI-GOV
187	187 Other	O	Mobile Home	CPI-GOV
188	188 Other	O	Mobile Home	CPI-GOV
189	189 Other	O	Mobile Home	CPI-GOV
190	190 Other	O	Mobile Home	CPI-GOV
191	191 Other	O	Mobile Home	CPI-GOV
193	193 Other	O	Mobile Home	CPI-GOV
194	194 Other	O	Mobile Home	CPI-GOV
195	195 Other	O	Mobile Home	CPI-GOV
196	196 Other	O	Mobile Home	CPI-GOV
197	197 Other	O	Mobile Home	CPI-GOV
198	198 Other	O	Mobile Home	CPI-GOV
199	199 Other	O	Mobile Home	CPI-GOV
202	202 Other	O	Mobile Home	CPI-GOV
203	203 Other	O	Mobile Home	CPI-GOV
204	204 Other	O	Mobile Home	CPI-GOV
205	205 Other	O	Mobile Home	CPI-GOV

206	206 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
207	207 Other	O	Mobile Home	CPI-GOV
208	208 Other	O	Mobile Home	CPI-GOV
209	209 Other	O	Mobile Home	CPI-GOV
210	210 Other	O	Mobile Home	CPI-GOV
212	212 Other	O	Mobile Home	CPI-GOV
213	213 Other	O	Mobile Home	CPI-GOV
215	215 Other	O	Mobile Home	CPI-GOV
216	216 Other	O	Mobile Home	CPI-GOV
217	217 Other	O	Mobile Home	CPI-GOV
220	220 Other	O	Mobile Home	CPI-GOV
221	221 Other	O	Mobile Home	CPI-GOV
222	222 Other	O	Mobile Home	CPI-GOV
224	224 Other	O	Mobile Home	CPI-GOV
225	225 Other	O	Mobile Home	CPI-GOV
226	226 Other	O	Mobile Home	CPI-GOV
227	227 Other	O	Mobile Home	CPI-GOV
228	228 Other	O	Mobile Home	CPI-GOV
229	229 Other	O	Mobile Home	CPI-GOV
230	230 Other	O	Mobile Home	CPI-GOV
231	231 Other	O	Mobile Home	CPI-GOV
233	233 Other	O	Mobile Home	CPI-GOV
236	236 Other	O	Mobile Home	CPI-GOV
238	238 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
239	239 Other	O	Mobile Home	CPI-GOV
240	240 Other	O	Mobile Home	CPI-GOV
241	241 Other	O	Mobile Home	CPI-GOV
242	242 Other	O	Mobile Home	CPI-GOV
19	19 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
20	20 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
23	23 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
27	27 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
32	32 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
38	38 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
39	39 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
43	43 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
104	104 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
108	108 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt

112		112 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
120		120 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
133		133 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
136		136 Vacant	Vacant	Vacant	Vacant
138		138 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
139		139 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
153		153 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
160		160 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
235		235 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
237		237 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
9		9 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
11		11 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
46		46 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
64		64 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
113		113 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
130		130 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
156		156 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
176	24-Jun-00	RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
192	10-Jul-00	RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
200	18-Jul-00	RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
201		201 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
211		211 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
214		214 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
218		218 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease
223		223 RV Exempt	RV Exempt	Recreational Vehicle	Other - RV Exempt
232		232 Vacant	Vacant	Vacant	Vacant
234		234 Annual Rental	L	Mobile Home	Other - Exempt Long Term Lease

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: FRANCISCAN MHP
Name
2317 S. CHESTNUT AVE. FRESNO CA 93725
Address
THE CARITAS CORPORATION
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

ANA MAURICIO
Print Name

COMMUNITY MANAGER
Print Title

Signature

4/25/17
Date

Mailing Address
(Include business name if applicable)
FRANCISCAN MHP
2317 S. CHESTNUT AVE.
FRESNO, CA 93725

Form MRR 1-1

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: FRANCISCAN MHP
Name

2317 S. CHESTNUT AVE. FRESNO CA 93725
Address

A. Automatic Increase – Consumer Price Index (FMC Article 12, §8-1212.2)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 1.13
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. 387.12
3. Total dollar amount of the increase based upon the CPI. 4.37

B. Automatic Pass-Through of Annual Government Costs (FMC Article 12, §8-1212.1)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. 0

C. Non-Automatic Rent Increase (FMC Article 12, §8-1209 and §8-1212)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §8-1212 (a-k) in determining the amount of the increase. Review §8-1212 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

- ____ a. Percentage change in the CPI.
- ____ b. State/federal wage and price guidelines.
- ____ c. Comparable mobilehome spaces in comparable parks.
- ____ d. The length of time since the last increase.
- ____ e. Completion of any capital improvements or rehabilitation work.
- ____ f. Changes in rent paid by the owner for lease of the land.
- ____ g. Changes in reasonable operating and maintenance expenses.
- ____ h. Repairs other than wear and tear.
- ____ i. The amount of services and amenities.
- ____ j. Any existing lease.
- ____ k. A just and reasonable rate of return on the owner's investment.

Total Amount Requested for Non-Automatic Rent Increase Application 0

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) 4.37

Form MRR 1-2. Revised December 3, 2014

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE

RENT INCREASE INFORMATION

Mobile Home Park: Franciscan Mobile Home Park **Phone** (559) 251-2236

Address: 2317 S. Chestnut Fresno, CA 93725

Reporting Period: January 1, 2016 through December 31, 2016 **Number of Spaces per Park Permit** 161

Information must be provided for each space

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
O	1	☑ Mobile Home ☐ Rec. Vehicle	$ 396.57	1-Jan-16	$ 396.57	$ 4.37	1-Aug-15	$ 396.57	(J)	K	L
O	2	☑ Mobile Home ☐ Rec. Vehicle	$ 361.79	1-Jan-16	$ 361.79	$ 4.37	1-Aug-15	$ 361.79	(J)	K	L
O	3	☑ Mobile Home ☐ Rec. Vehicle	$ 461.84	1-Jan-16	$ 461.84	$ 4.37	1-Aug-15	$ 461.84	(J)	K	L
O	4	☑ Mobile Home ☐ Rec. Vehicle	$ 361.45	1-Jan-16	$ 361.45	$ 4.37	1-Aug-15	$ 361.45	(J)	K	L
O	5	☑ Mobile Home ☐ Rec. Vehicle	$ 414.96	1-Jan-16	$ 414.96	$ 4.37	1-Aug-15	$ 414.96	(J)	K	L
O	6	☑ Mobile Home ☐ Rec. Vehicle	$ 368.20	1-Jan-16	$ 368.20	$ 4.37	1-Aug-15	$ 368.20	(J)	K	L
O	7	☑ Mobile Home ☐ Rec. Vehicle	$ 354.18	1-Jan-16	$ 354.18	$ 4.37	1-Aug-15	$ 354.18	(J)	K	L
O	8	☑ Mobile Home ☐ Rec. Vehicle	$ 370.46	1-Jan-16	$ 370.46	$ 4.37	1-Aug-15	$ 370.46	(J)	K	L
O	9	☑ Mobile Home ☐ Rec. Vehicle	$ 378.94	1-Jan-16	$ 378.94	$ 4.37	1-Aug-15	$ 378.94	(J)	K	L
O	10	☑ Mobile Home ☐ Rec. Vehicle	$ 379.63	1-Jan-16	$ 379.63	$ 4.37	1-Aug-15	$ 379.63	(J)	K	L
O	11	☑ Mobile Home ☐ Rec. Vehicle	$ 432.19	1-Jan-16	$ 432.19	$ 4.37	1-Aug-15	$ 432.19	(J)	K	L
O	12	☑ Mobile Home ☐ Rec. Vehicle	$ 377.91	1-Jan-16	$ 377.91	$ 4.37	1-Aug-15	$ 377.91	(J)	K	L
O	13	☑ Mobile Home ☐ Rec. Vehicle	$ 354.26	1-Jan-16	$ 354.26	$ 4.37	1-Aug-15	$ 354.26	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Franciscan Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	14	☑ Mobile Home ☐ Rec. Vehicle	$ 379.43	1-Jan-16	$ 379.43	$ 4.37	1-Aug-15	$ 379.43	(J)	K	L
O	15	☑ Mobile Home ☐ Rec. Vehicle	$ 409.20	1-Jan-16	$ 409.20	$ 4.37	1-Aug-15	$ 409.20	(J)	K	L
O	16	☑ Mobile Home ☐ Rec. Vehicle	$ 397.71	1-Jan-16	$ 397.71	$ 4.37	1-Aug-15	$ 397.71	(J)	K	L
O	17	☑ Mobile Home ☐ Rec. Vehicle	$ 394.79	1-Jan-16	$ 394.79	$ 4.37	1-Aug-15	$ 394.79	(J)	K	L
O	18	☑ Mobile Home ☐ Rec. Vehicle	$ 418.22	1-Jan-16	$ 418.22	$ 4.37	1-Aug-15	$ 418.22	(J)	K	L
O	19	☑ Mobile Home ☐ Rec. Vehicle	$ 403.19	1-Jan-16	$ 403.19	$ 4.37	1-Aug-15	$ 403.19	(J)	K	L
O	20	☑ Mobile Home ☐ Rec. Vehicle	$ 347.44	1-Jan-16	$ 347.44	$ 4.37	1-Aug-15	$ 347.44	(J)	K	L
O	21	☑ Mobile Home ☐ Rec. Vehicle	$ 415.79	1-Jan-16	$ 415.79	$ 4.37	1-Aug-15	$ 415.79	(J)	K	L
O	22	☑ Mobile Home ☐ Rec. Vehicle	$ 354.92	1-Jan-16	$ 354.92	$ 4.37	1-Aug-15	$ 354.92	(J)	K	L
O	23	☑ Mobile Home ☐ Rec. Vehicle	$ 420.62	1-Jan-16	$ 420.62	$ 4.37	1-Aug-15	$ 420.62	(J)	K	L
O	24	☑ Mobile Home ☐ Rec. Vehicle	$ 394.77	1-Jan-16	$ 394.77	$ 4.37	1-Aug-15	$ 394.77	(J)	K	L
O	25	☑ Mobile Home ☐ Rec. Vehicle	$ 371.48	1-Jan-16	$ 371.48	$ 4.37	1-Aug-15	$ 371.48	(J)	K	L
O	26	☑ Mobile Home ☐ Rec. Vehicle	$ 436.88	1-Jan-16	$ 436.88	$ 4.37	1-Aug-15	$ 436.88	(J)	K	L
O	27	☑ Mobile Home ☐ Rec. Vehicle	$ 385.02	1-Jan-16	$ 385.02	$ 4.37	1-Aug-15	$ 385.02	(J)	K	L
O	28	☑ Mobile Home ☐ Rec. Vehicle	$ 347.44	1-Jan-16	$ 347.44	$ 4.37	1-Aug-15	$ 347.44	(J)	K	L
O	29	☑ Mobile Home ☐ Rec. Vehicle	$ 379.90	1-Jan-16	$ 379.90	$ 4.37	1-Aug-15	$ 379.90	(J)	K	L
O	30	☑ Mobile Home ☐ Rec. Vehicle	$ 328.91	1-Jan-16	$ 328.91	$ 4.37	1-Aug-15	$ 328.91	(J)	K	L
O	31	☑ Mobile Home ☐ Rec. Vehicle	$ 436.83	1-Jan-16	$ 436.83	$ 4.37	1-Aug-15	$ 436.83	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Franciscan Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	32	☑ Mobile Home ☐ Rec. Vehicle	$ 439.01	1-Jan-16	$ 439.01	$ 4.37	1-Aug-15	$ 439.01	(J)	K	L
O	33	☑ Mobile Home ☐ Rec. Vehicle	$ 329.94	1-Jan-16	$ 329.94	$ 4.37	1-Aug-15	$ 329.94	(J)	K	L
O	34	☑ Mobile Home ☐ Rec. Vehicle	$ 404.36	1-May-17	$ 444.80		1-May-17	$ 444.80	J	K	(L)
O	35	☑ Mobile Home ☐ Rec. Vehicle	$ 477.02	1-Jan-16	$ 477.02	$ 4.37	1-Aug-15	$ 477.02	(J)	K	L
O	36	☑ Mobile Home ☐ Rec. Vehicle	$ 413.73	1-Jan-16	$ 413.73	$ 4.37	1-Aug-15	$ 413.73	(J)	K	L
O	37	☑ Mobile Home ☐ Rec. Vehicle	$ 393.82	1-Jan-16	$ 393.82	$ 4.37	1-Aug-15	$ 393.82	(J)	K	L
O	38	☑ Mobile Home ☐ Rec. Vehicle	$ 400.08	1-Jan-16	$ 400.08	$ 4.37	1-Aug-15	$ 400.08	(J)	K	L
O	39	☑ Mobile Home ☐ Rec. Vehicle	$ 347.20	1-Jan-16	$ 347.20	$ 4.37	1-Aug-15	$ 347.20	(J)	K	L
O	40	☑ Mobile Home ☐ Rec. Vehicle	$ 375.46	1-Jan-16	$ 375.46	$ 4.37	1-Aug-15	$ 375.46	(J)	K	L
O	41	☑ Mobile Home ☐ Rec. Vehicle	$ 365.61	1-Jan-16	$ 365.61	$ 4.37	1-Aug-15	$ 365.61	(J)	K	L
O	42	☑ Mobile Home ☐ Rec. Vehicle	$ 393.05	1-Jan-16	$ 393.05	$ 4.37	1-Aug-15	$ 393.05	(J)	K	L
O	43	☑ Mobile Home ☐ Rec. Vehicle	$ 370.11	1-Jan-16	$ 370.11	$ 4.37	1-Aug-15	$ 370.11	(J)	K	L
O	44	☑ Mobile Home ☐ Rec. Vehicle	$ 353.20	1-Jan-16	$ 353.20	$ 4.37	1-Aug-15	$ 353.20	(J)	K	L
O	45	☑ Mobile Home ☐ Rec. Vehicle	$ 402.86	1-Jan-16	$ 402.86	$ 4.37	1-Aug-15	$ 402.86	(J)	K	L
O	46	☑ Mobile Home ☐ Rec. Vehicle	$ 361.45	1-Jan-16	$ 361.45	$ 4.37	1-Aug-15	$ 361.45	(J)	K	L
O	47	☑ Mobile Home ☐ Rec. Vehicle	$ 417.85	1-Jan-16	$ 417.85	$ 4.37	1-Aug-15	$ 417.85	(J)	K	L
O	48	☑ Mobile Home ☐ Rec. Vehicle	$ 412.86	1-Jan-16	$ 412.86	$ 4.37	1-Aug-15	$ 412.86	(J)	K	L
O	49	☑ Mobile Home ☐ Rec. Vehicle	$ 369.99	1-Jan-16	$ 369.99	$ 4.37	1-Aug-15	$ 369.99	(J)	K	L

Mobile Home Park: Franciscan Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	50	☑ Mobile Home ☐ Rec. Vehicle	$ 466.37	1-Jan-16	$ 466.37	$ 4.37	1-Aug-15	$ 466.37	(J)	K	L
O	51	☑ Mobile Home ☐ Rec. Vehicle	$ 410.68	1-Jan-16	$ 410.68	$ 4.37	1-Aug-15	$ 410.68	(J)	K	L
O	52	☑ Mobile Home ☐ Rec. Vehicle	$ 368.75	1-Jan-16	$ 368.75	$ 4.37	1-Aug-15	$ 368.75	(J)	K	L
O	53	☑ Mobile Home ☐ Rec. Vehicle	$ 339.77	1-Jan-16	$ 339.77	$ 4.37	1-Aug-15	$ 339.77	(J)	K	L
O	54	☑ Mobile Home ☐ Rec. Vehicle	$ 432.38	1-Jan-16	$ 432.38	$ 4.37	1-Aug-15	$ 432.38	(J)	K	L
O	55	☑ Mobile Home ☐ Rec. Vehicle	$ 337.20	1-Jan-16	$ 337.20	$ 4.37	1-Aug-15	$ 337.20	(J)	K	L
O	56	☑ Mobile Home ☐ Rec. Vehicle	$ 417.62	1-Jan-16	$ 417.62	$ 4.37	1-Aug-15	$ 417.62	(J)	K	L
O	57	☑ Mobile Home ☐ Rec. Vehicle	$ 348.93	1-Jan-16	$ 348.93	$ 4.37	1-Aug-15	$ 348.93	(J)	K	L
O	58	☑ Mobile Home ☐ Rec. Vehicle	$ 404.14	1-Jan-16	$ 404.14	$ 4.37	1-Aug-15	$ 404.14	(J)	K	L
O	59	☑ Mobile Home ☐ Rec. Vehicle	$ 359.11	1-Jan-16	$ 359.11	$ 4.37	1-Aug-15	$ 359.11	(J)	K	L
O	60	☑ Mobile Home ☐ Rec. Vehicle	$ 400.31	1-Jan-16	$ 400.31	$ 4.37	1-Aug-15	$ 400.31	(J)	K	L
O	61	☑ Mobile Home ☐ Rec. Vehicle	$ 399.80	1-Jan-16	$ 399.80	$ 4.37	1-Aug-15	$ 399.80	(J)	K	L
O	62	☑ Mobile Home ☐ Rec. Vehicle	$ 387.44	1-Jan-16	$ 387.44	$ 4.37	1-Aug-15	$ 387.44	(J)	K	L
O	63	☑ Mobile Home ☐ Rec. Vehicle	$ 391.37	1-May-17	$ 430.51		1-May-17	$ 391.37	J	K	(L)
O	64	☑ Mobile Home ☐ Rec. Vehicle	$ 514.20	1-Jan-16	$ 463.18	$ 4.37	1-Aug-15	$ 463.18	(J)	K	L
O	65	☑ Mobile Home ☐ Rec. Vehicle	$ 342.45	1-Jan-16	$ 342.45	$ 4.37	1-Aug-15	$ 342.45	(J)	K	L
O	66	☑ Mobile Home ☐ Rec. Vehicle	$ 451.86	1-Jan-16	$ 451.86	$ 4.37	1-Aug-15	$ 451.86	(J)	K	L
O	67	☑ Mobile Home ☐ Rec. Vehicle	$ 480.45	1-Jan-16	$ 480.45	$ 4.37	1-Aug-15	$ 480.45	(J)	K	L
O	68	☑ Mobile Home ☐ Rec. Vehicle	$ 387.30	1-Jan-16	$ 387.30	$ 4.37	1-Aug-15	$ 387.30	(J)	K	L

Mobile Home Park: Franciscan Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	165	☑ Mobile Home ☐ Rec. Vehicle	$ 380.72	1-Jan-16	$ 380.72	$ 4.37	1-Aug-15	$ 380.72	(J)	K	L
O	166	☑ Mobile Home ☐ Rec. Vehicle	$ 370.92	1-Jan-16	$ 370.92	$ 4.37	1-Aug-15	$ 370.92	(J)	K	L
O	167	☑ Mobile Home ☐ Rec. Vehicle	$ 405.90	1-Jan-16	$ 405.90	$ 4.37	1-Aug-15	$ 405.90	(J)	K	L
O	168	☑ Mobile Home ☐ Rec. Vehicle	$ 413.33	1-Jan-16	$ 413.33	$ 4.37	1-Aug-15	$ 413.33	(J)	K	L
O	169	☑ Mobile Home ☐ Rec. Vehicle	$ 413.24	1-May-17	$ 454.56		1-May-17	$ 454.56	J	K	(L)
O	170	☑ Mobile Home ☐ Rec. Vehicle	$ 377.09	1-Jan-16	$ 377.09	$ 4.37	1-Aug-15	$ 377.09	(J)	K	L
O	171	☑ Mobile Home ☐ Rec. Vehicle	$ 366.32	1-Jan-16	$ 366.32	$ 4.37	1-Aug-15	$ 366.32	(J)	K	L
O	172	☑ Mobile Home ☐ Rec. Vehicle	$ 361.36	1-Jan-16	$ 361.36	$ 4.37	1-Aug-15	$ 361.36	(J)	K	L
O	173	☑ Mobile Home ☐ Rec. Vehicle	$ 412.28	1-Jan-16	$ 412.28	$ 4.37	1-Aug-15	$ 412.28	(J)	K	L
O	174	☑ Mobile Home ☐ Rec. Vehicle	$ 414.11	1-Jan-16	$ 414.11	$ 4.37	1-Aug-15	$ 414.11	(J)	K	L
O	175	☑ Mobile Home ☐ Rec. Vehicle	$ 386.24	1-Jan-16	$ 386.24	$ 4.37	1-Aug-15	$ 386.24	(J)	K	L
O	176	☑ Mobile Home ☐ Rec. Vehicle	$ 358.20	1-May-17	$ 394.02		1-May-17	$ 394.02	J	K	(L)
O	177	☑ Mobile Home ☐ Rec. Vehicle	$ 416.56	1-Jan-16	$ 416.56	$ 4.37	1-Aug-15	$ 416.56	(J)	K	L
O	178	☑ Mobile Home ☐ Rec. Vehicle	$ 376.57	1-Jan-16	$ 376.57	$ 4.37	1-Aug-15	$ 376.57	(J)	K	L
O	179	☑ Mobile Home ☐ Rec. Vehicle	$ 400.94	1-Jan-16	$ 400.94	$ 4.37	1-Aug-15	$ 400.94	(J)	K	L
O	180	☑ Mobile Home ☐ Rec. Vehicle	$ 456.08	1-Jan-16	$ 456.08	$ 4.37	1-Aug-15	$ 456.08	(J)	K	L
O	181	☑ Mobile Home ☐ Rec. Vehicle	$ 403.02	1-Jan-16	$ 403.02	$ 4.37	1-Aug-15	$ 403.02	(J)	K	L
O	182	☑ Mobile Home ☐ Rec. Vehicle	$ 347.20	1-Jan-16	$ 347.20	$ 4.37	1-Aug-15	$ 347.20	(J)	K	L

Mobile Home Park: Franciscan Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	183	☑ Mobile Home ☐ Rec. Vehicle	$ 366.85	1-Jan-16	$ 366.85	$ 4.37	1-Aug-15	$ 366.85	(J)	K	L
O	184	☑ Mobile Home ☐ Rec. Vehicle	$ 399.16	1-Jan-16	$ 399.16	$ 4.37	1-Aug-15	$ 399.16	(J)	K	L
O	185	☑ Mobile Home ☐ Rec. Vehicle	$ 390.86	1-Jan-16	$ 390.86	$ 4.37	1-Aug-15	$ 390.86	(J)	K	L

Form MRR 1-3 Revised December 2005

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE

RENT INCREASE INFORMATION

Mobile Home Park: Town & Country Mobile Home Park **Phone** (559) 251-2236

Address: 2373 S. Chestnut Fresno, CA 93725

Reporting Period: January 1, 2016 through December 31, 2016 **Number of Spaces per Park Permit** 73

Information must be provided for each space

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
O	1	☑ Mobile Home ☐ Rec. Vehicle	$ 383.27	1-Jan-16	$ 383.27	$ 4.01	1-Aug-15	$ 383.27	(J)	K	L
O	2	☑ Mobile Home ☐ Rec. Vehicle	$ 386.51	1-Jan-16	$ 386.51	$ 4.01	1-Aug-15	$ 386.51	(J)	K	L
O	3	☑ Mobile Home ☐ Rec. Vehicle	$ 335.97	1-Jan-16	$ 335.97	$ 4.01	1-Aug-15	$ 335.97	(J)	K	L
O	4	☑ Mobile Home ☐ Rec. Vehicle	$ 307.24	1-Jan-16	$ 307.24	$ 4.01	1-Aug-15	$ 307.24	(J)	K	L
O	5	☑ Mobile Home ☐ Rec. Vehicle	$ 362.81	1-Jan-16	$ 362.81	$ 4.01	1-Aug-16	$ 362.81	(J)	K	L
O	6	☑ Mobile Home ☐ Rec. Vehicle	$ 451.28	1-Jan-16	$ 451.28	$ 4.01	1-Aug-15	$ 451.28	(J)	K	L
O	7	☑ Mobile Home ☐ Rec. Vehicle	$ 416.90	1-Jan-16	$ 416.90	$ 4.01	1-Aug-15	$ 416.90	(J)	K	L
O	8	☑ Mobile Home ☐ Rec. Vehicle	$ 427.83	1-Jan-16	$ 427.38	$ 4.01	1-Aug-15	$ 427.83	(J)	K	L
O	10	☑ Mobile Home ☐ Rec. Vehicle	$ 378.22	1-Jan-16	$ 378.22	$ 4.01	1-Aug-15	$ 378.22	(J)	K	L
O	11	☑ Mobile Home ☐ Rec. Vehicle	$ 336.53	1-Jan-16	$ 336.53	$ 4.01	1-Aug-15	$ 336.53	(J)	K	L
O	12	☑ Mobile Home ☐ Rec. Vehicle	$ 335.21	1-Jan-16	$ 335.12	$ 4.01	1-Aug-15	$ 335.21	(J)	K	L
O	13	☑ Mobile Home ☐ Rec. Vehicle	$ 342.22	1-Jan-16	$ 342.22	$ 4.01	1-Aug-15	$ 342.22	(J)	K	L
O	14	☑ Mobile Home ☐ Rec. Vehicle	$ 331.50	1-Jan-16	$ 331.50	$ 4.01	1-Aug-15	$ 331.50	(J)	K	L
O	15	☑ Mobile Home ☐ Rec. Vehicle	$ 330.06	1-Jan-16	$ 330.06	$ 4.01	1-Aug-15	$ 330.06	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Town & Country Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	16	☑ Mobile Home ☐ Rec. Vehicle	$ 410.22	1-Jan-16	$ 410.22	$ 4.01	1-Aug-15	$ 410.22	(J)	K	L
O	17	☑ Mobile Home ☐ Rec. Vehicle	$ 307.24	1-Jan-16	$ 307.24	$ 4.01	1-Aug-15	$ 307.24	(J)	K	L
O	18	☑ Mobile Home ☐ Rec. Vehicle	$ 364.64	1-Jan-16	$ 364.64	$ 4.01	1-Aug-15	$ 364.64	(J)	K	L
O	19	☑ Mobile Home ☐ Rec. Vehicle	$ 338.39	1-Jan-16	$ 338.39	$ 4.01	1-Jul-15	$ 338.39	(J)	K	L
O	20	☑ Mobile Home ☐ Rec. Vehicle	$ 344.85	1-Jan-16	$ 344.85	$ 4.01	1-Aug-15	$ 344.85	(J)	K	L
O	21	☑ Mobile Home ☐ Rec. Vehicle	$ 331.50	1-Jan-16	$ 331.50	$ 4.01	1-Aug-15	$ 331.50	(J)	K	L
O	22	☑ Mobile Home ☐ Rec. Vehicle	$ 302.24	1-Jan-16	$ 302.24	$ 4.01	1-Aug-15	$ 302.24	(J)	K	L
O	23	☑ Mobile Home ☐ Rec. Vehicle	$ 358.85	1-Jan-16	$ 358.85	$ 4.01	1-Aug-15	$ 358.85	(J)	K	L
O	24	☑ Mobile Home ☐ Rec. Vehicle	$ 416.28	1-Jan-16	$ 416.28	$ 4.01	1-Aug-15	$ 416.28	(J)	K	L
O	25	☑ Mobile Home ☐ Rec. Vehicle	$ 392.69	1-Jan-16	$ 388.68	$ 4.01	1-Aug-15	$ 392.69	(J)	K	L
O	26	☑ Mobile Home ☐ Rec. Vehicle	$ 329.75	1-Jan-16	$ 329.75	$ 4.01	1-Aug-15	$ 329.75	(J)	K	L
O	27	☑ Mobile Home ☐ Rec. Vehicle	$ 315.15	1-Jan-16	$ 315.15	$ 4.01	1-Aug-15	$ 315.15	(J)	K	L
O	28	☑ Mobile Home ☐ Rec. Vehicle	$ 426.30	1-Jan-16	$ 426.30	$ 4.01	1-Aug-15	$ 426.30	(J)	K	L
O	29	☑ Mobile Home ☐ Rec. Vehicle	$ 355.82	1-Jan-16	$ 355.82	$ 4.01	1-Aug-15	$ 355.82	(J)	K	L
O	30	☑ Mobile Home ☐ Rec. Vehicle	$ 357.47	1-Jan-16	$ 357.47	$ 4.01	1-Aug-15	$ 357.47	(J)	K	L
O	31	☑ Mobile Home ☐ Rec. Vehicle	$ 366.72	1-Jan-16	$ 366.72	$ 4.01	1-Aug-15	$ 366.72	(J)	K	L
O	32	☑ Mobile Home ☐ Rec. Vehicle	$ 332.78	1-Jan-16	$ 332.78	$ 4.01	1-Aug-15	$ 332.78	(J)	K	L
O	33	☑ Mobile Home ☐ Rec. Vehicle	$ 327.35	1-Jan-16	$ 327.35	$ 4.01	1-Aug-15	$ 327.35	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Town & Country Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	34	☑ Mobile Home ☐ Rec. Vehicle	$ 325.28	1-Jan-17	$ 357.81	$ -	1-Jan-17	$ 357.81	J	K	(L)
O	35	☑ Mobile Home ☐ Rec. Vehicle	$ 360.97	1-Jan-16	$ 360.97	$ 4.01	1-Aug-15	$ 360.97	(J)	K	L
O	36	☑ Mobile Home ☐ Rec. Vehicle	$ 311.24	1-Jan-16	$ 311.24	$ 4.01	1-Aug-15	$ 311.24	(J)	K	L
O	37	☑ Mobile Home ☐ Rec. Vehicle	$ 377.24	22-Feb-17	$ 414.96	$ -	22-Feb-17	$ 414.96	J	K	(L)
O	38	☑ Mobile Home ☐ Rec. Vehicle	$ 350.81	1-Jan-16	$ 350.81	$ 4.01	1-Aug-15	$ 350.81	(J)	K	L
O	39	☑ Mobile Home ☐ Rec. Vehicle	$ 337.57	1-Jan-16	$ 337.57	$ 4.01	1-Aug-15	$ 337.57	(J)	K	L
O	40	☑ Mobile Home ☐ Rec. Vehicle	$ 308.73	1-Jan-16	$ 308.73	$ 4.01	1-Aug-15	$ 308.73	(J)	K	L
O	41	☑ Mobile Home ☐ Rec. Vehicle	$ 375.48	1-Jan-16	$ 375.48	$ 4.01	1-Aug-15	$ 375.48	(J)	K	L
O	42	☑ Mobile Home ☐ Rec. Vehicle	$ 428.75	1-Jan-16	$ 428.75	$ 4.01	1-Aug-15	$ 428.75	(J)	K	L
O	43	☑ Mobile Home ☐ Rec. Vehicle	$ 446.40	1-Jan-16	$ 446.40	$ 4.01	1-Aug-15	$ 446.40	(J)	K	L
O	44	☑ Mobile Home ☐ Rec. Vehicle	$ 363.42	1-Jan-16	$ 363.42	$ 4.01	1-Aug-15	$ 363.42	(J)	K	L
O	45	☑ Mobile Home ☐ Rec. Vehicle	$ 333.25	1-Jan-16	$ 333.25	$ 4.01	1-Aug-15	$ 333.25	(J)	K	L
O	46	☑ Mobile Home ☐ Rec. Vehicle	$ 342.22	1-Jan-16	$ 342.22	$ 4.01	1-Aug-15	$ 342.22	(J)	K	L
O	47	☑ Mobile Home ☐ Rec. Vehicle	$ 390.93	1-Jan-16	$ 390.93	$ 4.01	1-Aug-15	$ 390.93	(J)	K	L
O	48	☑ Mobile Home ☐ Rec. Vehicle	$ 316.24	1-Jan-16	$ 316.24	$ 4.01	1-Aug-15	$ 316.24	(J)	K	L
O	49	☑ Mobile Home ☐ Rec. Vehicle	$ 392.01	1-Jan-16	$ 392.01	$ 4.01	1-Aug-15	$ 392.01	(J)	K	L
O	50	☑ Mobile Home ☐ Rec. Vehicle	$ 380.90	1-Jan-16	$ 380.90	$ 4.01	1-Aug-15	$ 380.90	(J)	K	L
O	51	☑ Mobile Home ☐ Rec. Vehicle	$ 393.65	1-Feb-16	$ 393.65	$ 4.01	1-Feb-16	$ 393.65	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Town & Country Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	52	☑ Mobile Home ☐ Rec. Vehicle	$ 384.95	1-Jan-16	$ 384.95	$ 4.01	1-Aug-15	$ 384.95	(J)	K	L
O	53	☑ Mobile Home ☐ Rec. Vehicle	$ 329.56	1-Jan-16	$ 329.56	$ 4.01	1-Aug-15	$ 329.56	(J)	K	L
O	54	☑ Mobile Home ☐ Rec. Vehicle	$ 378.72	1-Jan-16	$ 378.72	$ 4.01	1-Aug-15	$ 378.72	(J)	K	L
O	55	☑ Mobile Home ☐ Rec. Vehicle	$ 327.35	1-Jan-16	$ 327.35	$ 4.01	1-Aug-15	$ 327.35	(J)	K	L
O	56	☑ Mobile Home ☐ Rec. Vehicle	$ 346.03	1-Jan-16	$ 346.03	$ 4.01	1-Aug-15	$ 346.03	(J)	K	L
O	57	☑ Mobile Home ☐ Rec. Vehicle	$ 454.66	1-Jan-16	$ 454.66	$ 4.01	1-Aug-15	$ 454.66	(J)	K	L
O	58	☑ Mobile Home ☐ Rec. Vehicle	$ 375.16	1-Jan-16	$ 375.16	$ 4.01	1-Aug-15	$ 375.16	(J)	K	L
O	59	☑ Mobile Home ☐ Rec. Vehicle	$ 391.65	1-Jan-16	$ 391.65	$ 4.01	1-Aug-15	$ 391.65	(J)	K	L
O	60	☑ Mobile Home ☐ Rec. Vehicle	$ 385.73	1-Jan-16	$ 385.73	$ 4.01	1-Aug-15	$ 385.73	(J)	K	L
O	61	☑ Mobile Home ☐ Rec. Vehicle	$ 369.69	1-Jan-16	$ 369.69	$ 4.01	1-Aug-15	$ 369.69	(J)	K	L
O	62	☑ Mobile Home ☐ Rec. Vehicle	$ 342.03	1-Jan-16	$ 342.03	$ 4.01	1-Aug-15	$ 342.03	(J)	K	L
O	63	☑ Mobile Home ☐ Rec. Vehicle	$ 307.24	1-Jan-16	$ 307.24	$ 4.01	1-Aug-15	$ 307.24	(J)	K	L
O	64	☑ Mobile Home ☐ Rec. Vehicle	$ 388.29	1-Jan-16	$ 388.29	$ 4.01	1-Aug-15	$ 388.29	(J)	K	L
O	65	☑ Mobile Home ☐ Rec. Vehicle	$ 367.39	1-Jan-16	$ 367.39	$ 4.01	1-Aug-15	$ 367.39	(J)	K	L
O	66	☑ Mobile Home ☐ Rec. Vehicle	$ 335.25	1-Jan-16	$ 335.25	$ 4.01	1-Aug-15	$ 335.25	(J)	K	L
O	67	☑ Mobile Home ☐ Rec. Vehicle	$ 336.47	1-Jan-16	$ 336.47	$ 4.01	1-Aug-15	$ 336.47	(J)	K	L
O	68	☑ Mobile Home ☐ Rec. Vehicle	$ 367.62	1-Jan-16	$ 367.62	$ 4.01	1-Aug-15	$ 367.62	(J)	K	L
O	69	☑ Mobile Home ☐ Rec. Vehicle	$ 333.44	1-Jan-16	$ 333.44	$ 4.01	1-Aug-15	$ 333.44	(J)	K	L

Mobile Home Park: Town & Country Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	70	☑ Mobile Home ☐ Rec. Vehicle	$ 335.98	1-Jan-16	$ 335.98	$ 4.01	1-Aug-15	$ 335.98	(J)	K	L
O	71	☑ Mobile Home ☐ Rec. Vehicle	$ 335.25	1-Jan-16	$ 335.25	$ 4.01	1-Aug-15	$ 335.25	(J)	K	L
O	72	☑ Mobile Home ☐ Rec. Vehicle	$ 411.72	1-Jan-16	$ 411.72	$ 4.01	1-Aug-15	$ 411.72	(J)	K	L
O	73	☑ Mobile Home ☐ Rec. Vehicle	$ 327.35	1-Jan-16	$ 317.81	$ 4.01	1-Aug-15	$ 327.35	(J)	K	L
O	74	☑ Mobile Home ☐ Rec. Vehicle	$ 374.25	1-Jan-16	$ 374.25	$ 4.01	1-Aug-15	$ 374.25	(J)	K	L

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Form MRR 1-3 Revised December 2005

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RESIDENT VOTING RESULTS ON RENT INCREASE

Mobile Home Park: FRANCISCAN MHP
Name

2317 S. CHESTNUT AVE. FRESNO CA 93725
Address

Residents of the mobilehome spaces identified in the rent increase application:

☒ **Accept** the rent increase. Proceedings on the rent increase application shall cease.

☐ **Reject** the rent increase. Park owners may request rent review [1]proceedings.

Number of residents voting in favor of the rent increase _____

Number of residents voting against the rent increase _____

Total number of spaces occupied by voting residents _____

Total number of spaces affected by the rent increase _____

FRANKIE BOEd
Print Name

CHAIR
Print Title

Signature

4-25-17
Date

[1]Pursuant to §8-1211, rent increases rejected by the affected residents are subject to proceedings before the Mobilehome Rent Review and Stabilization Commission at the owner's request. To request a hearing, complete Form MRR 3-1 and submit it to the City of Fresno Housing and Community Development Division, with the appropriate fees.

Form MRR 2-1

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance
Mobilehome Park Residents' Rent Committee

Mobilehome Park: FRANCISCAN MHP
Name

2317 S. CHESTNUT AVE. FRESNO CA 93725
Address

Date: 4/25/17

Date of Election: 4/25/17

Minutes Available: Yes ☐

No ☒

Name	Office	End of Term	Telephone	Address with Space Number
FRANK BOEN	CHAIR	24R.	[redacted]	
MATTIE BOEN	V. CHAIR	24R.		
CHARLES TITEW	SEC.	24R.		
JOHN HARRIS	TREASURER	24R.		
(ALTERNATES)				
SUZETTE CHESSMAN	CHAIR	24R.	[redacted]	
BLANCA LEMUS	V CHAIR	24R		

**Return a copy of this completed form to the City of Fresno and the mobilehome park owner.

Thomas Morgan, Housing and Neighborhood Revitalization Manager City of Fresno 2600 Fresno Street, Rm 3070 Fresno, CA 93721 PH: 559-621-8300	Mobilehome Park Owner	PLEASE NOTE: Former MOPS reps available to answer questions: 1. Robin Robertson [redacted] 2. Sharon Williams [redacted] 3. Helen Harvey [redacted]

Form MRR 4-1

City of FRESNO

Recd 1/7/22 KG

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

Fresno Mobile Estates
Name

1898 E Gettysburg Ave, Fresno CA, 93726
Address

Fresno RV Park, LLC
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Omar Lozano
Print Name

Development Director
Print Title

Signature

12/28/21
Date

omar@montechristomh.com
E-Mail

Mailing Address
(Include business name if applicable)
Fresno Mobile Estates

3308 El Camino Ave, Suite 300-608

Sacramento, CA 95821

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase
Application Summary of Relevant Factors

Mobilehome Park:

Fresno Mobile Estates
Name

1898 E Gettysburg Ave, Fresno CA 93726
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. **6.84%**
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. **$482.76**
3. Total dollar amount of the increase based upon the CPI. **$24.77**

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases _____

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____	a	Percentage change in the CPI	____	g	Changes in reasonable operating and maintenance expenses
____	b	State/federal wage and price guidelines	____	h	Repairs other than wear and tear
____	c	Comparable mobilehome spaces in comparable parks	____	i	The amount of services and amenities
____	d	The length of time since the last increase	____	j	Any existing lease
____	e	Completion of any capital improvements or rehabilitation work.	____	k	A just and reasonable rate of return on the owner's investment
____	f	Changes in rent paid by the owner for lease of the land			

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $24.77

Mobile Home Park: FRESNO MOBILE ESTATES					Percentage Increase		5.13%				
Address: 1898 E Gettysburg Ave, Fresno, CA 93726					Average Rent	$ 482.76	$ 24.77				
Reporting Period: January 1, 2020 through December 31, 2020						Number of Spaces per Park Permit: 73					
Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on Date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent (D+G)	Reason for Increase K. Government		J. CPI L. Other
A	B	C	D	E	F	G	H	I	J	K	L
	86	Recreational Vehicle		VACANT							
L	105	Mobile Home		9/1/16							
	106	Recreational Vehicle		VACANT							
O	107	Mobile Home	$575.00	10/31/10	$ 575.00	$ 24.77	19-Mar	$599.77	X		
O	108	Mobile Home	$575.00	6/23/21	$ 575.00	$ 24.77	n/a	$599.77			
O	109	Mobile Home	$575.00	11/1/20	$ 575.00	$ 24.77	n/a	$599.77	X		
	110	Recreational Vehicle		VACANT							
	111	Recreational Vehicle		VACANT							
O	112	Mobile Home	$575.00	6/18/21	$575.00	$ 24.77	n/a	$599.77	X		
	113	Mobile Home									
L	114	Mobile Home		5/22/18							
L	115	Mobile Home		3/25/20							
L	116	Recreational Vehicle		7/21/20							
L	117	Mobile Home		9/15/17							
O	118	Mobile Home	$429.74	9/1/16	395.59	$ 24.77	1-May	$454.51	X		
O	119	Mobile Home	$367.70	9/1/16	334.92	$ 24.77	1-May	$392.47	X		
O	120	Recreational Vehicle	$567.30	2/22/19	550	$ 24.77	1-May	$592.07	X		
O	121	Mobile Home	$388.39	9/1/16	355.15	$ 24.77	1-May	$413.16	X		
O	122	Recreational Vehicle	$550.00	7/2/19	$550.00	$ 24.77	n/a	$574.77	X		
	123	Recreational Vehicle		VACANT							
O	124	Recreational Vehicle	$575.00	3/12/21	$575.00	$ 24.77	n/a	$599.77	X		
O	125	Recreational Vehicle	$575.00	6/9/21	$550.00	$ 24.77	n/a	$599.77	X		
L	126	Mobile Home		11/4/19							
L	127	Mobile Home		5/12/20							
L	128	Mobile Home		3/29/17							
O	129	Mobile Home	$575.00	2/1/21	575	$ 24.77	n/a	$599.77	X		
O	130	Mobile Home	$575.00	1/4/21	575	$ 24.77	n/a	$599.77	X		
L	131	Mobile Home		7/19/17							
O	132	Mobile Home	$575.00	8/30/21	575	$ 24.77	n/a	$599.77	X		
O	133	Mobile Home	$520.30	6/2/21	520.3	$ 24.77	n/a	$545.07	X		
O	134	Mobile Home	$367.70	9/1/16	334.92	$ 24.77	1-May	$392.47	X		
O	135	Mobile Home	$449.83	9/1/16	355.81	$ 24.77	1-May	$474.60	X		
O	136	Mobile Home	$575.00	8/13/21	$575.00	$ 24.77	n/a	$599.77	X		
	137	Recreational Vehicle		VACANT							
	138	Recreational Vehicle		VACANT							
	139	Recreational Vehicle		VACANT							
O	140	Mobile Home	$575.00	6/23/21	$575.00	$ 24.77	n/a	$599.77	X		
O	141	Mobile Home	$575.00	3/16/21	$ 575.00	$ 24.77	n/a	$599.77	X		
	142	Mobile Home		10/26/21							
L	143	Mobile Home		3/6/20							
L	144	Mobile Home		11/27/20							
L	145	Mobile Home		2/1/17							
L	146	Mobile Home		3/1/20							
	147	Recreational Vehicle		VACANT							
	148	Recreational Vehicle		VACANT							
	149	Recreational Vehicle		VACANT							
	150	Recreational Vehicle		VACANT							
L	151	Mobile Home		3/5/18							
O	152	Mobile Home	$430.74	9/1/16	$ 396.57	$ 24.77	1-May	$455.51	X		
O	153	Recreational Vehicle	$528.55	12/4/17	$ 500.00	$ 24.77	1-May	$553.32	X		
O	154	Recreational Vehicle	$580.30	11/30/18	$ 550.00	$ 24.77	1-May	$605.07	X		
O	155	Recreational Vehicle	$556.53	9/3/19	$500.00	$ 24.77	1-May	$581.30	X		

	156	Mobile Home		11/10/21	$ 575.00						
	157	Mobile Home		11/22/21	$ 575.00						
O	159	Mobile Home	$385.08	9/1/16	$ 359.69	$ 24.77	1-May	$409.85	X		
O	160	Recreational Vehicle	$559.35	11/27/19	$550.00	$ 24.77	1-May	$584.12	X		
O	161	Recreational Vehicle	$579.68	12/14/18	$ 550.00	$ 24.77	1-May	$604.45	X		
O	162	Recreational Vehicle	$579.68	4/21/18	$ 550.00	$ 24.77	1-May	$604.45	X		
O	163	Mobile Home	$384.57	9/1/16	$ 351.42	$ 24.77	1-May	$409.34	X		
O	164	Recreational Vehicle	$581.53	1/31/20	$ 575.00	$ 24.77	1-May	$606.30	X		
L	165	MH: Resident Occupied		12/6/19							
O	166	Mobile Home	$380.90	9/1/16	$ 347.83	$ 24.77	1-May	$405.67	X		
	167	Recreational Vehicle		12/3/21	$ 575.00						
	168	**Recreational Vehicle**		**VACANT**							
O	169	Mobile Home	$485.37	9/13/16	$ 450.00	$ 24.77	1-May	$510.14	X		
O	170	Recreational Vehicle	$477.43	11/7/17	$ 450.00	$ 24.77	1-May	$502.20	X		
L	171	Mobile Home		11/1/19							
L	172	Mobile Home		9/1/16							
	173	**Mobile Home**		**VACANT**							
	174	**Mobile Home**		**VACANT**							
O	175	Mobile Home	$373.54	9/1/16	340.63	$ 24.77	1-May	$398.31	X		
O	176	Mobile Home	$395.91	9/1/16	362.51	$ 24.77	1-May	$420.68	X		
	177	Recreational Vehicle	$575.00	6/15/21							

Mobilehome Park Rent Review and Stabilization Ordinance

Application Results for §12-2014 of the FMC

AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: Millbrook Mobile Homes Village
Name

3404 N Millbrook Ave Fresno CA 93726
Address

This form is to be completed by the Resident Rent Committee Chair and mailed to the owner with a copy to HCD. Check **ONLY ONE** of the following boxes. Please note that the CPI increase request is **NOT** subject to a vote of affected Residents. It is the responsibility of the Resident Rent Committee and/or Chair to review a CPI rent increase request for completeness. Refer to §12-2009 (a) – (d).

☒ The Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We find the request and documents to be complete and are hereby notifying both HCD and the owner within five (5) days of receipt of a complete application.

☐ Pursuant to §12-2009(c), the Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We notified the owner within five days after receipt of the application of the information or documents that are needed to make the application complete BUT the owner has not submitted the information or documents needed to make the application complete within ten working days of our request. We are hereby notifying HCD of this incomplete application status and requesting assistance.

a) Also complete the following if notifying HCD of an incomplete CPI rent increase application.

Date of receipt of owner's original application	
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional Information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

Joseph A Root
Print Name

Rent Control Chairperson
Print Title

Signature of Rent Committee Chairman

9-9-19
Date

FORM MRR 2-2. December 2018

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION - for increase January 1, 2019

Mobile Home Park: Millbrook Mobile Home Village **Phone:** (559)227-1087

Address: 3404 N. Millbrook Avenue, Fresno, CA 93726

Reporting Period: January 1, 2019 through December 31, 2019 **Number of Spaces:** 94

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on Jan 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
(O)	1	Space does not exist									
(O)	2	Space does not exist									
(O)	3	Space does not exist									
(O)	4	Space does not exist									
(O)	5	Space does not exist									
(O)	6	X Mobile Home ___ Rec. Vehicle	$577.69	03-13	$558.37	$9.37	01-19	$587.06	X		
(O)	7	X Mobile Home ___ Rec. Vehicle	$474.31	06-19	$474.31	$0.00	X	$474.31	X		
(O)	8	X Mobile Home ___ Rec. Vehicle	$427.31	04-13	$407.99	$9.37	01-19	$436.68	X		
(O)	9	X Mobile Home ___ Rec. Vehicle	$404.46	05-12	$380.87	$9.37	01-19	$413.83	X		

City of FRESNO

Mobile home Park: Westlake

(O)	10	X Mobile Home ___ Rec. Vehicle	$409.00	11-17	$409.00	$9.37	X	$418.37	X		
(O)	11	X Mobile Home ___ Rec. Vehicle	$387.34	06-02	Unknown	$9.37	01-19	$396.71	X		
(O)	12	X Mobile Home ___ Rec. Vehicle	$405.40	12-02	Unknown	$9.37	01-19	$414.77	X		
(O)	13	Space does not exist									
(O)	14	X Mobile Home ___ Rec. Vehicle	$386.94	12-13	$367.62	$9.37	01-19	$396.31	X		
(O)	15	X Mobile Home ___ Rec. Vehicle	$409.81	12-15	$396.88	$9.37	01-19	$419.18	X		
(O)	16	X Mobile Home ___ Rec. Vehicle	$370.49	10-15	$357.56	$9.37	01-19	$379.86	X		
(O)	17	X Mobile Home ___ Rec. Vehicle	$368.47	09-16	$360.00	$9.37	01-19	$377.84	X		
(O)	18	X Mobile Home ___ Rec. Vehicle	$414.68	08-17	$406.21	$9.37	01-19	$424.05	X		
(O)	19	X Mobile Home ___ Rec. Vehicle	$394.11	12-15	$381.18	$9.37	01-19	$403.48	X		
(O)	20	X Mobile Home ___ Rec. Vehicle	$462.17	04-18	$462.17	$9.37	X	$471.54	X		
(O)	21	X Mobile Home ___ Rec. Vehicle	$347.90	01-02	Unknown	$9.37	01-19	$357.27	X		
(O)	22	X Mobile Home ___ Rec. Vehicle	$408.12	04-12	$384.53	$9.37	01-19	$417.49	X		
(O)	23	X Mobile Home ___ Rec. Vehicle	$471.50	04-07	Unknown	$9.37	01-19	$480.87	X		
(O)	24	X Mobile Home ___ Rec. Vehicle	$436.85	09-06	Unknown	$9.37	01-19	$446.22	X		
(O)	25	X Mobile Home ___ Rec. Vehicle	$416.47	12-15	$403.54	$9.37	01-19	$425.84	X		
(O)	26	X Mobile Home ___ Rec. Vehicle	$372.81	09-09	Unknown	$9.37	01-19	$382.18	X		

City of FRESNO

Mobile home Park: Westlake

(O)	27	X Mobile Home ___ Rec. Vehicle	$379.72	02-05	Unknown	$9.37	01-19	$389.09	X		
(O)	28	X Mobile Home ___ Rec. Vehicle	$465.06	05-19	$465.06	$0.00	X	$465.06	X		
(O)	29	X Mobile Home ___ Rec. Vehicle	$439.48	12-06	Unknown	$9.37	01-19	$448.85	X		
(O)	30	X Mobile Home ___ Rec. Vehicle	$351.72	06-12	Unknown	$9.37	01-19	$361.09	X		
(O)	31	__ Mobile Home _x_ Rec. Vehicle	VACANT		$0.00	$0.00	X	#VALUE!	X		
(O)	32	X Mobile Home ___ Rec. Vehicle	$407.77	07-03	Unknown	$9.37	01-19	$417.14	X		
(O)	33	X Mobile Home ___ Rec. Vehicle	$484.27	05-03	Unknown	$9.37	01-19	$493.64	X		
(O)	34	X Mobile Home ___ Rec. Vehicle	$337.83	06-04	Unknown	$9.37	01-19	$347.20	X		
(O)	35	X Mobile Home ___ Rec. Vehicle	$398.91	02-08	Unknown	$9.37	01-19	$408.28	X		
(O)	36	X Mobile Home ___ Rec. Vehicle	$464.76	10-05	Unknown	$9.37	01-19	$474.13	X		
(O)	37	X Mobile Home ___ Rec. Vehicle	$428.66	07-11	Unknown	$9.37	01-19	$438.03	X		
(O)	38	X Mobile Home ___ Rec. Vehicle	$400.99	12-08	Unknown	$9.37	01-19	$410.36	X		
(O)	39	X Mobile Home ___ Rec. Vehicle	$369.47	09-04	Unknown	$9.37	01-19	$378.84	X		
(O)	40	X Mobile Home ___ Rec. Vehicle	$401.10	08-19	$401.10	$0.00	X	$401.10	X		
(O)	41	X Mobile Home ___ Rec. Vehicle	$410.34	03-17	$365.34	$9.37	01-19	$419.71	X		
(O)	42	X Mobile Home ___ Rec. Vehicle	$370.37	05-11	Unknown	$9.37	01-19	$379.74	X		
(O)	43	X Mobile Home ___ Rec. Vehicle	$408.06	10-15	$359.21	$9.37	01-19	$417.43	X		

City of FRESNO

Mobile home Park: Westlake

(O)	44	X Mobile Home ___ Rec. Vehicle	$347.90	10-96	Unknown	$9.37	01-19	$357.27	X		
(O)	45	__ Mobile Home _X_ Rec. Vehicle	$384.40	10-14	$365.08	$9.37	01-19	$393.77	X		
(O)	46	X Mobile Home ___ Rec. Vehicle	$443.86	10-03	Unknown	$9.37	01-19	$453.23	X		
(O)	47	X Mobile Home ___ Rec. Vehicle	$512.19	07-13	$492.87	$9.37	01-19	$521.56	X		
(O)	48	X Mobile Home ___ Rec. Vehicle	$485.30	12-11	Unknown	$9.37	01-19	$494.67	X		
(O)	49	X Mobile Home ___ Rec. Vehicle	$469.29	06-18	$469.29	$9.37	X	$478.66	X		
(O)	50	__ Mobile Home _X_ Rec. Vehicle	VACANT	X	X	X	X	X	X		
(O)	51	X Mobile Home ___ Rec. Vehicle	$384.43	04-01	Unknown	$9.37	01-19	$393.80	X		
(O)	52	___ Mobile Home _x_ Rec. Vehicle	$368.48	08-16	$360.00	$9.37	01-19	$377.85	X		
(O)	53	X Mobile Home ___ Rec. Vehicle	$358.69	09-04	Unknown	$9.37	01-19	$368.06	X		
(O)	54	X Mobile Home ___ Rec. Vehicle	$391.59	08-02	Unknown	$9.37	01-19	$400.96	X		
(O)	55	__ Mobile Home _X_ Rec. Vehicle	$414.30	03-18	$414.30	$9.37	X	$423.67	X		
(O)	56	__ Mobile Home _X_ Rec. Vehicle	$369.32	05-13	$350.00	$9.37	01-19	$378.69	X		
(O)	56A	__ Mobile Home _X_ Rec. Vehicle	PARK OWNED	X	X	X	X	X	X		
(O)	57	__ Mobile Home _X_ Rec. Vehicle	$379.94	03-17	$371.47	$9.37	01-19	$389.31	X		
(O)	58	X Mobile Home ___ Rec. Vehicle	$547.91	01-18	$547.91	$9.37	X	$557.28	X		
(O)	59	Space does not exist									

City of FRESNO

Mobile home Park: Westlake

(O)	60	__ Mobile Home _X_ Rec. Vehicle	$400.00	01-10	Unknown	$9.37	01-19	$409.37	X		
(O)	61	Space does not exist									
(O)	62	Space does not exist									
(O)	63	X Mobile Home ___ Rec. Vehicle	$387.61	08-09	Unknown	$9.37	01-19	$396.98	X		
(O)	64	Space does not exist									
(O)	65	X Mobile Home ___ Rec. Vehicle	$330.71	02-03	Unknown	$9.37	01-19	$340.08	X		
(O)	66	Space does not exist									
(O)	67	X Mobile Home ___ Rec. Vehicle	$462.15	11-10	Unknown	$9.37	01-19	$471.52	X		
(O)	68	__ Mobile Home _X_ Rec. Vehicle	$367.32	07-14	$350.00	$9.37	01-19	$376.69	X		
(O)	69	__ Mobile Home _X_ Rec. Vehicle	$431.31	08-04	Unknown	$9.37	01-19	$440.68	X		
(O)	70	X Mobile Home ___ Rec. Vehicle	$423.59	03-12	$400.00	$9.37	01-19	$432.96	X		
(O)	71	X Mobile Home ___ Rec. Vehicle	$432.70	10-14	$415.38	$9.37	01-19	$442.07	X		
(O)	72	Space does not exist									
(O)	73	X Mobile Home ___ Rec. Vehicle	$381.37	06-10	Unknown	$9.37	01-19	$390.74	X		
(O)	74	X Mobile Home ___ Rec. Vehicle	VACANT		$0.00		X	#VALUE!	X		
(O)	75	X Mobile Home ___ Rec. Vehicle	$434.65	01-11	Unknown	$9.37	01-19	$444.02	X		
(O)	76	X Mobile Home ___ Rec. Vehicle	$454.13	10-14	$436.81	$9.37	01-19	$463.50	X		

City of FRESNO

Mobile home Park: Westlake

(O)	77	X Mobile Home ___ Rec. Vehicle	$424.48	08-08	Unknown	$9.37	01-19	$433.85	X		
(O)	78	X Mobile Home ___ Rec. Vehicle	$442.11	11-18	$442.11	$0.00	X	$442.11	X		
(O)	79	X Mobile Home ___ Rec. Vehicle	$391.27	12-11	Unknown	$9.37	01-19	$400.64	X		
(O)	80	Space does not exist									
(O)	81	__ Mobile Home _x_ Rec. Vehicle	$367.32	12-14	$350.00	$9.37	01-19	$376.69	X		
(O)	82	X Mobile Home ___ Rec. Vehicle	$369.45	12-16	$360.98	$9.37	01-19	$378.82	X		
(O)	83	X Mobile Home ___ Rec. Vehicle	$375.89	10-17	$375.89	$9.37	X	$385.26	X		
(O)	84	___ Mobile Home _x_ Rec. Vehicle	$396.00	12-18	$396.00	$0.00	X	$396.00	X		
(O)	85	X Mobile Home ___ Rec. Vehicle	$327.83	10-99	Unknown	$9.37	01-19	$337.20	X		
(O)	86	X Mobile Home ___ Rec. Vehicle	$404.64	06-19	Unknown	$0.00	X	$404.64	X		
(O)	87	X Mobile Home ___ Rec. Vehicle	$327.83	08-01	Unknown	$9.37	01-19	$337.20	X		
(O)	88	X Mobile Home ___ Rec. Vehicle	$500.11	10-18	$500.11	$0.00	X	$500.11	X		
(O)	89	__ Mobile Home _X_ Rec. Vehicle	VACANT				X	#VALUE!	X		
(O)	90	X Mobile Home ___ Rec. Vehicle	$489.96	12-16	$481.49	$9.37	01-19	$499.33	X		
(O)	91	X Mobile Home ___ Rec. Vehicle	$410.29	01-03	Unknown	$9.37	01-19	$419.66	X		
(O)	92	X Mobile Home ___ Rec. Vehicle	$411.23	01-14	$391.91	$9.37	01-19	$420.60	X		
(O)	93	X Mobile Home ___ Rec. Vehicle	$341.75	12-12	Unknown	$9.37	01-19	$351.12	X		

City of FRESNO

Mobile home Park: Westlake

(O)	94	X Mobile Home ___ Rec. Vehicle	$418.18	10-18	$418.18	$0.00	X	$418.18	X		
(O)	95	X Mobile Home ___ Rec. Vehicle	$573.17	04-17	$564.70	$9.37	01-19	$582.54	X		
(O)	96	X Mobile Home ___ Rec. Vehicle	$445.35	10-16	$436.88	$9.37	01-19	$454.72	X		
(O)	97	X Mobile Home ___ Rec. Vehicle	$473.42	11-13	$454.10	$9.37	01-19	$482.79	X		
(O)	98	X Mobile Home ___ Rec. Vehicle	$384.75	10-11	Unknown	$9.37	01-19	$394.12	X		
(O)	99	X Mobile Home ___ Rec. Vehicle	$449.13	06-03	Unknown	$9.37	01-19	$458.50	X		
(O)	100	X Mobile Home ___ Rec. Vehicle	$349.59	12-06	Unknown	$9.37	01-19	$358.96	X		
(O)	101	X Mobile Home ___ Rec. Vehicle	$381.40	02-06	Unknown	$9.37	01-19	$390.77	X		
(O)	102	X Mobile Home ___ Rec. Vehicle	$553.78	03-11	Unknown	$9.37	01-19	$563.15	X		
(O)	103	X Mobile Home ___ Rec. Vehicle	$507.36	03-06	Unknown	$9.37	01-19	$516.73	X		
(O)	104	X Mobile Home ___ Rec. Vehicle	$396.00	09-17	$396.00	$9.37	X	$405.37	X		
(O)	105	___ Mobile Home _X_ Rec. Vehicle	$400.00	07-19	$400.00	$0.00	X	$400.00	X		
(O)	106	X Mobile Home ___ Rec. Vehicle	$412.70	01-19	$412.70	$0.00	X	$412.70	X		

Mobilehome Park Rent Review and Stabilization Ordinance

Application Results for §12-2014 of the FMC

AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: Millbrook Mobilehome Village
Name

3404 N Millbrook Ave Fresno Ca 93726
Address

This form is to be completed by the Resident Rent Committee Chair and mailed to the owner with a copy to HCD. Check **ONLY ONE** of the following boxes. Please note that the CPI increase request is **NOT** subject to a vote of affected Residents. It is the responsibility of the Resident Rent Committee and/or Chair to review a CPI rent increase request for completeness. Refer to §12-2009 (a) – (d).

☒ The Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We find the request and documents to be complete and are hereby notifying both HCD and the owner within five (5) days of receipt of a complete application.

☐ Pursuant to §12-2009(c), the Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We notified the owner within five days after receipt of the application of the information or documents that are needed to make the application complete BUT the owner has not submitted the information or documents needed to make the application complete within ten working days of our request. We are hereby notifying HCD of this incomplete application status and requesting assistance.

a) Also complete the following if notifying HCD of an incomplete CPI rent increase application.

Date of receipt of owner's original application	
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

Joseph A Boat
Print Name

Chairperson
Print Title

Signature of Rent Committee Chairman

9-9-19
Date

FORM MRR 2-2, December 2018

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: San Joaquin Estates
Name
2740 W. Olive Ave
Address
Esquivel Family Ltd. Ptn. ship
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Albert Esquivel Jr
Print Name

Property Manager
Print Title

1-25-22
Signature Date

Mailing Address
(Include business name if applicable)

ESQUIVEL PROPERTIES
16175 MONTEREY ST., SUITE B
MORGAN HILL, CA 95037

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: San Joaquin Estates
Name

2740 W. Olive Ave
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 6.8%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. Ave Rent Base 354.01 x 5.1%
3. Total dollar amount of the increase based upon the CPI. 18.05

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. _____

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____ a.	Percentage change in the CPI.	____ g.	Changes in reasonable operating and maintenance expenses.
____ b.	State/federal wage and price guidelines.	____ h.	Repairs other than wear and tear.
____ c.	Comparable mobilehome spaces in comparable parks.	____ i.	The amount of services and amenities.
____ d.	The length of time since the last increase.	____ j.	Any existing lease.
____ e.	Completion of any capital improvements or rehabilitation work.	____ k.	A just and reasonable rate of return on the owner's investment.
____ f.	Changes in rent paid by the owner for lease of the land.		

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $18.05

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: San Joaquin Estates **Phone:** 559-264-1116

Address: 2740 W Olive Ave

Reporting Period: January 1, 20 21 through December 31, 20 21 **Number of Spaces per Park Permit:** 137

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
O	1	~~M~~ Mobile Home G Rec. Vehicle	351.86	1/1/21	351.86	4.43	5/1/21	356.29	J	K	L
	2	~~M~~ Mobile Home G Rec. Vehicle							J	K	L
	3	~~M~~ Mobile Home G Rec. Vehicle							J	K	L
	4	~~M~~ Mobile Home G Rec. Vehicle							J	K	L
	5	~~M~~ Mobile Home G Rec. Vehicle							J	K	L
	6	~~M~~ Mobile Home G Rec. Vehicle							J	K	L
	7	~~M~~ Mobile Home G Rec. Vehicle							J	K	L
	8	~~M~~ Mobile Home G Rec. Vehicle							J	K	L

City of FRESNO

Mobile Home Park: San Joaquin Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	9	Mobile Home / G Rec. Vehicle	351.86	1/1/21	351.86	4.48	5/1/21	356.34	J	K	L
	10	Mobile Home / G Rec. Vehicle							J	K	L
	11	Mobile Home / G Rec. Vehicle							J	K	L
	12	Mobile Home / G Rec. Vehicle							J	K	L
	13	Mobile Home / G Rec. Vehicle							J	K	L
	14	Mobile Home / G Rec. Vehicle							J	K	L
	15	Mobile Home / G Rec. Vehicle							J	K	L
	16	Mobile Home / G Rec. Vehicle	331.86		331.86	L		336.34	J	K	L
	17	Mobile Home / G Rec. Vehicle	351.86		351.86			356.34	J	K	L
	18	Mobile Home / G Rec. Vehicle							J	K	L

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: San Joaquin Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	29	M Mobile Home G Rec. Vehicle	357.86	1/1/21	357.86	4.48	5/1/21	356.34	J	K	L
	30	M Mobile Home G Rec. Vehicle							J	K	L
	31	M Mobile Home G Rec. Vehicle							J	K	L
	32	M Mobile Home G Rec. Vehicle							J	K	L
	33	M Mobile Home G Rec. Vehicle	341.86		341.86			346.34	J	K	L
	34	M Mobile Home G Rec. Vehicle	351.86		351.86			356.34	J	K	L
	35	M Mobile Home G Rec. Vehicle							J	K	L
	36	M Mobile Home G Rec. Vehicle							J	K	L
	37	M Mobile Home G Rec. Vehicle							J	K	L
V	38	M Mobile Home G Rec. Vehicle							J	K	L

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: San Joaquin Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	49	~~M~~ Mobile Home G Rec. Vehicle	351.86	1/1/21	351.86	4.48	5/1/21	346.34	(J)	K	L
	50	~~M~~ Mobile Home G Rec. Vehicle	351.86	"	↓			↓	(J)	K	L
	51	~~M~~ Mobile Home G Rec. Vehicle	341.86		341.86			346.34	(J)	K	L
	52	~~M~~ Mobile Home G Rec. Vehicle	357.86		357.86			357.34	(J)	K	L
	53	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	54	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	55	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	56	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	57	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
↓	58	~~M~~ Mobile Home G Rec. Vehicle	↓	↓	↓	↓	↓	↓	(J)	K	L

Page Number(s) 6 of 14

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: San Joaquin Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	69	M Mobile Home G Rec. Vehicle	351.86	1/1/21	351.86	4.48	5/1/21	356.34	J	K	L
	70	M Mobile Home G Rec. Vehicle							J	K	L
	71	M Mobile Home G Rec. Vehicle	341.86		341.86			346.34	J	K	L
	72	M Mobile Home G Rec. Vehicle	351.86		351.86			356.34	J	K	L
	73	M Mobile Home G Rec. Vehicle							J	K	L
	74	M Mobile Home G Rec. Vehicle							J	K	L
	75	M Mobile Home G Rec. Vehicle							J	K	L
	76	M Mobile Home G Rec. Vehicle							J	K	L
	77	M Mobile Home G Rec. Vehicle							J	K	L
↓	78	M Mobile Home G Rec. Vehicle	↓	↓	↓	↓	↓	↓	J	K	L

Page Number(s) 8 of 14

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: San Joaquin Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	89	~~M~~ Mobile Home G Rec. Vehicle	351.86	1/1/21	351.86	4.48	5/1/21	356.34	(J)	K	L
	90	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	91	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	92	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	93	~~M~~ Mobile Home G Rec. Vehicle	341.86		341.86			346.34	(J)	K	L
	94	~~M~~ Mobile Home G Rec. Vehicle	351.86		351.86			356.34	(J)	K	L
	95	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	96	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	97	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L
	98	~~M~~ Mobile Home G Rec. Vehicle							(J)	K	L

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: San Joaquin Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	109	Mobile Home / G Rec. Vehicle	357.86	1/1/21	357.86	4.48	5/1/21	356.34	J	K	L
	110	Mobile Home / G Rec. Vehicle							J	K	L
	111	Mobile Home / G Rec. Vehicle	Park Owned			MNG unit			J	K	L
	112	Mobile Home / G Rec. Vehicle							J	K	L
	113	Mobile Home / G Rec. Vehicle							J	K	L
	114	Mobile Home / G Rec. Vehicle							J	K	L
	115	Mobile Home / G Rec. Vehicle							J	K	L
	116	Mobile Home / G Rec. Vehicle							J	K	L
	117	Mobile Home / G Rec. Vehicle							J	K	L
	118	Mobile Home / G Rec. Vehicle							J	K	L

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: San Joaquin Estates

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	129	Mobile Home / G Rec. Vehicle	341.86	1/1/21	341.86	4.48	5/1/21	346.34	J	K	L
	130	Mobile Home / G Rec. Vehicle	351.86		357.86			356.34	J	K	L
	131	Mobile Home / G Rec. Vehicle							J	K	L
	132	Mobile Home / G Rec. Vehicle							J	K	L
	133	Mobile Home / G Rec. Vehicle							J	K	L
	134	Mobile Home / G Rec. Vehicle							J	K	L
	135	Mobile Home / G Rec. Vehicle							J	K	L
	136	Mobile Home / G Rec. Vehicle							J	K	L
	137	Mobile Home / G Rec. Vehicle							J	K	L
	X	Mobile Home / G Rec. Vehicle	X	X	X	X	X	X	J	K	L

Page Number(s) 14 of 14

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance
Mobilehome Park Residents' Rent Committee

Mobilehome Park: SAN JOAQUIN ESTATES
Name

2740 W. OLIVE AV, B FRESNO CA 93728
Address

Date: 02-04-2021

Date of Election: 02-04-2021

Minutes Available: Yes ☐

No ☒

Name	Office	End of Term	Telephone	Address with Space Number
DONALD BROWN	CHAIR	2022	[redacted]	
YULISA CASTRO	V CHAIR	2022		
Edwin Sousa	MEM	2022		
Graciela Gomez	MEM	2022		
Maricela Benavides	MEM	2022		
(ALTERNATES)				

**Return a copy of this completed form to the City of Fresno and the mobilehome park owner.

Thomas Morgan, Housing and Neighborhood Revitalization Manager City of Fresno 2600 Fresno Street, Rm 3070 Fresno, CA 93721 PH: 559-621-8300	Mobilehome Park Owner ESQUIVEL PROPERTIES 16175 MONTEREY ST., SUITE B MORGAN HILL, CA 95037	PLEASE NOTE: Former MOPS reps available to answer questions: 1. Robin Robertson [redacted] 2. Sharon Williams [redacted] 3. Helen Harvey [redacted]

Form MRR 4-1

Mobilehome Park Rent Review and Stabilization Ordinance

Application Results for §12-2014 of the FMC

AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: San Joaquin Estates
Name
2740 W. Olive Ave
Address

This form is to be completed by the Resident Rent Committee Chair and mailed to the owner with a copy to HCD. Check **ONLY ONE** of the following boxes. Please note that the CPI increase request is **NOT** subject to a vote of affected Residents. It is the responsibility of the Resident Rent Committee and/or Chair to review a CPI rent increase request for completeness. Refer to §12-2009 (a) – (d).

☐ The Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We find the request and documents to be complete and are hereby notifying both HCD and the owner within five (5) days of receipt of a complete application.

☐ Pursuant to §12-2009(c), the Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We notified the owner within five days after receipt of the application of the information or documents that are needed to make the application complete BUT the owner has not submitted the information or documents needed to make the application complete within ten working days of our request. We are hereby notifying HCD of this incomplete application status and requesting assistance.

a) Also complete the following if notifying HCD of an incomplete CPI rent increase application.

Date of receipt of owner's original application	
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

Print Name

Print Title

Signature of Rent Committee Chairman

Date

FORM MRR 2-2 Dec 2018

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: San Joaquin Village
Name
336 E. Alluvial Ave., Fresno, CA 93720
Address
Alluvial L.P.
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Ryan Franklin
Print Name

Director of Operations
Print Title

Signature

1/21/22
Date

Mailing Address
(Include business name if applicable)
Rutherford Investments
1555 Riviera Ave. #F
Walnut Creek, CA 94596

ryan@rutherfordinvestments.com
E-Mail

Form MRR 1-1. Revised November, 2020

FORM MRR 1-3

SAN JOAQUIN VILLAGE MOBILEHOME PARK
336 E. ALLUVIAL AVENUE, FRESNO, CA 93720
REPORTING PERIOD: JAN. 1, 2021 - DEC. 31, 2021
NUMBER OF SPACES PER PARK PERMIT: 196

O or L	SPACE #	SPACE TYPE	RENT ON JAN 1ST	OCCUPANCY DATE	RENT ON DATE OF OCCUPANCY	MONTHLY RENT INC	DATE OF LAST INC.	CURRENT RENT	REASON FOR INCREASE
A	B	C	D	E	F	G	H	I	J (CPI), K (GOV'T), L (OTHER)
O	14	Mobile Home	$587.14	January 1st	$587.14	$7.52	1-May-21	$594.66	J (CPI)
O	16	Mobile Home	$615.14	January 1st	$615.14	$7.52	1-May-21	$622.66	J (CPI)
O	19	Mobile Home	$499.14	January 1st	$499.14	$7.52	1-May-21	$506.66	J (CPI)
O	21	Mobile Home	$670.23	January 1st	$670.23	$7.52	1-May-21	$677.75	J (CPI)
O	22	Mobile Home	$581.14	January 1st	$581.14	$7.52	1-May-21	$588.66	J (CPI)
O	60	Mobile Home	$586.16	January 1st	$586.16	$7.52	1-May-21	$593.68	J (CPI)
O	65	Mobile Home	$617.00	January 1st	$617.00	$7.52	1-May-21	$624.52	J (CPI)
O	69	Mobile Home	$581.14	January 1st	$581.14	$7.52	1-May-21	$588.66	J (CPI)
O	72	Mobile Home	$586.14	January 1st	$586.14	$7.52	1-May-21	$593.66	J (CPI)
O	83	Mobile Home	$694.22	January 1st	$694.22	$7.52	1-May-21	$701.74	J (CPI)
O	84	Mobile Home	$546.14	January 1st	$546.14	$7.52	1-May-21	$553.66	J (CPI)
O	87	Mobile Home	$590.14	January 1st	$590.14	$7.52	1-May-21	$597.66	J (CPI)
O	91	Mobile Home	$557.14	January 1st	$557.14	$7.52	1-May-21	$564.66	J (CPI)
O	113	Mobile Home	$580.14	January 1st	$580.14	$7.52	1-May-21	$587.66	J (CPI)
O	121	Mobile Home	$638.14	January 1st	$638.14	$7.52	1-May-21	$645.66	J (CPI)
O	127	Mobile Home	$666.14	January 1st	$666.14	$7.52	1-May-21	$673.66	J (CPI)
O	135	Mobile Home	$566.14	January 1st	$566.14	$7.52	1-May-21	$573.66	J (CPI)
O	140	Mobile Home	$583.36	January 1st	$583.36	$7.52	1-May-21	$590.88	J (CPI)
O	157	Mobile Home	$623.14	January 1st	$623.14	$7.52	1-May-21	$630.66	J (CPI)
O	168	Mobile Home	$504.14	January 1st	$504.14	$7.52	1-May-21	$511.66	J (CPI)
O	171	Mobile Home	$622.14	January 1st	$622.14	$7.52	1-May-21	$629.66	J (CPI)
O	172	Mobile Home	$584.14	January 1st	$584.14	$7.52	1-May-21	$591.66	J (CPI)
O	181	Mobile Home	$666.14	January 1st	$666.14	$7.52	1-May-21	$673.66	J (CPI)
O	277	Mobile Home	$568.14	January 1st	$568.14	$7.52	1-May-21	$575.66	J (CPI)
O	279	Mobile Home	$590.14	January 1st	$590.14	$7.52	1-May-21	$597.66	J (CPI)
O	287	Mobile Home	$611.00	January 1st	$611.00	$7.52	1-May-21	$618.52	J (CPI)
O	289	Mobile Home	$481.14	January 1st	$481.14	$7.52	1-May-21	$488.66	J (CPI)
O	290	Mobile Home	$580.14	January 1st	$580.14	$7.52	1-May-21	$587.66	J (CPI)
O	295	Mobile Home	$565.38	January 1st	$565.38	$7.52	1-May-21	$572.90	J (CPI)
O	305	Mobile Home	$586.14	January 1st	$586.14	$7.52	1-May-21	$593.66	J (CPI)
O	310	Mobile Home	$590.14	January 1st	$590.14	$7.52	1-May-21	$597.66	J (CPI)
O	314	Mobile Home	$590.14	January 1st	$590.14	$7.52	1-May-21	$597.66	J (CPI)
O	318	Mobile Home	$559.72	January 1st	$559.72	$7.52	1-May-21	$567.24	J (CPI)
		TOTALS:			**$19,466.57**			**$19,714.73**	
		AVERAGE:			**$589.90**			**$597.42**	

SAN JOAQUIN VILLAGE

Equal Opportunity All-Age Mobilehome Community

☆

336 E. Alluvial Avenue, Fresno, CA 93720 · Tel: 559.439.5521 · Fax: 559.439.1504

January 17, 2018

SENT VIA EMAIL & US MAIL

Mr. Kyle Wagnon, Chairman
San Joaquin Village Rent Committee
[redacted]

Re: City of Fresno Mobilehome Park and Rent Stabilization Ordinance
Rent Increase Application

Dear Mr. Wagnon:

This enclosed rent increase application is being presented to you in accordance with Section 12-2009 of the "City of Fresno Mobilehome Park and Rent Stabilization Ordinance".

For purposes of the May 1, 2018 rent increase, Park management utilized the West – B/C Urban Wage Earners and Clerical Workers (CPI-W) from October 2017, which equaled 2.8%. Under Section 12-2014 the allowable automatic percentage increase is 75% of 2.8%, or 2.1%. This percentage (2.1%) is what Park management utilized when completing Section A (Automatic Increase – Consumer Price Index) of the enclosed application.

We await your response to the requested 2018 rent increase. Thank you.

Cordially,

Ryan J. Franklin
Rutherford MHC Management

Enclosures (4)

cc: Thomas Morgan, City of Fresno (via email)
file

CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE

October 2017

ALL ITEMS INDEXES

(1982-84=100 unless otherwise noted)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		1 Month ending				Year ending		1 Month ending
	Oct 2016	Sep 2017	Oct 2017	Sep 2017	Oct 2017	Oct 2017	Oct 2016	Sep 2017	Oct 2017	Sep 2017	Oct 2017	Oct 2017
U S City Average	241.729	246.819	246.663	2.2	2.0	-0.1	235.732	240.939	240.573	2.3	2.1	-0.2
(1967=100)	724.113	739.359	738.893	-	-	-	702.172	717.684	716.594	-	-	
Los Angeles-Riverside-Orange Co	251.098	257.890	258.883	3.1	3.1	0.4	241.932	248.550	249.234	3.2	3.0	0.3
(1967=100)	741.855	761.921	764.857	-	-	-	714.984	734.541	736.564	-	-	-
West	249.897	256.504	257.223	2.9	2.9	0.3	241.744	248.379	248.883	3.0	3.0	0.2
(Dec. 1977 = 100)	403.945	414.625	415.786	-	-	-	388.953	399.628	400.439	-	-	-
West A*	256.771	263.778	264.552	3.0	3.0	0.3	246.569	253.578	254.073	3.2	3.0	0.2
(Dec. 1977 = 100)	418.702	430.127	431.389	-	-	-	399.147	410.493	411.295	-	-	-
West B/C** (Dec. 1996=100)	146.328	149.954	150.336	2.6	2.7	0.3	145.974	149.763	150.115	2.8	2.8	0.2

BI-MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Oct 2016	Aug 2017	Oct 2017	Aug 2017	Oct 2017	Oct 2017	Oct 2016	Aug 2017	Oct 2017	Aug 2017	Oct 2017	Oct 2017
San Francisco-Oakland-San Jose	270.306	275.893	277.570	3.0	2.7	0.6	264.026	269.827	271.272	2.9	2.7	0.5
(1967=100)	830.996	848.172	853.328	-	-	-	803.982	821.645	826.046	-	-	-
Seattle-Tacoma-Bremerton	256.941	263.333	264.653	2.5	3.0	0.5	252.639	259.528	261.218	2.8	3.4	0.7
(1967=100)	783.256	802.742	806.766	-	-	-	749.328	769.761	774.772	-	-	-

* A - 1 500 000 population and over

** B/C - less than 1 500 000 population

Dash (-) = Not Available

Release date Nov. 15, 2017. The next monthly releases are scheduled for Dec. 13, 2017. The next bi-monthly releases are scheduled for Jan 12, 2018.

Please note: Customers can receive hotline information by calling the BLS West Region Information Office: (415) 625-2270.

In January 2018, BLS will introduce a new geographic area sample for the Consumer Price Index (CPI). Additional information on the geographic revision is available at: www.bls.gov/cpi/georevision2018.htm.

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

San Joaquin Village
Name

336 E. Alluvial Ave., Fresno, CA 93720
Address

Alluvial L.P.
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Ryan Franklin
Print Name

Director of Operations
Print Title

Signature

1/17/18
Date

Mailing Address
(Include business name if applicable)
Rutherford Investments
1555 Riviera Ave., Suite F
Walnut Creek, CA 94596

FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: San Joaquin Village
Name

336 E. Alluvial Ave, Fresno, CA 93720
Address

A. Automatic Increase – Consumer Price Index (FMC Article 12, §8-1212.2)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31 — 2.1%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. — $551.26
3. Total dollar amount of the increase based upon the CPI — $11.58

B. Automatic Pass-Through of Annual Government Costs (FMC Article 12, §8-1212.1)

1. Government mandated costs, 12 months prior to date of application. ____
2. Government mandated costs effective on the date of application. ____
3. Percentage increase over a 12-month period. ____
4. Percentage amount which exceeds 5 percent. ____
5. Total dollar amount of the increase based on the annual government cost increases. — N/A

C. Non-Automatic Rent Increase (FMC Article 12, §8-1209 and §8-1212)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §8-1212 (a-k) in determining the amount of the increase. Review §8-1212 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

- ____ a. Percentage change in the CPI
- ____ b. State/federal wage and price guidelines.
- ____ c. Comparable mobilehome spaces in comparable parks.
- ____ d. The length of time since the last increase.
- ____ e. Completion of any capital improvements or rehabilitation work.
- ____ f. Changes in rent paid by the owner for lease of the land.
- ____ g. Changes in reasonable operating and maintenance expenses.
- ____ h. Repairs other than wear and tear.
- ____ i. The amount of services and amenities.
- ____ j. Any existing lease.
- ____ k. A just and reasonable rate of return on the owner's investment.

Total Amount Requested for Non-Automatic Rent Increase Application — N/A

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) — $11.58

FORM MRR 1-3

SAN JOAQUIN VILLAGE MOBILEHOME PARK
336 E. ALLUVIAL AVENUE, FRESNO, CA 93720
REPORTING PERIOD: JAN. 1, 2017 - DEC. 31, 2017
NUMBER OF SPACES PER PARK PERMIT: 196

O or L	SPACE #	SPACE TYPE	RENT ON JAN 1ST	OCCUPANCY DATE	RENT ON DATE OF OCCUPANCY	MONTHLY RENT INC	DATE OF LAST INC.	CURRENT RENT	REASON FOR INCREASE
A	B	C	D	E	F	G	H	I	J (CPI), K (GOV'T), L (OTHER)
O	14	Mobile Home	$546.76	January 1st	$546.76	$6.16	1-May-17	$552.92	J
O	16	Mobile Home	$574.76	January 1st	$574.76	$6.16	1-May-17	$580.92	J
O	18	Mobile Home	$514.76	January 1st	$514.76	$6.16	1-May-17	$520.92	J
O	19	Mobile Home	$458.76	January 1st	$458.76	$6.16	1-May-17	$464.92	J
O	20	Mobile Home	$468.76	January 1st	$468.76	$6.16	1-May-17	$474.92	J
O	21	Mobile Home	$629.85	January 1st	$629.85	$6.16	1-May-17	$636.01	J
O	22	Mobile Home	$540.76	January 1st	$540.76	$6.16	1-May-17	$546.92	J
O	60	Mobile Home	$545.78	January 1st	$545.78	$6.16	1-May-17	$551.94	J
O	69	Mobile Home	$540.76	January 1st	$540.76	$6.16	1-May-17	$546.92	J
O	72	Mobile Home	$545.76	January 1st	$545.76	$6.16	1-May-17	$551.92	J
O	83	Mobile Home	$653.00	December 1st	$660.00	$0.00	1-Nov-17	$660.00	J
O	84	Mobile Home	$505.76	January 1st	$505.76	$6.16	1-May-17	$511.92	J
O	87	Mobile Home	$549.76	January 1st	$549.76	$6.16	1-May-17	$555.92	J
O	91	Mobile Home	$516.76	January 1st	$516.76	$6.16	1-May-17	$522.92	J
O	113	Mobile Home	$539.76	January 1st	$539.76	$6.16	1-May-17	$545.92	J
O	121	Mobile Home	$597.76	January 1st	$597.76	$6.16	1-May-17	$603.92	J
O	127	Mobile Home	$625.76	January 1st	$625.76	$6.16	1-May-17	$631.92	J
O	135	Mobile Home	$525.76	January 1st	$525.76	$6.16	1-May-17	$531.92	J
O	140	Mobile Home	$542.98	January 1st	$542.98	$6.16	1-May-17	$549.14	J
O	147	Mobile Home	$532.76	January 1st	$532.76	$6.16	1-May-17	$538.92	J
O	157	Mobile Home	$582.76	January 1st	$582.76	$6.16	1-May-17	$588.92	J
O	168	Mobile Home	$463.76	January 1st	$463.76	$6.16	1-May-17	$469.92	J
O	171	Mobile Home	$581.76	January 1st	$581.76	$6.16	1-May-17	$587.92	J
O	172	Mobile Home	$543.76	January 1st	$543.76	$6.16	1-May-17	$549.92	J
O	181	Mobile Home	$625.76	January 1st	$625.76	$6.16	1-May-17	$631.92	J
O	277	Mobile Home	$527.76	January 1st	$527.76	$6.16	1-May-17	$533.92	J
O	279	Mobile Home	$549.76	January 1st	$549.76	$6.16	1-May-17	$555.92	J
O	286	Mobile Home	$517.76	January 1st	$517.76	$6.16	1-May-17	$523.92	J
O	289	Mobile Home	$440.76	January 1st	$440.76	$6.16	1-May-17	$446.92	J
O	290	Mobile Home	$539.76	January 1st	$539.76	$6.16	1-May-17	$545.92	J
O	295	Mobile Home	$525.00	January 1st	$525.00	$6.16	1-May-17	$531.16	J
O	305	Mobile Home	$545.76	January 1st	$545.76	$6.16	1-May-17	$551.92	J
O	306	Mobile Home	$602.76	January 1st	$602.76	$6.16	1-May-17	$608.92	J
O	310	Mobile Home	$549.76	January 1st	$549.76	$6.16	1-May-17	$555.92	J
O	314	Mobile Home	$549.76	January 1st	$549.76	$6.16	1-May-17	$555.92	J
O	318	Mobile Home	$519.34	January 1st	$519.34	$6.16	1-May-17	$525.50	J
		TOTALS:	**$19,622.75**		**$19,629.75**			**$19,845.35**	
		AVERAGE:	**$545.08**		**$545.27**			**$551.26**	

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: SIERRA MOBILE PARK
4747 N Cornelia Ave Sp 123
Greg Cooley

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the Residents' Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the Residents' Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner of the mobilehome park identified above, or his/her agent, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Greg Cooley
Print Name

Manager
Print Title

Greg Cooley 1/28/14
Signature Date

Mailing Address
(Include business if applicable)
Sierra Mobile Park
4747 N Cornelia Ave #123
Fresno, Ca. 93722-3822

Form MRR 1-1. Revised February, 2013

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

AUTOMATIC AND NONAUTOMATIC RENT INCREASE APPLICATION SUMMARY OF RELEVANT FACTORS

Mobile Home Park: Sierra Mobile Park
Name

4747 N. Cornelia Ave
Address

A. Automatic Increase - Consumer Price Index (FMC Article 12, §8-1212.2)

1 Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. .1%
2 Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $ 375.99
3 Total dollar amount of the increase based upon the CPI $ 1.96

B. Automatic Pass-Through of Annual Government Costs (FMC Article 12, §8-1212.1)

1 Government mandated costs, 12 months prior to date of application 1300.90
2 Government mandated costs effective on the date of application 1963.95
3 Percentage increase over 12 month period .50%
4 Percentage amount which exceeds 5 percent 45%
5 Total dollar amount of the increase based upon the annual government cost increases 4.88

C. Non-Automatic Rent Increase (FMC Article 12, §8-1209 and 8-1212)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §8-1212 (a-k) in determining the amount of the increase. Review §8-1212 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

___ a Percentage change in the CPI
___ b State or federal wage and price guidelines
___ c Comparable mobile home spaces in comparable parks
___ d The length of time since the last increase
X e Completion of any capital improvements or rehabilitation work
___ f Changes in rent paid by the owner for lease of the land.
___ g Changes in reasonable operating and maintenance expenses.
___ h Repairs other than wear and tear
___ i The amount and quality of services and amenities
___ j Any existing lease
___ k A just and reasonable rate of return on the owners' investment

Amount requested for non-automatic rent increase application 5.25

D. Total rent increase (automatic and non-automatic) being requested $ 11.48

Form MRR 1-2. Revised December 2005

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: SIERRA MOBILE PARK
Address: 4747 N CORNELIA AVE
Phone: (559) 275-5510

eporting I January 1, 2014 through December 31, 2014
Number of Spaces per Park Permit: 129

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
O	1	Mobile Home	$270.55	6/1/13	$293.10	$11.48	6/1/13	$304.58	J	K	L
O	2	Mobile Home	$422.51	JAN 1ST	$422.51	$11.48	6/1/13	$433.99	J	K	L
O	3	Mobile Home	$280.55	JAN 1ST	$280.55	$11.48	6/1/13	$292.03	J	K	L
O	4	Mobile Home	$270.55	JAN 1ST	$270.55	$11.48	6/1/13	$282.03	J	K	L
O	5	Mobile Home	$270.55	5/20/13	$455.00	$11.48	6/1/13	$466.48	J	K	L
O	6	Mobile Home	$422.09	JAN 1ST	$422.09	$11.48	6/1/13	$433.57	J	K	L
O	7	Mobile Home	$426.21	JAN 1ST	$426.21	$11.48	6/1/13	$437.69	J	K	L
O	8	Mobile Home	$270.55	JAN 1ST	$270.55	$11.48	6/1/13	$282.03	J	K	L
O	9	Mobile Home	$361.82	4/1/13	$398.00	$11.48	3/15/13	$409.48	J	K	L

Applies to all

O	10	Mobile Home	$390.92	JAN 1ST	$390.92	$11.48	6/1/13	$402.40	J	K	L
O	11	Mobile Home	$313.70	6/1/13	$345.07	$11.48	6/1/13	$356.55	J	K	L
O	12	Mobile Home	$285.49	JAN 1ST	$285.49	$11.48	6/1/13	$296.97	J	K	L
O	13	Mobile Home	$353.55	JAN 1ST	$353.55	$11.48	6/1/13	$365.03	J	K	L
O	14	Mobile Home	$270.55	6/1/13	$293.11	$11.48	6/1/13	$304.59	J	K	L
O	15	Mobile Home	$408.59	JAN 1ST	$408.59	$11.48	6/1/13	$420.07	J	K	L
O	16	Mobile Home	$387.51	JAN 1ST	$387.51	$11.48	6/1/13	$398.99	J	K	L
O	17	Mobile Home	$285.50	JAN 1ST	$285.50	$11.48	6/1/13	$296.98	J	K	L
O	18	Mobile Home	$422.51	JAN 1ST	$422.51	$11.48	6/1/13	$433.99	J	K	L
O	19	Mobile Home	$454.59	5/30/13	$454.59	$11.48	6/1/13	$466.07	J	K	L
O	20	Mobile Home	$450.00	3/1/13	$450.00	$11.48	3/1/13	$461.48	J	K	L

O	20-A	Mobile Home	$373.57	JAN 1ST	$373.57	$11.48	6/1/13	$385.05	J	K	L
O	21	Mobile Home	$387.50	JAN 1ST	$387.50	$11.48	6/1/13	$398.98	J	K	L
O	22	Mobile Home	$372.50	6/1/13	$405.36	$11.48	6/1/13	$416.84	J	K	L
O	23	Mobile Home	$397.74	JAN 1ST	$397.74	$11.48	6/1/13	$409.22	J	K	L
O	24	Mobile Home	$387.51	JAN 1ST	$387.51	$11.48	6/1/13	$398.99	J	K	L
O	25	Mobile Home	$390.92	JAN 1ST	$390.92	$11.48	6/1/13	$402.40	J	K	L
O	26	Mobile Home	$452.40	JAN 1ST	$452.40	$11.48	6/1/13	$463.88	J	K	L
O	27	Mobile Home	$362.55	JAN 1ST	$362.55	$11.48	6/1/13	$374.03	J	K	L
O	28	Mobile Home	$423.86	JAN 1ST	$423.86	$11.48	6/1/13	$435.34	J	K	L
O	29	Mobile Home	$379.40	JAN 1ST	$379.40	$11.48	6/1/13	$390.88	J	K	L
O	30	Mobile Home	$390.40	7/1/13	$429.44	$0.00	6/1/13	$429.44	J	K	L
O	31	Mobile Home	$413.05	JAN 1ST	$413.05	$11.48	6/1/13	$424.53	J	K	L

O	32	Mobile Home	$408.59	JAN 1ST	$408.59	$11.48	6/1/13	$420.07	J	K	L
O	33	Mobile Home	$387.50	JAN 1ST	$387.50	$11.48	6/1/13	$398.98	J	K	L
O	34	Mobile Home	$306.41	JAN 1ST	$306.41	$11.48	6/1/13	$317.89	J	K	L
O	35	Mobile Home	$449.40	JAN 1ST	$449.40	$11.48	6/1/13	$460.88	J	K	L
O	36	Mobile Home	$295.80	JAN 1ST	$295.80	$11.48	6/1/13	$307.28	J	K	L
O	37	Mobile Home	$345.90	JAN 1ST	$345.90	$11.48	6/1/13	$357.38	J	K	L
O	38	Mobile Home	$363.65	JAN 1ST	$363.65	$11.48	6/1/13	$375.13	J	K	L
O	39	Mobile Home	$417.89	JAN 1ST	$417.89	$11.48	6/1/13	$429.37	J	K	L
O	40	Mobile Home	$343.55	JAN 1ST	$343.55	$11.48	6/1/13	$355.03	J	K	L
O	41	Mobile Home	$377.00	JAN 1ST	$377.00	$11.48	6/1/13	$388.48	J	K	L
O	42	Mobile Home	$383.44	JAN 1ST	$383.44	$11.48	6/1/13	$394.92	J	K	L
O	43	Mobile Home	$289.40	JAN 1ST	$289.40	$11.48	6/1/13	$300.88	J	K	L

O	44	Mobile Home	$399.53	JAN 1ST	$399.53	$11.48	6/1/13	$411.01	J	K	L
O	45	Mobile Home	$389.09	JAN 1ST	$389.09	$11.48	6/1/13	$400.57	J	K	L
O	46	Mobile Home	$398.29	JAN 1ST	$398.29	$11.48	6/1/13	$409.77	J	K	L
O	47	Mobile Home	$362.07	JAN 1ST	$362.07	$11.48	6/7/12	$373.55	J	K	L
O	48	Mobile Home	$387.50	JAN 1ST	$387.50	$11.48	6/1/13	$398.98	J	K	L
O	49	Mobile Home	$417.66	JAN 1ST	$417.66	$11.48	6/1/13	$429.14	J	K	L
O	50	Mobile Home	$359.40	JAN 1ST	$359.40	$11.48	6/1/13	$370.88	J	K	L
O	51	Mobile Home	$324.50	JAN 1ST	$324.50	$11.48	6/1/13	$335.98	J	K	L
O	52	Mobile Home	$425.50	JAN 1ST	$425.50	$11.48	8/1/12	$436.98	J	K	L
O	53	Mobile Home	$414.09	JAN 1ST	$414.09	$11.48	6/1/13	$425.57	J	K	L
O	54	Mobile Home	$383.29	JAN 1ST	$383.29	$11.48	6/1/13	$394.77	J	K	L

O	55	Mobile Home	$395.39	JAN 1ST	$395.39	$11.48	6/1/13	$406.87	J	K	L
O	56	Mobile Home	$285.55	6/1/13	$311.71	$11.48	6/1/13	$323.19	J	K	L
O	57	Mobile Home	$383.55	JAN 1ST	$383.55	$11.48	6/1/13	$395.03	J	K	L
O	58	Mobile Home	$370.40	JAN 1ST	$370.40	$11.48	6/1/13	$381.88	J	K	L
O	59	Mobile Home	$343.56	JAN 1ST	$343.56	$11.48	6/1/13	$355.04	J	K	L
O	60	Mobile Home	$373.36	3/15/13	$373.36	$11.48	3/15/13	$384.84	J	K	L
O	61	Mobile Home	$440.27	JAN 1ST	$440.27	$11.48	6/1/13	$451.75	J	K	L
O	62	Mobile Home	$408.00	JAN 1ST	$408.00	$11.48	12/15/12	$419.48	J	K	L
O	63	Mobile Home	$370.40	JAN 1ST	$370.40	$11.48	6/1/13	$381.88	J	K	L
O	64	Mobile Home	$378.98	JAN 1ST	$378.98	$11.48	6/1/13	$390.46	J	K	L
O	65	Mobile Home	$343.56	JAN 1ST	$343.56	$11.48	6/1/13	$355.04	J	K	L
O	66	Mobile Home	$306.40	JAN 1ST	$306.40	$11.48	6/1/13	$317.88	J	K	L

O	67	Mobile Home	$300.55	JAN 1ST	$300.55	$11.48	6/1/13	$312.03	J	K	L
O	68	Mobile Home	$354.09	JAN 1ST	$354.09	$11.48	6/1/13	$365.57	J	K	L
O	69	Mobile Home	$370.40	JAN 1ST	$370.40	$11.48	6/1/13	$381.88	J	K	L
O	70	Mobile Home	$285.28	JAN 1ST	$285.28	$11.48	6/1/13	$296.76	J	K	L
O	71	Mobile Home	$343.56	JAN 1ST	$343.56	$11.48	6/1/13	$355.04	J	K	L
O	72	Mobile Home	$401.87	JAN 1ST	$401.87	$11.48	6/1/13	$413.35	J	K	L
O	73	Mobile Home	$376.02	JAN 1ST	$376.02	$11.48	8/1/12	$387.50	J	K	L
O	74	Mobile Home	$418.00	10/1/13	$459.80	$11.48	6/1/13	$471.28	J	K	L
O	75	Mobile Home	$351.10	JAN 1ST	$351.10	$11.48	6/1/13	$362.58	J	K	L
O	76	Mobile Home	$365.92	JAN 1ST	$365.92	$11.48	6/1/13	$377.40	J	K	L
O	77	Mobile Home	$285.55	JAN 1ST	$285.55	$11.48	6/1/13	$297.03	J	K	L
O	78	Mobile Home	$343.56	JAN 1ST	$343.56	$11.48	6/1/13	$355.04	J	K	L

O	79	Mobile Home	$397.60	JAN 1ST	$397.60	$11.48	6/1/13	$409.08	J	K	L
O	80	Mobile Home	$336.85	JAN 1ST	$336.85	$11.48	6/1/13	$348.33	J	K	L
O	81	Mobile Home	$417.89	JAN 1ST	$417.89	$11.48	6/1/13	$429.37	J	K	L
O	82	Mobile Home	$438.09	JAN 1ST	$438.09	$11.48	6/1/13	$449.57	J	K	L
O	83	Mobile Home	$412.27	JAN 1ST	$412.27	$11.48	6/1/13	$423.75	J	K	L
O	84	Mobile Home	$425.92	JAN 1ST	$425.92	$11.48	6/1/13	$437.40	J	K	L
O	85	Mobile Home	$390.92	JAN 1ST	$390.92	$11.48	6/1/13	$402.40	J	K	L
O	86	Mobile Home	$322.27	JAN 1ST	$322.27	$11.48	6/1/13	$333.75	J	K	L
O	87	Mobile Home	$419.33	JAN 1ST	$419.33	$11.48	6/1/13	$430.81	J	K	L
O	88	Mobile Home	$387.52	8/15/13	$426.27	$0.00	6/1/13	$426.27	J	K	L
O	89	Mobile Home	$422.51	JAN 1ST	$422.51	$11.48	6/1/13	$433.99	J	K	L

O	90	Mobile Home	$412.59	JAN 1ST	$412.59	$11.48	6/1/13	$424.07	J	K	L
O	91	Mobile Home	$297.20	JAN 1ST	$297.20	$11.48	6/1/13	$308.68	J	K	L
O	92	Mobile Home	$422.51	JAN 1ST	$422.51	$11.48	6/1/13	$433.99	J	K	L
O	93	Mobile Home	$333.56	JAN 1ST	$333.56	$11.48	6/1/13	$345.04	J	K	L
O	94	Mobile Home	$390.92	JAN 1ST	$390.92	$11.48	6/1/13	$402.40	J	K	L
O	95	Mobile Home	$365.89	1/2/13	$402.48	$11.48	6/1/13	$413.96	J	K	L
O	96	Mobile Home	$345.92	JAN 1ST	$345.92	$11.48	6/1/13	$357.40	J	K	L
O	97	Mobile Home	$443.84	JAN 1ST	$443.84	$11.48	5/1/12	$455.32	J	K	L
O	98	Mobile Home	$392.93	JAN 1ST	$392.93	$11.48	5/1/12	$404.41	J	K	L
O	99	Mobile Home	$454.09	JAN 1ST	$454.09	$11.48	6/1/13	$465.57	J	K	L
O	100	Mobile Home	$340.56	JAN 1ST	$340.56	$11.48	6/1/13	$352.04	J	K	L
O	101	Mobile Home	$271.57	JAN 1ST	$271.57	$11.48	6/1/13	$283.05	J	K	L

O	102	Mobile Home	$390.92	JAN 1ST	$390.92	$11.48	6/1/13	$402.40	J	K	L
O	103	Mobile Home	$363.67	JAN 1ST	$363.67	$11.48	6/1/13	$375.15	J	K	L
O	104	Mobile Home	$285.59	JAN 1ST	$285.59	$11.48	6/1/13	$297.07	J	K	L
O	105	Mobile Home	$345.92	JAN 1ST	$345.92	$11.48	6/1/13	$357.40	J	K	L
O	106	Mobile Home	$343.56	JAN 1ST	$343.56	$11.48	6/1/13	$355.04	J	K	L
O	107	Mobile Home	$280.80	7/11/13	$455.00	$0.00	7/11/13	$455.00	J	K	L
O	108	Mobile Home	$390.92	JAN 1ST	$390.92	$11.48	6/1/13	$402.40	J	K	L
O	109	Mobile Home	$390.92	JAN 1ST	$390.92	$11.48	6/1/13	$402.40	J	K	L
O	110	Mobile Home	$414.19	JAN 1ST	$414.19	$11.48	6/1/13	$425.67	J	K	L
O	111	Mobile Home	$398.58	5/1/13	$455.00	$0.00	6/1/13	$455.00	J	K	L
O	112	Mobile Home	$414.19	JAN 1ST	$414.19	$11.48	6/1/13	$425.67	J	K	L
O	113	Mobile Home	$412.97	JAN 1ST	$412.87	$11.48	6/1/13	$424.35	J	K	L

O	114	Mobile Home	$372.91	JAN 1ST	$450.00	$11.48	6/1/13	$461.48	J	K	L
O	115	Mobile Home	$363.34	JAN 1ST	$363.34	$11.48	6/1/13	$374.82	J	K	L
O	116	Mobile Home	$438.77	JAN 1ST	$438.77	$11.48	6/1/13	$450.25	J	K	L
O	117	Mobile Home	$438.77	JAN 1ST	$438.77	$11.48	6/1/13	$450.25	J	K	L
O	118	Mobile Home	$431.66	JAN 1ST	$431.66	$11.48	6/1/13	$443.14	J	K	L
O	119	Mobile Home	$368.87	JAN 1ST	$368.87	$11.48	6/1/13	$380.35	J	K	L
O	120	Mobile Home	$333.56	JAN 1ST	$333.56	$11.48	6/1/13	$345.04	J	K	L
O	122	Mobile Home	$414.40	JAN 1ST	$414.40	$11.48	6/1/13	$425.88	J	K	L
OFFICE	123								J	K	L
O	124	Mobile Home	$368.31	JAN 1ST	$368.31	$11.48	6/1/13	$379.79	J	K	L
O	125	Mobile Home	$306.99	JAN 1ST	$306.99	$11.48	6/1/13	$318.47	J	K	L
O	126	Mobile Home	$390.92	JAN 1ST	$390.92	$11.48	6/1/13	$402.40	J	K	L

O	127	Mobile Home	$351.09	4/15/1013	$430.00	$11.48	6/1/13	$441.48	J	K	L
O	128	Mobile Home	$345.92	7/22/13	$376.02	$0.00	7/22/13	$376.02	J	K	L
O	129	Mobile Home	$345.92	JAN 1ST	$345.92	$11.48	6/1/13	$357.40	J	K	L
O	130	Mobile Home	$331.99	JAN 1ST	$331.99	$11.48	6/1/13	$343.47	J	K	L
									J	K	L
									J	K	L
									J	K	L
									J	K	L
									J	K	L
									J	K	L
									J	K	L
									J	K	L

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

Sunnyside Mobile Estates
Name

5541 E. Tulare Ave., Fresno, CA 93727
Address

Fresno MHC, LLC
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

K.L. Staddon
Print Name

Director of Property Operations
Print Title

Signature

2/16/21
Date

Mailing Address
(Include business name if applicable)
Community Asset Management

P.O. Box 3670

Ontario, CA 91761

kstaddon@communityam.com
E-Mail

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park:

Sunnyside Mobile Estates
Name

5541 E. Tulare Ave., Fresno, CA 93727
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. — 1.275% (75% of CPI)
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. — $ 424.66
3. Total dollar amount of the increase based upon the CPI. — $ 5.41

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. — N/A
2. Government mandated costs effective on the date of application. —
3. Percentage increase over a 12-month period. —
4. Percentage amount which exceeds 5 percent. —
5. Total dollar amount of the increase based on the annual government cost increases. —

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____ a.	Percentage change in the CPI.	__ g.	Changes in reasonable operating and maintenance expenses.
____ b.	State/federal wage and price guidelines.	__ h.	Repairs other than wear and tear.
____ c.	Comparable mobilehome spaces in comparable parks	__ i.	The amount of services and amenities.
____ d.	The length of time since the last increase	j.	Any existing lease.
____ e.	Completion of any capital improvements or rehabilitation work	__ k.	A just and reasonable rate of return on the owner's investment.
f.	Changes in rent paid by the owner for lease of the land		

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic)

Form MRR 1-2 Revised December 2018

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP) **Phone:** (909) 673-0777 x317

Address: 5541 E. TULARE AVE., FRESNO, CA 93727

Reporting Period: January 1, 2020 through December 31, 2020 **Number of Spaces per Park Permit:** 94

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
A	B	C	D	E	F	G	H	I	J	K	
O	1	Mobilehome	417.02	Jan. 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	2	Mobilehome	458.33	Jan. 1, 2020	458.33	26.01	Jun. 1, 2020	484.34	J	K	
O	3	Mobilehome	313.02	Jan. 1, 2020	313.02	26.01	Jun. 1, 2020	339.03	J	K	
O	4	Mobilehome	435.19	Jan. 1, 2020	435.19	26.01	Jun. 1, 2020	461.20	J	K	
L	5	Mobilehome	Exempt								
O	6	Mobilehome	401.46	Jan. 1, 2020	401.46	26.01	Jun. 1, 2020	427.47	J	K	
O	7	Mobilehome	305.37	Jan. 1, 2020	305.37	26.01	Jun. 1, 2020	331.38	J	K	
L	8	Mobilehome	Exempt								

Form MRR 1-3. Revised October 2013

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	9	Mobilehome	333.56	Jan. 1, 2020	333.56	26.01	Jun. 1, 2020	359.57	J	K	
O	10	Mobilehome	313.20	Jan. 1, 2020	313.20	26.01	Jun. 1, 2020	339.21	J	K	
O	11	Mobilehome	435.11	Jan. 1, 2020	435.11	26.01	Jun. 1, 2020	461.12	J	K	
L	12	Mobilehome	Exempt								
O	13	Mobilehome	313.20	Jan. 1, 2020	313.20	26.01	Jun. 1, 2020	339.21	J	K	
O	14	Mobilehome	354.87	Jan. 1, 2020	354.87	26.01	Jun. 1, 2020	380.88	J	K	
O	15	Mobilehome	295.67	Jan. 1, 2020	295.67	26.01	Jun. 1, 2020	321.68	J	K	
L	16	Mobilehome	Exempt								
O	17	Mobilehome	416.57	Jan. 1, 2020	416.57	26.01	Jun. 1, 2020	442.58	J	K	
O	18	Mobilehome	417.02	Jan. 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	

Form MRR 1-3. Revised October 2013

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
Park-Owned	19	Mobilehome	Exempt								
O	20	Mobilehome	325.74	Jan 1 2020	325.74	26.01	Jun. 1, 2020	351.75	J	K	
Park-Owned	21	Mobilehome	Exempt								
O	22	Mobilehome	441.08	Jan 1 2020	441.08	26.01	Jun. 1, 2020	467.09	J	K	
O	23	Mobilehome	492.71	Jan 1 2020	492.71	26.01	Jun. 1, 2020	518.72	J	K	
O	24	Mobilehome	358.56	Jan 1 2020	358.56	26.01	Jun. 1, 2020	384.57	J	K	
L	25	Mobilehome	Exempt								
O	26	Mobilehome	417.02	Jan 1 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	27	Mobilehome	335.51	Jan 1 2020	335.51	26.01	Jun. 1, 2020	361.52	J	K	
O	28	Mobilehome	455.50	Jan 1 2020	455.50	26.01	Jun. 1, 2020	481.51	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
L	29	Mobilehome	Exempt								
O	30	Mobilehome	315.24	Jan 1, 2020	315.24	26.01	Jun. 1, 2020	341.25	J	K	
O	31	Mobilehome	409.98	Jan 1, 2020	409.98	26.01	Jun. 1, 2020	435.99	J	K	
O	32	Mobilehome	450.56	Jan 1, 2020	450.56	26.01	Jun. 1, 2020	476.57	J	K	
O	33	Mobilehome	458.33	Jan 1, 2020	458.33	26.01	Jun. 1, 2020	484.34	J	K	
O	34	Mobilehome	427.21	Jan 1, 2020	427.21	26.01	Jun. 1, 2020	453.22	J	K	
L	35	Mobilehome	Exempt								
O	36	Mobilehome	468.51	Jan 1, 2020	468.51	26.01	Jun. 1, 2020	494.52	J	K	
O	37	Mobilehome	460.24	Jan 1, 2020	460.24	26.01	Jun. 1, 2020	486.25	J	K	
L	38	Mobilehome	Exempt								

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	39	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	40	Mobilehome	458.73	Jan 1, 2020	458.73	26.01	Jun. 1, 2020	484.74	J	K	
O	41	Mobilehome	468.51	Jan 1, 2020	468.51	26.01	Jun. 1, 2020	494.52	J	K	
L	42	Mobilehome	Exempt								
L	43	Mobilehome	Exempt								
L	44	Mobilehome	Exempt								
Park-Owned	45	Mobilehome	Exempt								
L	46	Mobilehome	Exempt								
O	47	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	48	Mobilehome	289.77	Jan 1, 2020	289.77	26.01	Jun. 1, 2020	315.78	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	49	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
L	50	Mobilehome	Exempt								
O	51	Mobilehome	367.20	Jan 1, 2020	367.20	26.01	Jun. 1, 2020	393.21	J	K	
O	52	Mobilehome	435.36	Jan 1, 2020	435.36	26.01	Jun. 1, 2020	461.37	J	K	
L	53	Mobilehome	Exempt								
O	54	Mobilehome	331.01	Jan 1, 2020	331.01	26.01	Jun. 1, 2020	357.02	J	K	
L	55	Mobilehome	Exempt								
L	56	Mobilehome	Exempt								
L	57	Mobilehome	Exempt								
L	58	Mobilehome	Exempt								

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
L	59	Mobilehome	Exempt								
O	60	Mobilehome	416.60	Jan 1, 2020	416.60	26.01	Jun. 1, 2020	442.61	J	K	
O	61	Mobilehome	437.39	Jan 1, 2020	437.39	26.01	Jun. 1, 2020	463.40	J	K	
Park-Owned	62	Mobilehome	Exempt								
O	63	Mobilehome	435.13	Jan 1, 2020	435.13	26.01	Jun. 1, 2020	461.14	J	K	
Park-Owned	64	Mobilehome	Exempt								
O	65	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
Park-Owned	66	Mobilehome	Exempt								
L	67	Mobilehome	Exempt								
L	68	Mobilehome	Exempt								

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	69	Mobilehome	428.17	Jan 1, 2020	428.17	26.01	Jun. 1, 2020	454.18	J	K	
L	70	Mobilehome	Exempt								
O	71	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	72	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	73	Mobilehome	300.58	Jan 1, 2020	300.58	26.01	Jun. 1, 2020	326.59	J	K	
O	74	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	75	Mobilehome	335.62	Jan 1, 2020	335.62	26.01	Jun. 1, 2020	361.63	J	K	
L	76	Mobilehome	Exempt								
O	77	Mobilehome	417.17	Jan 1, 2020	417.17	26.01	Jun. 1, 2020	443.18	J	K	
O	78	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	79	Mobilehome	435.13	Jan 1, 2020	435.13	26.01		461.14	J	K	
L	80	Mobilehome	Exempt								
Park-Owned	81	Mobilehome	Exempt						J	K	
O	82	Mobilehome	435.13	Jan 1, 2020	435.13	26.01		461.14	J	K	
L	83	Mobilehome	Exempt								
L	84	Mobilehome	Exempt								
O	85	Mobilehome	458.73	Jan 1, 2020	458.73	26.01		484.74	J	K	
O	86	Mobilehome	313.20	Jan 1, 2020	313.20	26.01		339.21	J	K	
O	87	Mobilehome	406.62	Jan 1, 2020	406.62	26.01		432.63	J	K	
O	88	Mobilehome	401.46	Jan 1, 2020	401.46	26.01		427.47	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
L	89	Mobilehome	Exempt								
O	90	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
Park-Owned	91	Mobilehome	Exempt								
O	92	Mobilehome	372.41	Jan 1, 2020	372.41	26.01	Jun. 1, 2020	398.42	J	K	
L	93	Mobilehome	Exempt								
L	94	Mobilehome	Exempt								

Page Number(s) 10 of 10

Form MRR 1-3. Revised October 2013

COMMUNITY ASSET MA. AGEMENT
P.O. Box 3670
Ontario, California 91761
p:(909) 673-0777 f: (909) 673-0575

February 16, 2021

Ms. Susie Williams
Housing and Community Development Division
Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Ms. Williams:

Please find attached, the application for Automatic Increase for Sunnyside Mobile Estates. A copy of the application has also been sent to the Resident Committee Chairperson for the park.

Should you have any questions, please contact us so that we may assist.

KStaddon/dc

K.L. Staddon
Director of Property Operations
Community Asset Management, managing agent for
Sunnyside Mobile Estates

cc: Edward Chinevere, Sr. Mgmt. Analyst, City of Fresno

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

Sunnyside Mobile Estates
Name

5541 E. Tulare Ave., Fresno, CA 93727
Address

Fresno MHC, LLC
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

K.L. Staddon
Print Name

Director of Property Operations
Print Title

[signature] 2/16/21
Signature Date

kstaddon@communityam.com
E-Mail

Mailing Address
(Include business name if applicable)
Community Asset Management

P.O. Box 3670

Ontario, CA 91761

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and StabilizationOrdinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park:

Sunnyside Mobile Estates
Name

5541 E. Tulare Ave., Fresno, CA 93727
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. — 1.275% (75% of CPI)
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. — $ 424.66
3. Total dollar amount of the increase based upon the CPI. — $ 5.41

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. — N/A
2. Government mandated costs effective on the date of application. — _____
3. Percentage increase over a 12-month period. — _____
4. Percentage amount which exceeds 5 percent. — _____
5. Total dollar amount of the increase based on the annual government cost increases. — _____

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____	a. Percentage change in the CPI.	____	g. Changes in reasonable operating and maintenance expenses.
____	b. State/federal wage and price guidelines.	____	h. Repairs other than wear and tear.
____	c. Comparable mobilehome spaces in comparable parks	____	i. The amount of services and amenities.
____	d. The length of time since the last increase	____	j. Any existing lease.
____	e. Completion of any capital improvements or rehabilitation work	____	k. A just and reasonable rate of return on the owner's investment.
____	f. Changes in rent paid by the owner for lease of the land		

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic)

Form MRR 1-2, Revised December 2018

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP) **Phone:** (909) 673-0777 x317

Address: 5541 E. TULARE AVE., FRESNO, CA 93727

Reporting Period: January 1, 2020 through December 31, 2020 **Number of Spaces per Park Permit:** 94

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
A	B	C	D	E	F	G	H	I	J	K	
O	1	Mobilehome	417.02	Jan. 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	2	Mobilehome	458.33	Jan. 1, 2020	458.33	26.01	Jun. 1, 2020	484.34	J	K	
O	3	Mobilehome	313.02	Jan. 1, 2020	313.02	26.01	Jun. 1, 2020	339.03	J	K	
O	4	Mobilehome	435.19	Jan. 1, 2020	435.19	26.01	Jun. 1, 2020	461.20	J	K	
L	5	Mobilehome	Exempt								
O	6	Mobilehome	401.46	Jan. 1, 2020	401.46	26.01	Jun. 1, 2020	427.47	J	K	
O	7	Mobilehome	305.37	Jan. 1, 2020	305.37	26.01	Jun. 1, 2020	331.38	J	K	
L	8	Mobilehome	Exempt								

Form MRR 1-3. Revised October 2013

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	9	Mobilehome	333.56	Jan. 1, 2020	333.56	26.01	Jun. 1, 2020	359.57	J	K	
O	10	Mobilehome	313.20	Jan. 1, 2020	313.20	26.01	Jun. 1, 2020	339.21	J	K	
O	11	Mobilehome	435.11	Jan. 1, 2020	435.11	26.01	Jun. 1, 2020	461.12	J	K	
L	12	Mobilehome	Exempt								
O	13	Mobilehome	313.20	Jan. 1, 2020	313.20	26.01	Jun. 1, 2020	339.21	J	K	
O	14	Mobilehome	354.87	Jan. 1, 2020	354.87	26.01	Jun. 1, 2020	380.88	J	K	
O	15	Mobilehome	295.67	Jan. 1, 2020	295.67	26.01	Jun. 1, 2020	321.68	J	K	
L	16	Mobilehome	Exempt								
O	17	Mobilehome	416.57	Jan. 1, 2020	416.57	26.01	Jun. 1, 2020	442.58	J	K	
O	18	Mobilehome	417.02	Jan. 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
Park-Owned	19	Mobilehome	Exempt								
O	20	Mobilehome	325.74	Jan 1 2020	325.74	26.01	Jun. 1, 2020	351.75	J	K	
Park-Owned	21	Mobilehome	Exempt								
O	22	Mobilehome	441.08	Jan 1 2020	441.08	26.01	Jun. 1, 2020	467.09	J	K	
O	23	Mobilehome	492.71	Jan 1 2020	492.71	26.01	Jun. 1, 2020	518.72	J	K	
O	24	Mobilehome	358.56	Jan 1 2020	358.56	26.01	Jun. 1, 2020	384.57	J	K	
L	25	Mobilehome	Exempt								
O	26	Mobilehome	417.02	Jan 1 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	27	Mobilehome	335.51	Jan 1 2020	335.51	26.01	Jun. 1, 2020	361.52	J	K	
O	28	Mobilehome	455.50	Jan 1 2020	455.50	26.01	Jun. 1, 2020	481.51	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
L	29	Mobilehome	Exempt								
O	30	Mobilehome	315.24	Jan 1, 2020	315.24	26.01	Jun. 1, 2020	341.25	J	K	
O	31	Mobilehome	409.98	Jan 1, 2020	409.98	26.01	Jun. 1, 2020	435.99	J	K	
O	32	Mobilehome	450.56	Jan 1, 2020	450.56	26.01	Jun. 1, 2020	476.57	J	K	
O	33	Mobilehome	458.33	Jan 1, 2020	458.33	26.01	Jun. 1, 2020	484.34	J	K	
O	34	Mobilehome	427.21	Jan 1, 2020	427.21	26.01	Jun. 1, 2020	453.22	J	K	
L	35	Mobilehome	Exempt								
O	36	Mobilehome	468.51	Jan 1, 2020	468.51	26.01	Jun. 1, 2020	494.52	J	K	
O	37	Mobilehome	460.24	Jan 1, 2020	460.24	26.01	Jun. 1, 2020	486.25	J	K	
L	38	Mobilehome	Exempt								

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	39	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	40	Mobilehome	458.73	Jan 1, 2020	458.73	26.01	Jun. 1, 2020	484.74	J	K	
O	41	Mobilehome	468.51	Jan 1, 2020	468.51	26.01	Jun. 1, 2020	494.52	J	K	
L	42	Mobilehome	Exempt								
L	43	Mobilehome	Exempt								
L	44	Mobilehome	Exempt								
Park-Owned	45	Mobilehome	Exempt								
L	46	Mobilehome	Exempt								
O	47	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	48	Mobilehome	289.77	Jan 1, 2020	289.77	26.01	Jun. 1, 2020	315.78	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	49	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
L	50	Mobilehome	Exempt								
O	51	Mobilehome	367.20	Jan 1, 2020	367.20	26.01	Jun. 1, 2020	393.21	J	K	
O	52	Mobilehome	435.36	Jan 1, 2020	435.36	26.01	Jun. 1, 2020	461.37	J	K	
L	53	Mobilehome	Exempt								
O	54	Mobilehome	331.01	Jan 1, 2020	331.01	26.01	Jun. 1, 2020	357.02	J	K	
L	55	Mobilehome	Exempt								
L	56	Mobilehome	Exempt								
L	57	Mobilehome	Exempt								
L	58	Mobilehome	Exempt								

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
L	59	Mobilehome	Exempt								
O	60	Mobilehome	416.60	Jan 1, 2020	416.60	26.01	Jun. 1, 2020	442.61	J	K	
O	61	Mobilehome	437.39	Jan 1, 2020	437.39	26.01	Jun. 1, 2020	463.40	J	K	
Park-Owned	62	Mobilehome	Exempt								
O	63	Mobilehome	435.13	Jan 1, 2020	435.13	26.01	Jun. 1, 2020	461.14	J	K	
Park-Owned	64	Mobilehome	Exempt								
O	65	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
Park-Owned	66	Mobilehome	Exempt								
L	67	Mobilehome	Exempt								
L	68	Mobilehome	Exempt								

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	69	Mobilehome	428.17	Jan 1, 2020	428.17	26.01	Jun. 1, 2020	454.18	J	K	
L	70	Mobilehome	Exempt								
O	71	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	72	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	73	Mobilehome	300.58	Jan 1, 2020	300.58	26.01	Jun. 1, 2020	326.59	J	K	
O	74	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
O	75	Mobilehome	335.62	Jan 1, 2020	335.62	26.01	Jun. 1, 2020	361.63	J	K	
L	76	Mobilehome	Exempt								
O	77	Mobilehome	417.17	Jan 1, 2020	417.17	26.01	Jun. 1, 2020	443.18	J	K	
O	78	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
O	79	Mobilehome	435.13	Jan 1, 2020	435.13	26.01		461.14	J	K	
L	80	Mobilehome	Exempt								
Park-Owned	81	Mobilehome	Exempt						J	K	
O	82	Mobilehome	435.13	Jan 1, 2020	435.13	26.01		461.14	J	K	
L	83	Mobilehome	Exempt								
L	84	Mobilehome	Exempt								
O	85	Mobilehome	458.73	Jan 1, 2020	458.73	26.01		484.74	J	K	
O	86	Mobilehome	313.20	Jan 1, 2020	313.20	26.01		339.21	J	K	
O	87	Mobilehome	406.62	Jan 1, 2020	406.62	26.01		432.63	J	K	
O	88	Mobilehome	401.46	Jan 1, 2020	401.46	26.01		427.47	J	K	

City of FRESNO

Mobile Home Park: SUNNYSIDE MOBILE ESTATES (10-0142-MP)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K.Government L.Other		
L	89	Mobilehome	Exempt								
O	90	Mobilehome	417.02	Jan 1, 2020	417.02	26.01	Jun. 1, 2020	443.03	J	K	
Park-Owned	91	Mobilehome	Exempt								
O	92	Mobilehome	372.41	Jan 1, 2020	372.41	26.01	Jun. 1, 2020	398.42	J	K	
L	93	Mobilehome	Exempt								
L	94	Mobilehome	Exempt								

Sunnyside Mobile Estates
Residents' Committee

5541 E. Tulare Ave.
Fresno, CA 93727

February 24, 2021

K.L. Staddon
Director of Property Operations
Community Asset Management
P.O. Box 3670
Ontario, CA 91761

Via Certified Mail
Return Receipt Requested

Mr. Thomas Morgan, Division Manager
Housing and Community Development Division
Planning and Development Department
City of Fresno
2600 Fresno St., Room 3065
Fresno, CA 93721

Via Regular Mail

Courtesy Copy to
Susie Williams
Sr. Administrative Clerk
City of Fresno, Housing & Community Development
2600 Fresno Street, Room 3065
Fresno, CA 93721

Via Regular Mail

Re: Application for Automatic Increase
For Sunnyside Mobile Estates located at:
5541 East Tulare Ave, Fresno, CA 93727

Dear Mssrs:

Enclosed please find the following completed forms:

1. Form MRR 2-1;
2. Form MRR 2-2;

The Rent Committee is submitting these forms in order to comply with the City of Fresno Mobilehome Rent Review and Stabilization Commission.

Thank you for your consideration to this matter.

Sincerely,

Irma Alonso
President/Chairperson

[redacted]

Sincerely,

Norma Laparra
Vice-President

[redacted]

Enclosures: Forms MRR 2-1 and MRR 2-2, MRR 4-1

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RESIDENT VOTING RESULTS ON NON-AUTOMATIC RENT INCREASE UNDER §12-2012 RENT INCREASE REQUIREMENT

Mobilehome Park: SUNNYSIDE MOBILE ESTATES

Name

5541 EAST TULARE AVENUE, FRESNO, CA 93727

Address

Residents of the mobilehome spaces identified in the rent increase application:

☒ **Accept** the rent increase. Proceedings on the rent increase application shall cease.

☐ **Reject** the rent increase. Park owners may request rent review [1]proceedings.

Number of residents voting in favor of the rent increase	23
Number of residents voting against the rent increase	
Total number of spaces occupied by voting residents	57
Total number of spaces affected by the rent increase	57

Irma Alonso
Print Name

President/Chairperson
Print Title

Signature

February 24, 2021
Date

[1]Pursuant to §12-2010(b)(2) and § 12-2011, a non-automatic rent increase §12-2012 rejected by the affected residents is subject to proceedings before the Mobilehome Rent Review and Stabilization Commission at the owner's request. To request a hearing, complete Form MRR 3-1 and submit it to the City of Fresno Housing and Community Development Division, with the appropriate fees.

Form MRR 2-1. Revised December 2018

Mobilehome Park Rent Review and Stabilization Ordinance

Application Results for §12-2014 of the FMC

AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: SUNNYSIDE MOBILE ESTATES
Name

5541 EAST TULARE AVENUE, FRESNO, CA 93727
Address

This form is to be completed by the Resident Rent Committee Chair and mailed to the owner with a copy to HCD. Check **ONLY ONE** of the following boxes. Please note that the CPI increase request is **NOT** subject to a vote of affected Residents. It is the responsibility of the Resident Rent Committee and/or Chair to review a CPI rent increase request for completeness. Refer to §12-2009 (a) – (d).

☒ The Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We find the request and documents to be complete and are hereby notifying both HCD and the owner within five (5) days of receipt of a complete application.

☐ Pursuant to §12-2009(c), the Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We notified the owner within five days after receipt of the application of the information or documents that are needed to make the application complete BUT the owner has not submitted the information or documents needed to make the application complete within ten working days of our request. We are hereby notifying HCD of this incomplete application status and requesting assistance.

a) Also complete the following if notifying HCD of an Incomplete CPI rent increase application.

Date of receipt of owner's original application	
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

Irma Alonso
Print Name

President/Chairperson
Print Title

Signature of Rent Committee Chairman

February 24, 2021
Date

FORM MRR 1-2. December 2018

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance
Mobilehome Park Residents' Rent Committee

Mobilehome Park: SUNNYSIDE MOBILE ESTATES

Address 5541 EAST TULARE AVENUE, FRESNO, CA 93727

Date: JANUARY 15, 2021 Date of Election: JANUARY 15, 2021

Minutes Available: Yes ☒ No ☐

Name	Office	End of Term	Telephone	Address with Space Number	Email (Optional)
IRMA ALONSO	PRES		[redacted]		
NORMA LAPARRA	VICE				
TED LUSTER	TRES				
HUGO MOLINA	SEC				
ALFREDO HURTADO	SEC				
(ALTERNATES)					
MAARELI DIAZ/MONTES	ALT				
NANCY FRANCO	ALT				

**Return a copy of this completed form to the City of Fresno and the mobilehome park owner.

Thomas Morgan, Housing and Neighborhood Revitalization Manager City of Fresno, Housing Div. 2600 Fresno Street, Rm 3070 Fresno, CA 93721 PH: (559) 621-8300	Mobilehome Park Owner Community Asset Management Park Owner: Fresno MHL, LLC P.O. Box 3670 Ontario, CA 91761 (909) 673-0777 [redacted]	**PLEASE NOTE:** MOPS reps available to answer questions: 1. Helen Harvey, Chair [redacted] 2. Robin Robertson, Sec. [redacted]

Revised: Nov 2020 (Previous Versions are Obsolete)

Form MRR 4-1

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance
Mobilehome Park Residents' Rent Committee

Mobilehome Park: Sunnyside Mobile Estates
Name

5541 E. Tulare Fresno Ca. 93727
Address

Date: Jan 31ST 2020

Date of Election: Jan 31ST 2020

Minutes Available: Yes ☒

No ☐

Name	Office	End of Term	Telephone	Address with Space Number
Bob Davis	Pres		[redacted]	[redacted]
Irma Alonzo	Vice			
Ted Luster	Treas/Sec			
(ALTERNATES)				
Anna Franco				
Norma LaPorra				

**Return a copy of this completed form to the City of Fresno and the mobilehome park owner.

Thomas Morgan, Housing and Neighborhood Revitalization Manager City of Fresno, Housing Div. 2600 Fresno Street, Rm 3070 Fresno, CA 93721 PH: (559) 621-8300	Mobilehome Park Owner Community Asset Management. P.O Box 3670 Ontario, Ca. 91761	**PLEASE NOTE:** MOPS reps available to answer questions: 1. Helen Harvey, Chair [redacted] 2. Robin Robertson, Sec. [redacted]

Revised: May 2018 (Previous Versions are Obsolete)

Form MRR 4-1

Rent Control meeting
1-31-2020
minutes

meeting to order 6:00 P.M.

officers present Bob Davis Pres.
Irma Alonzo Vice
Ted Lester Sec/Tres (Absent)

Interpreter Irma Alonzo

Number of Tenants 25

Reading of old minutes - new minutes by Bob Davis

Donations taken - counting of funds total 129.84

Election of officers by show of hands

DISCUSSION of Rent Control info & Issues

CONCLUSION of meeting 7:00 pm

Jan 31st 2020 Rent Control meeting

	space	signature
1	[redacted]	R. Davis
2		Ken Calla
3		D Pill
4		[redacted]
5		Christopher m Hernandez
6		Paula A. Sneal
7		Carmen Maldonado
8		Bob Morgan
9		Paul Gaston
10		JACINTO-ANGEL PERALTA
11		Gustavo Reyes Martinez
12		[redacted]
13		Gail Anderson
14		Danny Ayala
15		Charlene L. Patterson
16		Carmen Stumel
17		Alfredo Hurtado
18		Hugo molina
19		Maarelí Montes
20		Marco Franco & Daniela
21		Eduardo tayun
22		Anallely Franco
23		Nancy Franco
24		Brenda Barajas
25		Doris Romero

COMMUNITY ASSET MAI GEMENT
P.O. Box 3670
Ontario, California 91761
p:(909) 673-0777 f: (909) 673-0575

February 16, 2021

Ms. Susie Williams
Housing and Community Development Division
Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Ms. Williams:

Please find attached, the application for Automatic Increase for Sunnyside Mobile Estates. A copy of the application has also been sent to the Resident Committee Chairperson for the park.

Should you have any questions, please contact us so that we may assist.

KStaddon/dc

K.L. Staddon
Director of Property Operations
Community Asset Management, managing agent for
Sunnyside Mobile Estates

cc: Edward Chinevere, Sr. Mgmt. Analyst, City of Fresno

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobile Home Park: **SUNSET WEST COMMUNITY, LLC**
3187 N. PARKWAY DRIVE, FRESNO, CA 93722

RAY ROEDER

Park Owner

Instructions

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase application.

2. Complete the Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.

3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobile home park spaces for which a rent increase is being requested.

4. Send a copy of the application to the Residents' Committee and to the City of Fresno. The City does not verify calculations unless the park owner and Residents' Committee are unable to resolve these differences.

I certify under penalty of perjury, under the laws of the State of California, that I am the park owner of the mobile home park identified above, or his/her agent, as defined under FMC Article 12 §8-1203(g), and that all statements and information contained in this application are true and correct.

PAMELA FRY
Print Name

Pamela Frey 2/26/11
Signature Date

MANAGER
Print Title

Mailing Address
(include business name if applicable)

3187 N. PARKWAY DRIVE
FRESNO, CA 93722

Form MRR 1-1, Revised December 2005

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

AUTOMATIC AND NONAUTOMATIC RENT INCREASE APPLICATION SUMMARY OF RELEVANT FACTORS

Mobile Home Park: SUNSET WEST COMMUNITY, LLC
3187 N. PARKWAY DRIVE, FRESNO, CA 93722

A. Automatic Increase – Consumer Price Index (FMC Article 12, §8-1212.2)

1.	Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31.	.3%	
2.	Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date.	310.30	
3.	Total dollar amount of the increase based upon the CPI.		.70

B. Automatic Pass-Through of Annual Government Cost (FMC Article 12, §8-1212.1)

1.	Government mandated costs, 12 months prior to date of application		
2.	Government mandated costs effective on the date of application.		
3.	Percentage increase over 12 month period.		
4.	Percentage amount which exceeds 5 percent.		
5.	Total dollar amount of the increase based upon the annual government cost increases.		.12

C. Non-Automatic Rent Increase (FMC Article 12, §8-1209 and 8-1212)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §8-1212 (a-k) in determining the amount of the increase. Review §8-1212 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____	a.	Percentage change in the CPI	____	g.	Changes in reasonable operating and maintenance expenses.
____	b.	State or federal wage and price guidelines	____	h.	Repairs other than wear and tear
____	c.	Comparable mobile home spaces in comparable parks	____	i.	The amount and quality of services and amenities
____	d.	The length of time since the last increase	____	j.	Any existing lease
X	e.	Completion of any capital improvements or rehabilitation work	____	k.	A just and reasonable rate of return on the owners' investment
____	f.	Changes in rent paid by the owner for lease of the land.			

Amount requested for non-automatic rent increase application 2.57

D. Total rent increase (automatic and non-automatic) being requested 3.39

Form MRR 1-2, Revised December 2005

EXHIBIT A

In determining the amount of rent increase that is just, fair and reasonable, to follow is a summary of relevant factors supporting the requested rent increase including all supporting documentation relative to:

Section B. Automatic Pass-Through of Annual Government Cost (FMC Article 12, §8-1212-1)

1. Property Tax Increase $207.00. Increase Calculated As Follows:

$207.00 ÷ 12 months ÷ 148 Spaces = .12

Total Automatic Pass-Through of Government Costs **$ .12**

Section C. Non-Automatic Rent Increase (FMC Article 12, §8-1209 and 8-1212) e. - Completion of any capital improvements or rehabilitation work:

1. Resurfacing of Streets (Invoice Attached)	$12,150.00
(8 Years)	
2. New Entry Block Wall	
(Invoices & Time Sheets Attached)	$ 9,621.00
(15 Years)	
3. Automatic Entry Gate (Invoice Attached)	$35,860.00
(15 Years)	
Total Capital Improvements	**$57,631.00**

Increase Calculated For Section C. As Follows:

1. $12,150.00 ÷ 96 months ÷ 148 Spaces = .86
2. $ 9,621.00 ÷ 180 months ÷ 148 Spaces = .36
3. $35,860.00 ÷ 180 months ÷ 148 Spaces = 1.35

Total Non-Automatic Rent Increase **$2.57**

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: SUNSET WEST COMMUNITY, LLC **Phone:** 559-275-3500

Address: 3187 N. PARKWAY DRIVE, FRESNO, CA 93722

Reporting Period: January 1, 20 10 through December 31, 20 10 **Number of Spaces per Park Permit:** 153

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
O	7	☐ Mobile Home ☐ Rec. Vehicle	299.83	JAN 1ST	299.83	3.39	7/1/2009	303.22	J	K	L
O	8	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	9	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	12	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	24	☐ Mobile Home ☐ Rec. Vehicle	350.00	6/1/10	350.00	3.39	NONE	353.39	J	K	L
O	26	X Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	31	☐ Mobile Home ☐ Rec. Vehicle	294.27	JAN 1ST	294.27	3.39	7/1/2009	297.66	J	K	L
O	37	☐ Mobile Home ☐ Rec. Vehicle	315.00	JAN 1ST	315.00	3.39	7/1/2009	318.39	J	K	L

City of FRESNO

Mobile Home Park: SUNSET WEST COMMUNITY, LLC, 3187 N. PARKWAY DRIVE, FRESNO, CA 93722

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	38	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	41	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	43	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	44	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	50	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	51	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	55	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	58	☐ Mobile Home ☐ Rec. Vehicle	325.00	JAN 1ST	325.00	3.39	7/1/2009	328.39	J	K	L
O	60	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	64	☐ Mobile Home ☐ Rec. Vehicle	298.40	JAN 1ST	298.40	3.39	7/1/2009	301.79	J	K	L

City of FRESNO

Mobile Home Park: SUNSET WEST COMMUNITY, LLC, 3187 N. PARKWAY DRIVE, FRESNO, CA 93722

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	67	☐ Mobile Home ☐ Rec. Vehicle	291.23	JAN 1ST	291.23	3.39	7/1/2009	294.62	J	K	L
O	71	☐ Mobile Home ☐ Rec. Vehicle	293.70	JAN 1ST	293.70	3.39	7/1/2009	297.09	J	K	L
O	73	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	75	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	82	☐ Mobile Home ☐ Rec. Vehicle	298.79	JAN 1ST	298.79	3.39	7/1/2009	302.18	J	K	L
O	87	☐ Mobile Home ☐ Rec. Vehicle	299.83	JAN 1ST	299.83	3.39	7/1/2009	303.22	J	K	L
O	88	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	89	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	91	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	92	☐ Mobile Home ☐ Rec. Vehicle	346.50	JAN 1ST	346.50	3.39	7/1/2009	349.89	J	K	L

City of FRESNO

Mobile Home Park: SUNSET WEST COMMUNITY, LLC, 3187 N. PARKWAY DRIVE, FRESNO, CA 93722

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	94	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	96	☐ Mobile Home ☐ Rec. Vehicle	298.40	6/1/10	298.40	3.39	NONE	301.79	J	K	L
O	98	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	99	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	101	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	105	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	108	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	111	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	115	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	118	☐ Mobile Home ☐ Rec. Vehicle	320.83	JAN 1ST	320.83	3.39	7/1/2009	324.22	J	K	L

City of FRESNO

Mobile Home Park: SUNSET WEST COMMUNITY, LLC, 3187 N. PARKWAY DRIVE, FRESNO, CA 93722

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	121	☐ Mobile Home ☐ Rec. Vehicle	298.39	JAN 1ST	298.39	3.39	7/1/2009	301.78	J	K	L
O	122	☐ Mobile Home ☐ Rec. Vehicle	300.65	JAN 1ST	300.65	3.39	7/1/2009	304.04	J	K	L
O	123	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	124	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	130	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	131	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	133	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	134	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	135	☐ Mobile Home ☐ Rec. Vehicle	400.00	JAN 1ST	400.00	3.39	7/1/2009	403.39	J	K	L
O	138	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L

City of FRESNO

Mobile Home Park: SUNSET WEST COMMUNITY, LLC, 3187 N. PARKWAY DRIVE, FRESNO, CA 93722

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	144	☐ Mobile Home ☐ Rec. Vehicle	385.00	JAN 1ST	385.00	3.39	7/1/2009	388.39	J	K	L
O	150	☐ Mobile Home ☐ Rec. Vehicle	271.27	JAN 1ST	271.27	3.39	7/1/2009	274.66	J	K	L
O	153	☐ Mobile Home ☐ Rec. Vehicle	299.04	JAN 1ST	299.04	3.39	7/1/2009	302.43	J	K	L
		☐ Mobile Home ☐ Rec. Vehicle							J	K	L
		☐ Mobile Home ☐ Rec. Vehicle							J	K	L
		☐ Mobile Home ☐ Rec. Vehicle							J	K	L
		☐ Mobile Home ☐ Rec. Vehicle							J	K	L
		☐ Mobile Home ☐ Rec. Vehicle							J	K	L
		☐ Mobile Home ☐ Rec. Vehicle							J	K	L
		☐ Mobile Home ☐ Rec. Vehicle							J	K	L

2022 / BIANK

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RESIDENT VOTING RESULTS ON NON-AUTOMATIC RENT INCREASE UNDER §12-2012 RENT INCREASE REQUIREMENT

Mobilehome Park: The Willows of Santiago

Name

2575 South Willow, Fresno, CA 93725

Address

Residents of the mobilehome spaces identified in the rent increase application:

☐ **Accept** the rent increase. Proceedings on the rent increase application shall cease.

☐ **Reject** the rent increase. Park owners may request rent review [1]proceedings.

Number of residents voting in favor of the rent increase _____

Number of residents voting against the rent increase _____

Total number of spaces occupied by voting residents _____

Total number of spaces affected by the rent increase _____

_____ _____

Print Name Print Title

_____ _____

Signature Date

[1]Pursuant to §12-2010(b)(2) and § 12-2011(a), a non-automatic rent increase (§12-2012) rejected by the affected residents is subject to proceedings before the Mobilehome Rent Review and Stabilization Commission at the owner's request. To request a hearing, complete Form MRR 3-1 and submit it to the City of Fresno Housing and Community Development Division, with the appropriate fees.

Form MRR 2-1

Mobilehome Park Rent Review and Stabilization Ordinance

Request for Commission Proceedings

Mobilehome Park: The Willows of Santiago
Name

2575 South Willow, Fresno, CA 93725
Address

A request is made for a rent increase review by the Mobilehome Park Rent Review and Stabilization Commission. I have checked the box(es) applicable to the reason(s) for this request. All required fees and documents used during the negotiation process between park owners and residents are attached.

☐	**PARK OWNER ONLY** Pursuant to Chapter 12, Article 20, §12-2010(b)(2) and §12-2011(a) of the Fresno Municipal Code, if the affected residents of a mobilehome park reject a non-automatic rent increase (§12-2012), the owner, having otherwise met all requirements of this ordinance, may request proceeding before the Mobilehome Park Rent Review and Stabilization Commission. Park residents of the above named mobilehome park have rejected the requested non-automatic rent increase.
☐	**PARK OWNER OR RESIDENT COMMITTEE** Pursuant to Chapter 12, Article 20, §12-2013(b)(3) and §12-2013(c) of the Fresno Municipal Code, if either party, having otherwise met all requirements of this ordinance, is not satisfied with the decision of the Director regarding a requested increase under the Automatic Pass-through of Annual Government Costs §12-2013, that party may request a final determination by the Mobilehome Park Rent Review and Stabilization Commission. I/we are not satisfied with the decision of the Director.

Print Name

Print Title

Signature Date

Mailing Address (& business name if applicable)

FEES FOR REVIEW OF RENT INCREASE APPLICATION. Pursuant to Article 20, §12-2011(a) and/or §12-2013(c) of the FMC, the requesting party shall submit a fee to cover the costs to conduct the proceedings.

Rate per space	X	Multiply the number of affected spaces by the rate per space
Flat Fee	X	Add the flat fee
Total Fees Due		Remit payment to the City of Fresno

Form MRR 3-1

CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE
OCTOBER 2020

(All items indexes 1982-84=100 unless otherwise noted Not seasonally adjusted.)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		1 Month ending				Year ending		1 Month ending
	Oct 2019	Sep 2020	Oct 2020	Sep 2020	Oct 2020	Oct 2020	Oct 2019	Sep 2020	Oct 2020	Sep 2020	Oct 2020	Oct 2020
U. S. City Average	257.346	260.280	260.388	1.4	1.2	0.0	250.894	254.004	254.076	1.5	1.3	0.0
West	273.521	276.422	276.878	1.6	1.2	0.2	265.185	268.261	268.879	1.9	1.3	0.2
West – Size Class A[1]	282.713	284.925	285.347	1.3	0.9	0.1	273.177	275.743	275.743	1.6	0.9	0.2
West – Size Class B/C[2]	159.635	160.846	161.141	2.0	1.6	0.2	158.185	160.529	160.841	2.1	1.7	0.1
Mountain[3]	108.417	107.735	107.754	1.8	1.3	0.0	108.589	107.989	108.135	2.0	1.5	0.1
Pacific[1]	105.238	107.292	107.525	1.5	1.2	0.2	106.439	107.584	107.759	1.0	1.2	0.2
Los Angeles-Long Beach-Anaheim, CA	278.075	279.366	279.947	1.2	0.7	0.2	269.314	270.257	270.864	1.4	0.6	0.2

BI-MONTHLY DATA (Published for odd months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Sep 2019	Jul 2020	Sep 2020	Jul 2020	Sep 2020	Sep 2020	Sep 2019	Jul 2020	Sep 2020	Jul 2020	Sep 2020	Sep 2020
Riverside-San Bernardino-Ontario, CA[1]	106.412	107.840	108.201	1.7	1.7	0.5	106.473	108.055	108.684	2.1	2.1	0.6
San Diego-Carlsbad, CA	301.033	305.611	304.443	2.1	1.1	-0.4	294.107	298.056	297.515	2.7	1.2	-0.5
Urban Hawaii	282.106	285.725	287.529	1.3	1.9	0.6	278.076	282.609	284.455	1.7	2.0	0.6

BI-MONTHLY DATA (Published for even months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Oct 2019	Aug 2020	Oct 2020	Aug 2020	Oct 2020	Oct 2020	Oct 2019	Aug 2020	Oct 2020	Aug 2020	Oct 2020	Oct 2020
Phoenix-Mesa-Scottsdale, AZ[1]	145.033	145.395	146.030	1.8	0.7	0.3	144.494	145.147	145.893	2.2	1.0	0.5
San Francisco-Oakland-Hayward, CA	298.443	300.182	301.736	1.6	1.1	0.5	291.707	293.062	294.442	1.6	0.9	0.5
Seattle-Tacoma-Bellevue, WA	276.682	284.905	284.505	1.8	2.1	-0.1	274.358	281.131	280.152	2.4	2.1	-0.3
Urban Alaska	227.562	226.984	228.343	-1.5	0.3	0.6	225.143	226.874	228.317	0.1	1.4	0.6

1 Population over 2,500,000 2 Population 2,500,000 and under, Dec 1996 = 100 3 Dec 2017=100 4 Dec 2001=100

NOTE: In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI): www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf

1967=100 base year indexes and tables with semiannual and annual average data are available at: www.bls.gov/regions/west/factsheet/consumer-price-index-data-tables.htm

Release date November 12, 2020 The next release date is scheduled for December 10, 2020. For questions, please contact us at BLSinfoSF@bls.gov or (415) 625-2270

DEC 28 2020

City of
FRESNO

Planning and Development Department
Housing & Community Development Division
2600 Fresno Street, Room 3065
Fresno, California 93721
Phone: 559-621-8300
Fax: 559-457-1579
TTY: 559-621-8721
HCDD@fresno.gov

December 18, 2020

SUBJECT: Rent Increase Application and Guidance

At this time each year, the City of Fresno (City) provides the mobilehome park owners and residents' committees with information regarding the City's Mobilehome Park Rent Review and Stabilization Ordinance

The information provided this year includes:

Consumer Price Index – Included is a copy of the BLS Consumer Price Index (CPI), West Region B/C – Urban Wage Earners and Clerical Workers for the 12-month period between November 1, 2019 and October 31, 2020. In calculating the automatic rent increase amount, please use the following example:

1.7%	Percent change in Consumer Price Index for the year ending October 31, 2020,
X 0.75	Multiplied by the allowable percentage rate
1.275%	Equals the "factor" for 2020.
$300.00	Hypothetical Average Rent,
X 1.275%	Multiplied by the "factor" for 2020,
$3.83	Equals the affordable rent increase. Note: Rounded from $3.825

The mobilehome park owner is required to submit copies of the application to the Residents' Committee chair **and** the City in accordance with Section 12-2009 of the City's Ordinance. It is highly recommended that the copy to the Residents' Committee chair be sent certified mail. It is not necessary that the City's copy be sent certified. It is also advisable to verify the name of the current Committee chairperson prior to sending the application. It is the responsibility of the Residents' Committee to decide if the calculations are correct. City staff does **not** verify the calculations, but is available should questions arise.

The 2020 Consumer Price Index factor may be used for rent applications that are submitted to the residents' committees starting **January 1, 2021**. The City encourages owners and residents' committees to refer to the Ordinance for details. A copy of the complete Ordinance can be viewed at www.municode.com, Municipal Code of the City of Fresno, Chapter 12, Article 20.

214	$429.56	$438.53	$6.86	$445.39
215	$493.80	$502.77	$6.86	$509.63
216	$626.42	$635.39	$6.86	$642.25
217	$545.87	$554.84	$6.86	$561.70
218	$516.35	$525.32	$6.86	$532.18
219	$458.69	$467.66	$6.86	$474.52
220	$537.82	$546.79	$6.86	$553.65
221	$528.55	$537.52	$6.86	$544.38
222	$519.49	$528.46	$6.86	$535.32
223	$655.19	$664.16	$6.86	$671.02
224	$476.03	$485.00	$6.86	$491.86
225	$565.39	$574.36	$6.86	$581.22
226	$550.71	$559.68	$6.86	$566.54
227	$518.43	$527.40	$6.86	$534.26
228	$609.01	$617.98	$6.86	$624.84
229	$420.16	$472.04	$6.86	$478.90
230	$596.01	$604.98	$6.86	$611.84
231	$543.98	$552.95	$6.86	$559.81
232	$453.20	$462.17	$6.86	$469.03
233	$529.32	$538.29	$6.86	$545.15
234	$487.29	$496.26	$6.86	$503.12
235	$466.66	$475.63	$6.86	$482.49
236	$454.10	$509.38	$6.86	$516.24
237	$650.00	$658.97	$6.86	$665.83
238	$632.39	$641.36	$6.86	$648.22
239	$617.60	$626.57	$6.86	$633.43
240	$502.93	$511.90	$6.86	$518.76
241	$598.31	$607.28	$6.86	$614.14
242	$540.40	$549.37	$6.86	$556.23
243	$585.37	$594.34	$6.86	$601.20
244	$487.29	$496.26	$6.86	$503.12
245	$602.96	$611.93	$6.86	$618.79
246	$582.35	$591.32	$6.86	$598.18
247	$550.00	$558.97	$6.86	$565.83
248	$412.26	$421.23	$6.86	$428.09
249	$466.88	$475.85	$6.86	$482.71
251	$696.18	$705.15	$6.86	$712.01
252	$496.75	$505.72	$6.86	$512.58
253	$450.74	$459.71	$6.86	$466.57
254	$579.95	$588.91	$6.86	$595.77
255	$420.16	$429.13	$6.86	$435.99
256	$482.40	$491.37	$6.86	$498.23
257	$641.11	$650.08	$6.86	$656.94

128	$583.07	$592.04	$6.86	$598.90
129	$550.00	$558.97	$6.86	$565.83
130	$431.32	$440.29	$6.86	$447.15
131	$550.00	$558.97	$6.86	$565.83
132	$605.00	$613.97	$6.86	$620.83
133	$583.38	$592.35	$6.86	$599.21
134	$550.00	$558.97	$6.86	$565.83
135	$577.68	$586.65	$6.86	$593.51
136	$663.44	$672.41	$6.86	$679.27
137	$518.15	$527.12	$6.86	$533.98
138	$614.26	$623.23	$6.86	$630.09
139	$638.63	$647.60	$6.86	$654.46
140		$650.00	$6.86	$656.86
141	$438.37	$447.34	$6.86	$454.20
142	$550.00	$558.97	$6.86	$565.83
143	$487.75	$496.72	$6.86	$503.58
144	$418.10	$427.07	$6.86	$433.93
145	$550.00	$558.97	$6.86	$565.83
146	$550.00	$558.97	$6.86	$565.83
147	$550.00	$614.87	$6.86	$621.73
148	$556.89	$565.86	$6.86	$572.72
149	$550.00	$558.97	$6.86	$565.83
150	$415.62	$424.59	$6.86	$431.45
151	$453.97	$462.94	$6.86	$469.80
152	$580.61	$589.58	$6.86	$596.44
153	$558.92	$567.89	$6.86	$574.75
154	$550.00	$558.97	$6.86	$565.83
155	$604.70	$613.67	$6.86	$620.53
156	$596.01	$604.98	$6.86	$611.84
157	$571.48	$580.45	$6.86	$587.31
158	$528.66	$537.63	$6.86	$544.49
159	$564.95	$573.92	$6.86	$580.78
160	$409.95	$418.92	$6.86	$425.78
161		$650.00	$6.86	$656.86
162	$638.63	$647.60	$6.86	$654.46
163	$612.89	$621.86	$6.86	$628.72
164		$650.00	$6.86	$656.86
165	$420.26	$429.23	$6.86	$436.09
166	$542.29	$551.26	$6.86	$558.12
167		$650.00	$6.86	$656.86
168	$428.38	$437.35	$6.86	$444.21
169	$583.07	$592.04	$6.86	$598.90
170	$436.40	$445.37	$6.86	$452.23

39	$470.32	$479.29	$6.86	$486.15
40	$569.97	$578.94	$6.86	$585.80
41	$583.50	$592.47	$6.86	$599.33
42	$518.40	$527.37	$6.86	$534.23
43	$551.33	$615.43	$6.86	$622.29
44	$490.02	$498.99	$6.86	$505.85
45	$511.71	$520.68	$6.86	$527.54
46	$684.37	$693.34	$6.86	$700.20
47	$451.89	$460.86	$6.86	$467.72
48	$602.66	$611.63	$6.86	$618.49
49	$710.04	$719.01	$6.86	$725.87
50	$550.68	$559.65	$6.86	$566.51
51	$571.48	$580.45	$6.86	$587.31
52	$583.38	$592.35	$6.86	$599.21
53	$481.06	$490.03	$6.86	$496.89
54	$556.89	$622.45	$6.86	$629.31
55	$581.99	$590.96	$6.86	$597.82
56	$556.89	$565.86	$6.86	$572.72
57	$505.50	$514.47	$6.86	$521.33
58	$528.86	$537.83	$6.86	$544.69
59	$559.61	$568.58	$6.86	$575.44
60	$529.73	$538.70	$6.86	$545.56
61	$573.95	$582.92	$6.86	$589.78
62	$592.96	$601.93	$6.86	$608.79
63	$583.07	$592.04	$6.86	$598.90
64	$571.48	$580.45	$6.86	$587.31
65	$457.57	$466.54	$6.86	$473.40
66	$559.72	$568.69	$6.86	$575.55
67	$668.62	$677.59	$6.86	$684.45
68	$528.55	$537.52	$6.86	$544.38
69	$532.86	$541.83	$6.86	$548.69
70	$671.65	$680.62	$6.86	$687.48
71	$480.82	$538.77	$6.86	$545.63
72	$420.16	$429.13	$6.86	$435.99
73	$617.95	$626.92	$6.86	$633.78
74	$571.48	$580.45	$6.86	$587.31
75	$461.86	$470.83	$6.86	$477.69
76	$605.32	$614.29	$6.86	$621.15
77	$503.38	$512.35	$6.86	$519.21
78	$438.37	$447.34	$6.86	$454.20
79	$559.63	$568.60	$6.86	$575.46
80	$649.35	$658.32	$6.86	$665.18
81	$451.89	$460.86	$6.86	$467.72

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: The Willows of Santiago
Name

2575 South Willow, Fresno, CA 93725
Address

The Willows of Santiago, LP
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Aimee Molsberry
Print Name

Aimee Molsberry
10/27/21
Signature Date

amolsberry@santiagocorp.com
E-Mail

President,
Santiago Communities, Inc.
Print Title

Mailing Address
(Include business name if applicable)
Santiago Communities, Inc.
P.O. Box 11927
Santa Ana, CA 92711

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase
Application Summary of Relevant Factors

Mobilehome Park: The Willows of Santiago

Name

2575 South Willow, Fresno, CA 93725

Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 1.7% (75%=1.275%)
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $538.30
3. Total dollar amount of the increase based upon the CPI. $6.86

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. n/a

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

___ a. Percentage change in the CPI.
___ b. State/federal wage and price guidelines.
___ c. Comparable mobilehome spaces in comparable parks.
___ d. The length of time since the last increase.
___ e. Completion of any capital improvements or rehabilitation work.
___ f. Changes in rent paid by the owner for lease of the land.
___ g. Changes in reasonable operating and maintenance expenses.
___ h. Repairs other than wear and tear.
___ i. The amount of services and amenities.
___ j. Any existing lease.
___ k. A just and reasonable rate of return on the owner's investment.

Total Amount Requested for Non-Automatic Rent Increase Application n/a

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $6.86

Form MRR 1-2, Revised December 2018

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	8	▪ Mobile Home ▫ Rec. Vehicle	$501.46	January 1	See Column D	$6.86	02/01/21	$510.43	J. CPI
(O)	9	▪ Mobile Home ▫ Rec. Vehicle	$422.80	January 1	See Column D	$6.86	02/01/21	$431.77	J. CPI
(O)	10	▪ Mobile Home ▫ Rec. Vehicle	$450.24	January 1	See Column D	$6.86	02/01/21	$459.21	J. CPI
(O)	11	▪ Mobile Home ▫ Rec. Vehicle	$522.39	January 1	See Column D	$6.86	02/01/21	$531.36	J. CPI
(O)	12	▪ Mobile Home ▫ Rec. Vehicle	$554.07	January 1	See Column D	$6.86	02/01/21	$563.04	J. CPI
(O)	13	▪ Mobile Home ▫ Rec. Vehicle	$587.82	January 1	See Column D	$6.86	02/01/21	$596.79	J. CPI
(O)	14	▪ Mobile Home ▫ Rec. Vehicle	$444.07	January 1	See Column D	$6.86	02/01/21	$453.04	J. CPI
(O)	15	▪ Mobile Home ▫ Rec. Vehicle	$628.06	January 1	See Column D	$6.86	02/01/21	$699.84	J. CPI
(O)	16	▪ Mobile Home ▫ Rec. Vehicle	$507.45	January 1	See Column D	$6.86	02/01/21	$516.42	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	27	▪ Mobile Home ▫ Rec. Vehicle	$506.10	January 1	See Column D	$6.86	02/01/21	$515.07	J. CPI
(O)	28	▪ Mobile Home ▫ Rec. Vehicle	$556.91	January 1	See Column D	$6.86	02/01/21	$565.88	J. CPI
(O)	29	▪ Mobile Home ▫ Rec. Vehicle	$537.71	January 1	See Column D	$6.86	02/01/21	$546.68	J. CPI
(O)	30	▪ Mobile Home ▫ Rec. Vehicle	$420.16	January 1	See Column D	$6.86	02/01/21	$429.13	J. CPI
(O)	31	▪ Mobile Home ▫ Rec. Vehicle	$420.16	January 1	See Column D	$6.86	02/01/21	$429.13	J. CPI
(O)	32	▪ Mobile Home ▫ Rec. Vehicle	$599.33	January 1	See Column D	$6.86	02/01/21	$608.30	J. CPI
(O)	33	▪ Mobile Home ▫ Rec. Vehicle	$537.82	January 1	See Column D	$6.86	02/01/21	$546.79	J. CPI
(O)	34	▪ Mobile Home ▫ Rec. Vehicle	$553.16	January 1	See Column D	$6.86	02/01/21	$562.13	J. CPI
(O)	35	▪ Mobile Home ▫ Rec. Vehicle	$579.19	January 1	See Column D	$6.86	02/01/21	$588.16	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	45	▪ Mobile Home ▫ Rec. Vehicle	$511.71	January 1	See Column D	$6.86	02/01/21	$520.68	J. CPI
(O)	46	▪ Mobile Home ▫ Rec. Vehicle	$684.37	January 1	See Column D	$6.86	02/01/21	$693.34	J. CPI
(O)	47	▪ Mobile Home ▫ Rec. Vehicle	$451.89	January 1	See Column D	$6.86	02/01/21	$460.86	J. CPI
(O)	48	▪ Mobile Home ▫ Rec. Vehicle	$602.66	January 1	See Column D	$6.86	02/01/21	$611.63	J. CPI
(O)	49	▪ Mobile Home ▫ Rec. Vehicle	$710.04	January 1	See Column D	$6.86	2/01/21	$719.01	J. CPI
(O)	50	▪ Mobile Home ▫ Rec. Vehicle	$550.68	January 1	See Column D	$6.86	02/01/21	$559.65	J. CPI
(O)	51	▪ Mobile Home ▫ Rec. Vehicle	$571.48	January 1	See Column D	$6.86	02/01/21	$580.45	J. CPI
(O)	52	▪ Mobile Home ▫ Rec. Vehicle	$583.38	January 1	See Column D	$6.86	02/01/21	$592.35	J. CPI
(O)	53	▪ Mobile Home ▫ Rec. Vehicle	$481.06	January 1	See Column D	$6.86	02/01/21	$490.03	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	63	▪ Mobile Home ▫ Rec. Vehicle	$583.07	January 1	See Column D	$6.86	02/01/21	$592.04	J. CPI
(O)	64	▪ Mobile Home ▫ Rec. Vehicle	$571.48	January 1	See Column D	$6.86	02/01/21	$580.45	J. CPI
(O)	65	▪ Mobile Home ▫ Rec. Vehicle	$457.57	January 1	See Column D	$6.86	02/01/21	$466.54	J. CPI
(O)	66	▪ Mobile Home ▫ Rec. Vehicle	$559.72	January 1	See Column D	$6.86	02/01/21	$568.69	J. CPI
(O)	67	▪ Mobile Home ▫ Rec. Vehicle	$668.62	January 1	See Column D	$6.86	02/01/21	$677.59	J. CPI
(O)	68	▪ Mobile Home ▫ Rec. Vehicle	$528.55	January 1	See Column D	$6.86	02/01/21	$537.52	J. CPI
(O)	69	▪ Mobile Home ▫ Rec. Vehicle	$532.86	January 1	See Column D	$6.86	02/01/21	$541.83	J. CPI
(O)	70	▪ Mobile Home ▫ Rec. Vehicle	$671.65	January 1	See Column D	$6.86	02/01/21	$680.62	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	80	▪ Mobile Home ▫ Rec. Vehicle	$649.35	January 1	See Column D	$6.86	02/01/21	$658.32	J. CPI
(O)	81	▪ Mobile Home ▫ Rec. Vehicle	$451.89	January 1	See Column D	$6.86	02/01/21	$460.86	J. CPI
(O)	82	▪ Mobile Home ▫ Rec. Vehicle	$642.98	01/12/21	$707.28	$6.86	02/01/21	$716.25	J. CPI L. Other (10%)
(O)	83	▪ Mobile Home ▫ Rec. Vehicle	$603.74	January 1	See Column D	$6.86	02/01/21	$612.21	J. CPI
(O)	84	▪ Mobile Home ▫ Rec. Vehicle	$506.10	09/10/21	$566.58	$6.86	09/10/21	$566.58	J. CPI L. Other (10%)
(O)	85	▪ Mobile Home ▫ Rec. Vehicle	$444.78	January 1	See Column D	$6.86	02/01/21	$453.75	J. CPI
(O)	86	▪ Mobile Home ▫ Rec. Vehicle	$429.87	January 1	See Column D	$6.86	02/01/21	$438.84	J. CPI
(O)	87	▪ Mobile Home ▫ Rec. Vehicle	$599.21	January 1	See Column D	$6.86	02/01/21	$608.18	J. CPI
(O)	88	▪ Mobile Home ▫ Rec. Vehicle	$650.00	January 1	See Column D	$6.86	N/A	$650.00	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	98	▪ Mobile Home ▫ Rec. Vehicle	$517.26	January 1	See Column D	$6.86	02/01/21	$526.23	J. CPI
(O)	99	▪ Mobile Home ▫ Rec. Vehicle	$452.30	January 1	See Column D	$6.86	02/01/21	$461.27	J. CPI
(O)	100	▪ Mobile Home ▫ Rec. Vehicle	$654.61	January 1	See Column D	$6.86	02/01/21	$663.58	J. CPI
(O)	101	▪ Mobile Home ▫ Rec. Vehicle	$514.05	January 1	See Column D	$6.86	02/01/21	$523.02	J. CPI
(O)	102	▪ Mobile Home ▫ Rec. Vehicle	$489.45	January 1	See Column D	$6.86	02/01/21	$498.42	J. CPI
(O)	103	▪ Mobile Home ▫ Rec. Vehicle	$575.56	January 1	See Column D	$6.86	02/01/21	$584.53	J. CPI
(O)	104	▪ Mobile Home ▫ Rec. Vehicle	$729.34	January 1	See Column D	$6.86	02/01/21	$738.31	J. CPI
(O)	105	▪ Mobile Home ▫ Rec. Vehicle	$547.67	January 1	See Column D	$6.86	02/01/21	$556.64	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	115	▪ Mobile Home ▫ Rec. Vehicle	$553.72	January 1	See Column D	$6.86	02/01/21	$562.69	J. CPI
(O)	116	▪ Mobile Home ▫ Rec. Vehicle	$567.90	January 1	See Column D	$6.86	02/01/21	$576.87	J. CPI
(O)	117	▪ Mobile Home ▫ Rec. Vehicle	$556.89	January 1	See Column D	$6.86	02/01/21	$565.86	J. CPI
(O)	118	▪ Mobile Home ▫ Rec. Vehicle	$659.26	January 1	See Column D	$6.86	02/01/21	$668.23	J. CPI
(O)	119	▪ Mobile Home ▫ Rec. Vehicle	(Vacant)	1/22/21	$650.00	$6.86	N/A	$650.00	J. CPI L. Other
(O)	120	▪ Mobile Home ▫ Rec. Vehicle	$459.43	04/28/21	$515.24	$6.86	04/28/21	$515.24	J. CPI L. Other (10%)
(O)	121	▪ Mobile Home ▫ Rec. Vehicle	$548.83	January 1	See Column D	$6.86	02/01/21	$557.80	J. CPI
(O)	122	▪ Mobile Home ▫ Rec. Vehicle	$516.35	January 1	See Column D	$6.86	02/01/21	$525.32	J. CPI
(O)	123	▪ Mobile Home ▫ Rec. Vehicle	$631.25	January 1	See Column D	$6.86	02/01/21	$640.22	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	133	▪ Mobile Home ▫ Rec. Vehicle	$583.38	January 1	See Column D	$6.86	02/01/21	$592.35	J. CPI
(O)	134	▪ Mobile Home ▫ Rec. Vehicle	$550.00	January 1	See Column D	$6.86	02/01/21	$558.97	J. CPI
(O)	135	▪ Mobile Home ▫ Rec. Vehicle	$577.68	January 1	See Column D	$6.86	02/01/21	$586.65	J. CPI
(O)	136	▪ Mobile Home ▫ Rec. Vehicle	$663.44	January 1	See Column D	$6.86	02/01/21	$672.41	J. CPI
(O)	137	▪ Mobile Home ▫ Rec. Vehicle	$518.15	January 1	See Column D	$6.86	02/01/21	$527.12	J. CPI
(O)	138	▪ Mobile Home ▫ Rec. Vehicle	$614.26	January 1	See Column D	$6.86	02/01/21	$623.23	J. CPI
(O)	139	▪ Mobile Home ▫ Rec. Vehicle	$638.63	January 1	See Column D	$6.86	02/01/21	$647.60	J. CPI
(O)	140	▪ Mobile Home ▫ Rec. Vehicle	(Vacant)	4/7/21	$650.00	$6.86	N/A	$650.00	J. CPI L. Other
(O)	141	▪ Mobile Home ▫ Rec. Vehicle	$438.37	January 1	See Column D	$6.86	02/01/21	$447.34	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	151	▪ Mobile Home ▫ Rec. Vehicle	$453.97	January 1	See Column D	$6.86	02/01/21	$462.94	J. CPI
(O)	152	▪ Mobile Home ▫ Rec. Vehicle	$580.61	January 1	See Column D	$6.86	02/01/21	$589.58	J. CPI
(O)	153	▪ Mobile Home ▫ Rec. Vehicle	$558.92	January 1	See Column D	$6.86	02/01/21	$567.89	J. CPI
(O)	154	▪ Mobile Home ▫ Rec. Vehicle	$550.00	January 1	See Column D	$6.86	02/01/21	$558.97	J. CPI
(O)	155	▪ Mobile Home ▫ Rec. Vehicle	$604.70	January 1	See Column D	$6.86	02/01/21	$613.67	J. CPI
(O)	156	▪ Mobile Home ▫ Rec. Vehicle	$596.01	January 1	See Column D	$6.86	02/01/21	$604.98	J. CPI
(O)	157	▪ Mobile Home ▫ Rec. Vehicle	$571.48	January 1	See Column D	$6.86	02/01/21	$580.45	J. CPI
(O)	158	▪ Mobile Home ▫ Rec. Vehicle	$528.66	January 1	See Column D	$6.86	02/01/21	$537.63	J. CPI
(O)	159	▪ Mobile Home ▫ Rec. Vehicle	$564.95	January 1	See Column D	$6.86	02/01/21	$573.92	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	168	▪ Mobile Home ▫ Rec. Vehicle	$428.38	January 1	See Column D	$6.86	02/01/21	$437.35	J. CPI
(O)	169	▪ Mobile Home ▫ Rec. Vehicle	$583.07	January 1	See Column D	$6.86	02/01/21	$592.04	J. CPI
(O)	170	▪ Mobile Home ▫ Rec. Vehicle	$436.40	January 1	See Column D	$6.86	02/01/21	$445.37	J. CPI
(O)	171	▪ Mobile Home ▫ Rec. Vehicle	$558.92	January 1	See Column D	$6.86	02/01/21	$567.89	J. CPI
(O)	172	▪ Mobile Home ▫ Rec. Vehicle	$595.63	January 1	See Column D	$6.86	02/01/21	$604.60	J. CPI
(O)	173	▪ Mobile Home ▫ Rec. Vehicle	$583.07	January 1	See Column D	$6.86	02/01/21	$592.04	J. CPI
(O)	174	▪ Mobile Home ▫ Rec. Vehicle	$397.39	January 1	See Column D	$6.86	02/01/21	$406.36	J. CPI
(O)	175	▪ Mobile Home ▫ Rec. Vehicle	$473.96	January 1	See Column D	$6.86	02/01/21	$482.93	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	184	▪ Mobile Home ▫ Rec. Vehicle	$515.99	January 1	See Column D	$6.86	02/01/21	$524.96	J. CPI
(O)	185	▪ Mobile Home ▫ Rec. Vehicle	$583.07	January 1	See Column D	$6.86	02/01/21	$592.04	J. CPI
(O)	186	▪ Mobile Home ▫ Rec. Vehicle	$518.63	January 1	See Column D	$6.86	02/01/21	$527.60	J. CPI
(O)	187	▪ Mobile Home ▫ Rec. Vehicle	$409.95	January 1	See Column D	$6.86	02/01/21	$418.92	J. CPI
(O)	188	▪ Mobile Home ▫ Rec. Vehicle	$465.81	January 1	See Column D	$6.86	02/01/21	$474.78	J. CPI
(O)	189	▪ Mobile Home ▫ Rec. Vehicle	$459.75	January 1	See Column D	$6.86	02/01/21	$468.72	J. CPI
(O)	190	▪ Mobile Home ▫ Rec. Vehicle	$654.47	January 1	See Column D	$6.86	02/01/21	$663.44	J. CPI
(O)	191	▪ Mobile Home ▫ Rec. Vehicle	$472.14	January 1	See Column D	$6.86	02/01/21	$481.11	J. CPI
(O)	192	▪ Mobile Home ▫ Rec. Vehicle	$478.78	January 1	See Column D	$6.86	02/01/21	$487.75	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	202	▪ Mobile Home ▫ Rec. Vehicle	$571.48	January 1	See Column D	$6.86	02/01/21	$580.45	J. CPI
(O)	203	▪ Mobile Home ▫ Rec. Vehicle	$516.35	January 1	See Column D	$6.86	02/01/21	$525.32	J. CPI
(O)	204	▪ Mobile Home ▫ Rec. Vehicle	$525.78	January 1	See Column D	$6.86	02/01/21	$534.75	J. CPI
(O)	205	▪ Mobile Home ▫ Rec. Vehicle	$527.05	January 1	See Column D	$6.86	02/01/21	$536.02	J. CPI
(O)	206	▪ Mobile Home ▫ Rec. Vehicle	$501.26	January 1	See Column D	$6.86	02/01/21	$510.23	J. CPI
(O)	207	▪ Mobile Home ▫ Rec. Vehicle	$603.74	January 1	See Column D	$6.86	02/01/21	$612.71	J. CPI
(O)	208	▪ Mobile Home ▫ Rec. Vehicle	$516.35	January 1	See Column D	$6.86	02/01/21	$525.32	J. CPI
(O)	209	▪ Mobile Home ▫ Rec. Vehicle	$630.20	January 1	See Column D	$6.86	02/01/21	$639.17	J. CPI
(O)	210	▪ Mobile Home ▫ Rec. Vehicle	$724.80	January 1	See Column D	$6.86	02/01/21	$733.77	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	220	▪ Mobile Home ▫ Rec. Vehicle	$537.82	January 1	See Column D	$6.86	02/01/21	$546.79	J. CPI
(O)	221	▪ Mobile Home ▫ Rec. Vehicle	$528.55	January 1	See Column D	$6.86	02/01/21	$537.52	J. CPI
(O)	222	▪ Mobile Home ▫ Rec. Vehicle	$519.49	January 1	See Column D	$6.86	02/01/21	$528.46	J. CPI
(O)	223	▪ Mobile Home ▫ Rec. Vehicle	$655.19	January 1	See Column D	$6.86	02/01/21	$664.16	J. CPI
(O)	224	▪ Mobile Home ▫ Rec. Vehicle	$476.03	January 1	See Column D	$6.86	02/01/21	$485.00	J. CPI
(O)	225	▪ Mobile Home ▫ Rec. Vehicle	$565.39	January 1	See Column D	$6.86	02/01/21	$574.36	J. CPI
(O)	226	▪ Mobile Home ▫ Rec. Vehicle	$550.71	January 1	See Column D	$6.86	02/01/21	$559.68	J. CPI
(O)	227	▪ Mobile Home ▫ Rec. Vehicle	$518.43	January 1	See Column D	$6.86	02/01/21	$527.40	J. CPI
(O)	228	▪ Mobile Home ▫ Rec. Vehicle	$609.01	January 1	See Column D	$6.86	02/01/21	$617.98	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	238	▪ Mobile Home ▫ Rec. Vehicle	$632.39	January 1	See Column D	$6.86	02/01/21	$641.36	J. CPI
(O)	239	▪ Mobile Home ▫ Rec. Vehicle	$617.60	January 1	See Column D	$6.86	02/01/21	$626.57	J. CPI
(O)	240	▪ Mobile Home ▫ Rec. Vehicle	$502.93	January 1	See Column D	$6.86	02/01/21	$511.90	J. CPI
(O)	241	▪ Mobile Home ▫ Rec. Vehicle	$598.31	January 1	See Column D	$6.86	02/01/21	$607.28	J. CPI
(O)	242	▪ Mobile Home ▫ Rec. Vehicle	$540.40	January 1	See Column D	$6.86	02/01/21	$549.37	J. CPI
(O)	243	▪ Mobile Home ▫ Rec. Vehicle	$585.37	January 1	See Column D	$6.86	02/01/21	$594.34	J. CPI
(O)	244	▪ Mobile Home ▫ Rec. Vehicle	$487.29	January 1	See Column D	$6.86	02/01/21	$496.26	J. CPI
(O)	245	▪ Mobile Home ▫ Rec. Vehicle	$602.96	January 1	See Column D	$6.86	02/01/21	$611.93	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/22	Date of Last Rent Increase	Current Rent 10/1/21	Reason for Increase J. CPI K. Government L. Other
(O)	255	▪ Mobile Home ▫ Rec. Vehicle	$420.16	January 1	See Column D	$6.86	02/01/21	$429.13	J. CPI
(O)	256	▪ Mobile Home ▫ Rec. Vehicle	$482.40	January 1	See Column D	$6.86	02/01/21	$491.37	J. CPI
(O)	257	▪ Mobile Home ▫ Rec. Vehicle	$641.11	January 1	See Column D	$6.86	02/01/21	$650.08	J. CPI
(O)	258	▪ Mobile Home ▫ Rec. Vehicle	$492.55	January 1	See Column D	$6.86	02/01/21	$501.52	J. CPI
(O)	259	▪ Mobile Home ▫ Rec. Vehicle	$536.42	January 1	See Column D	$6.86	02/01/21	$545.39	J. CPI
(O)	260	▪ Mobile Home ▫ Rec. Vehicle	$638.97	January 1	See Column D	$6.86	02/01/21	$647.94	J. CPI
(O)	261	▪ Mobile Home ▫ Rec. Vehicle	$435.25	January 1	See Column D	$6.86	02/01/21	$444.22	J. CPI
(O)	262	▪ Mobile Home ▫ Rec. Vehicle	$502.63	January 1	See Column D	$6.86	02/01/21	$511.60	J. CPI

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: The Willows of Santiago

Name

2575 South Willow, Fresno, CA 93725

Address

The Willows of Santiago, LP

Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Aimee Molsberry

Print Name

Aimee Molsberry

10/29/2020

Signature Date

President,
Santiago Communities, Inc.

Print Title

Mailing Address
(Include business name if applicable)
Santiago Communities, Inc.
P.O. Box 11927
Santa Ana, CA 92711

Form MRR 1-1. Revised October 2013

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: The Willows of Santiago

Name

2575 South Willow, Fresno, CA 93725

Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 2.3% (75%=1,725%)
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $520.28
3. Total dollar amount of the increase based upon the CPI. $8.97

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. n/a

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____ a.	Percentage change in the CPI.	____ g.	Changes in reasonable operating and maintenance expenses.
____ b.	State/federal wage and price guidelines.	____ h.	Repairs other than wear and tear.
____ c.	Comparable mobilehome spaces in comparable parks.	____ i.	The amount of services and amenities.
____ d.	The length of time since the last increase.	____ j.	Any existing lease.
____ e.	Completion of any capital improvements or rehabilitation work.	____ k.	A just and reasonable rate of return on the owner's investment.
____ f.	Changes in rent paid by the owner for lease of the land.		

Total Amount Requested for Non-Automatic Rent Increase Application n/a

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $8.97

Form MRR 1-2. Revised December 2018

FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: The Willows of Santiago **Phone:** (559) 233-1390

Address: 2575 South Willow, Fresno, CA 93725

Reporting Period: January 1, 20 20 through December 31, 20 20 **Number of Spaces per Park Permit:** 260

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
A	B	C	D	E	F	G	H	I	J K L
(O)	1	▪ Mobile Home ▫ Rec. Vehicle	$558.02	January 1	See Column D	$8.97	02/01/20	$569.44	J. CPI
(O)	2	▪ Mobile Home ▫ Rec. Vehicle	$576.17	January 1	See Column D	$8.97	02/01/20	$587.59	J. CPI
(O)	3	▪ Mobile Home ▫ Rec. Vehicle	$402.55	January 1	See Column D	$8.97	02/01/20	$413.97	J. CPI
(O)	4	▪ Mobile Home ▫ Rec. Vehicle	$461.38	January 1	See Column D	$8.97	02/01/20	$472.80	J. CPI
(O)	5	▪ Mobile Home ▫ Rec. Vehicle	$511.97	January 1	See Column D	$8.97	02/01/20	$523.39	J. CPI
(O)	6	▪ Mobile Home ▫ Rec. Vehicle	$562.53	January 1	See Column D	$8.97	02/01/20	$573.95	J. CPI
(O)	7	▪ Mobile Home ▫ Rec. Vehicle	$550.51	January 1	See Column D	$8.97	02/01/20	$561.93	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	8	▪ Mobile Home ▫ Rec. Vehicle	$490.04	January 1	See Column D	$8.97	02/01/20	$501.46	J. CPI
(O)	9	▪ Mobile Home ▫ Rec. Vehicle	$411.38	January 1	See Column D	$8.97	02/01/20	$422.80	J. CPI
(O)	10	▪ Mobile Home ▫ Rec. Vehicle	$438.82	January 1	See Column D	$8.97	02/01/20	$450.24	J. CPI
(O)	11	▪ Mobile Home ▫ Rec. Vehicle	$510.97	January 1	See Column D	$8.97	02/01/20	$522.39	J. CPI
(O)	12	▪ Mobile Home ▫ Rec. Vehicle	$542.65	January 1	See Column D	$8.97	02/01/20	$554.07	J. CPI
(O)	13	▪ Mobile Home ▫ Rec. Vehicle	$576.40	January 1	See Column D	$8.97	02/01/20	$587.82	J. CPI
(O)	14	▪ Mobile Home ▫ Rec. Vehicle	$432.65	January 1	See Column D	$8.97	02/01/20	$444.07	J. CPI
(O)	15	▪ Mobile Home ▫ Rec. Vehicle	$616.64	January 1	See Column D	$8.97	02/01/20	$628.06	J. CPI
(O)	16	▪ Mobile Home ▫ Rec. Vehicle	$496.03	January 1	See Column D	$8.97	02/01/20	$507.45	J. CPI L. Other (Rental)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	17	▪ Mobile Home ▫ Rec. Vehicle	$624.64	January 1	See Column D	$8.97	02/01/20	$636.06	J. CPI
(O)	18	▪ Mobile Home ▫ Rec. Vehicle	$571.65	January 1	See Column D	$8.97	02/01/20	$583.07	J. CPI
(O)	19	▪ Mobile Home ▫ Rec. Vehicle	$542.65	January 1	See Column D	$8.97	02/01/20	$554.07	J. CPI
(O)	20	▪ Mobile Home ▫ Rec. Vehicle	$626.36	January 1	See Column D	$8.97	02/01/20	$637.78	J. CPI
(O)	21	▪ Mobile Home ▫ Rec. Vehicle	$537.92	January 1	See Column D	$8.97	02/01/20	$549.34	J. CPI
(O)	22	▪ Mobile Home ▫ Rec. Vehicle	$612.36	January 1	See Column D	$8.97	02/01/20	$623.78	J. CPI
(O)	23	▪ Mobile Home ▫ Rec. Vehicle	$439.47	January 1	See Column D	$8.97	02/01/20	$450.89	J. CPI
(O)	25	▪ Mobile Home ▫ Rec. Vehicle	$565.96	January 1	See Column D	$8.97	02/01/20	$577.38	J. CPI
(O)	26	▪ Mobile Home ▫ Rec. Vehicle	$413.70	January 1	See Column D	$8.97	02/01/20	$425.12	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	27	▪ Mobile Home ▫ Rec. Vehicle	$494.68	January 1	See Column D	$8.97	02/01/20	$506.10	J. CPI
(O)	28	▪ Mobile Home ▫ Rec. Vehicle	$545.49	January 1	See Column D	$8.97	02/01/20	$556.91	J. CPI
(O)	29	▪ Mobile Home ▫ Rec. Vehicle	$526.29	January 1	See Column D	$8.97	02/01/20	$537.71	J. CPI
(O)	30	▪ Mobile Home ▫ Rec. Vehicle	$408.74	January 1	See Column D	$8.97	02/01/20	$420.16	J. CPI
(O)	31	▪ Mobile Home ▫ Rec. Vehicle	$408.74	January 1	See Column D	$8.97	02/01/20	$420.06	J. CPI
(O)	32	▪ Mobile Home ▫ Rec. Vehicle	$587.91	January 1	See Column D	$8.97	02/01/20	$599.33	J. CPI
(O)	33	▪ Mobile Home ▫ Rec. Vehicle	$526.40	January 1	See Column D	$8.97	02/01/20	$537.82	J. CPI
(O)	34	▪ Mobile Home ▫ Rec. Vehicle	$541.74	January 1	See Column D	$8.97	02/01/20	$553.16	J. CPI
(O)	35	▪ Mobile Home ▫ Rec. Vehicle	$567.77	January 1	See Column D	$8.97	02/01/20	$579.19	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	36	▪ Mobile Home ▫ Rec. Vehicle	$540.04	January 1	See Column D	$8.97	02/01/20	$551.46	J. CPI
(O)	37	▪ Mobile Home ▫ Rec. Vehicle	$489.67	08/1/20	$551.20	$8.97	08/01/20	$551.20	J. CPI L. Other (10%)
(O)	38	▪ Mobile Home ▫ Rec. Vehicle	$592.32	January 1	See Column D	$8.97	02/01/20	$603.74	J. CPI
(O) Lease Expired 01/31/20	39	▪ Mobile Home ▫ Rec. Vehicle	$458.90	January 1	See Column D	$8.97	02/01/20	$470.32	J. CPI
(O)	40	▪ Mobile Home ▫ Rec. Vehicle	$558.55	January 1	See Column D	$8.97	02/01/20	$569.97	J. CPI
(O)	41	▪ Mobile Home ▫ Rec. Vehicle	$572.08	January 1	See Column D	$8.97	02/01/20	$583.50	J. CPI
(O)	42	▪ Mobile Home ▫ Rec. Vehicle	$506.98	January 1	See Column D	$8.97	02/01/20	$518.40	J. CPI
(O)	43	▪ Mobile Home ▫ Rec. Vehicle	$539.91	January 1	See Column D	$8.97	02/01/20	$551.33	J. CPI
(O)	44	▪ Mobile Home ▫ Rec. Vehicle	$478.60	January 1	See Column D	$8.97	02/01/20	$490.02	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	45	▪ Mobile Home ▫ Rec. Vehicle	$500.29	January 1	See Column D	$8.97	02/01/20	$511.71	J. CPI
(O)	46	▪ Mobile Home ▫ Rec. Vehicle	$672.95	January 1	See Column D	$8.97	02/01/20	$684.37	J. CPI
(O)	47	▪ Mobile Home ▫ Rec. Vehicle	$440.47	January 1	See Column D	$8.97	02/01/20	$451.89	J. CPI
(O)	48	▪ Mobile Home ▫ Rec. Vehicle	$591.24	January 1	See Column D	$8.97	02/01/20	$602.66	J. CPI
(O)	49	▪ Mobile Home ▫ Rec. Vehicle	$634.07	06/13/20	$710.04	$8.97	06/13/20	$710.04	J. CPI L. Other (10%)
(O)	50	▪ Mobile Home ▫ Rec. Vehicle	$539.26	January 1	See Column D	$8.97	02/01/20	$550.68	J. CPI
(O)	51	▪ Mobile Home ▫ Rec. Vehicle	$560.06	January 1	See Column D	$8.97	02/01/20	$571.48	J. CPI
(O)	52	▪ Mobile Home ▫ Rec. Vehicle	$571.96	January 1	See Column D	$8.97	02/01/20	$583.38	J. CPI
(O)	53	▪ Mobile Home ▫ Rec. Vehicle	$469.64	January 1	See Column D	$8.97	02/01/20	$481.06	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	54	▪ Mobile Home ▫ Rec. Vehicle	$545.47	January 1	See Column D	$8.97	02/01/20	$556.89	J. CPI
(O)	55	▪ Mobile Home ▫ Rec. Vehicle	$570.57	January 1	See Column D	$8.97	02/01/20	$581.99	J. CPI
(O)	56	▪ Mobile Home ▫ Rec. Vehicle	$545.47	January 1	See Column D	$8.97	02/01/20	$556.89	J. CPI
(O)	57	▪ Mobile Home ▫ Rec. Vehicle	$494.08	January 1	See Column D	$8.97	02/01/20	$505.50	J. CPI
(O)	58	▪ Mobile Home ▫ Rec. Vehicle	$517.44	January 1	See Column D	$8.97	02/01/20	$528.86	J. CPI
(O)	59	▪ Mobile Home ▫ Rec. Vehicle	$548.19	January 1	See Column D	$8.97	02/01/20	$559.61	J. CPI
(O)	60	▪ Mobile Home ▫ Rec. Vehicle	$518.31	January 1	See Column D	$8.97	02/01/20	$529.73	J. CPI
(O)	61	▪ Mobile Home ▫ Rec. Vehicle	$562.53	January 1	See Column D	$8.97	02/01/20	$573.95	J. CPI
(O)	62	▪ Mobile Home ▫ Rec. Vehicle	$581.54	January 1	See Column D	$8.97	02/01/20	$592.96	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	63	▪ Mobile Home ▫ Rec. Vehicle	$571.65	January 1	See Column D	$8.97	02/01/20	$583.07	J. CPI
(O)	64	▪ Mobile Home ▫ Rec. Vehicle	$560.06	January 1	See Column D	$8.97	02/01/20	$571.48	J. CPI
(O)	65	▪ Mobile Home ▫ Rec. Vehicle	$446.15	January 1	See Column D	$8.97	02/01/20	$457.57	J. CPI
(O)	66	▪ Mobile Home ▫ Rec. Vehicle	$548.30	January 1	See Column D	$8.97	02/01/20	$559.72	J. CPI
(O)	67	▪ Mobile Home ▫ Rec. Vehicle	$657.20	January 1	See Column D	$8.97	02/01/20	$668.62	J. CPI
(O)	68	▪ Mobile Home ▫ Rec. Vehicle	$517.13	January 1	See Column D	$8.97	02/01/20	$528.55	J. CPI
(O)	69	▪ Mobile Home ▫ Rec. Vehicle	$521.44	January 1	See Column D	$8.97	02/01/20	$532.86	J. CPI
(O)	70	▪ Mobile Home ▫ Rec. Vehicle	$660.23	08/01/18	See Column D	$8.97	02/01/20	$660.23	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	71	▪ Mobile Home ▫ Rec. Vehicle	$469.40	January 1	See Column D	$8.97	02/01/20	$480.82	J. CPI
(O)	72	▪ Mobile Home ▫ Rec. Vehicle	$408.74	January 1	See Column D	$8.97	02/01/20	$420.06	J. CPI
(O)	73	▪ Mobile Home ▫ Rec. Vehicle	$606.53	January 1	See Column D	$8.97	02/01/20	$617.95	J. CPI
(O)	74	▪ Mobile Home ▫ Rec. Vehicle	$560.06	January 1	See Column D	$8.97	02/01/20	$571.48	J. CPI
(O)	75	▪ Mobile Home ▫ Rec. Vehicle	$450.44	January 1	See Column D	$8.97	02/01/20	$461.86	J. CPI
(O)	76	▪ Mobile Home ▫ Rec. Vehicle	$593.90	January 1	See Column D	$8.97	02/01/20	$605.32	J. CPI
(O)	77	▪ Mobile Home ▫ Rec. Vehicle	$491.96	January 1	See Column D	$8.97	02/01/20	$503.38	J. CPI
(O)	78	▪ Mobile Home ▫ Rec. Vehicle	$426.95	January 1	See Column D	$8.97	02/01/20	$438.37	J. CPI
(O)	79	▪ Mobile Home ▫ Rec. Vehicle	$548.21	January 1	See Column D	$8.97	02/01/20	$559.63	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	80	▪ Mobile Home ▫ Rec. Vehicle	$637.93	January 1	See Column D	$8.97	02/01/20	$649.35	J. CPI
(O)	81	▪ Mobile Home ▫ Rec. Vehicle	$440.47	January 1	See Column D	$8.97	02/01/20	$451.89	J. CPI
(O)	82	▪ Mobile Home ▫ Rec. Vehicle	$631.56	January 1	See Column D	$8.97	02/01/20	$642.98	J. CPI
(O)	83	▪ Mobile Home ▫ Rec. Vehicle	$592.32	January 1	See Column D	$8.97	02/01/20	$603.74	J. CPI
(O)	84	▪ Mobile Home ▫ Rec. Vehicle	$494.68	January 1	See Column D	$8.97	02/01/20	$506.10	J. CPI
(O)	85	▪ Mobile Home ▫ Rec. Vehicle	$433.36	January 1	See Column D	$8.97	02/01/20	$444.78	J. CPI
(O)	86	▪ Mobile Home ▫ Rec. Vehicle	$418.45	January 1	See Column D	$8.97	02/01/20	$429.87	J. CPI
(O)	87	▪ Mobile Home ▫ Rec. Vehicle	$533.32	02/15/20	$599.21	$8.97	02/15/20	$599.21	J. CPI L. Other (10%)
(O)	92	▪ Mobile Home ▫ Rec. Vehicle	$401.56	January 1	See Column D	$8.97	02/01/20	$412.98	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	95	▪ Mobile Home ▫ Rec. Vehicle	$469.81	January 1	See Column D	$8.97	02/01/20	$481.23	J. CPI
(O)	97	▪ Mobile Home ▫ Rec. Vehicle	$592.32	January 1	See Column D	$8.97	02/01/20	$603.74	J. CPI
(O)	98	▪ Mobile Home ▫ Rec. Vehicle	$505.84	January 1	See Column D	$8.97	02/01/20	$517.26	J. CPI L. Other (10%)
(O)	99	▪ Mobile Home ▫ Rec. Vehicle	$440.88	January 1	See Column D	$8.97	02/01/20	$452.30	J. CPI
(O)	100	▪ Mobile Home ▫ Rec. Vehicle	$643.19	January 1	See Column D	$8.97	02/01/20	$654.61	J. CPI
(O)	101	▪ Mobile Home ▫ Rec. Vehicle	$502.63	January 1	See Column D	$8.97	02/01/20	$514.05	J. CPI
(O)	102	▪ Mobile Home ▫ Rec. Vehicle	$478.03	January 1	See Column D	$8.97	02/01/20	$489.45	J. CPI
(O)	103	▪ Mobile Home ▫ Rec. Vehicle	$564.14	January 1	See Column D	$8.97	02/01/20	$575.56	J. CPI
(O)	104	▪ Mobile Home ▫ Rec. Vehicle	$717.92	January 1	See Column D	$8.97	02/01/20	$729.34	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	105	▪ Mobile Home ▫ Rec. Vehicle	$536.25	January 1	See Column D	$8.97	02/01/20	$547.67	J. CPI
(O)	107	▪ Mobile Home ▫ Rec. Vehicle	$522.68	07/01/20	$587.51	$8.97	07/01/20	$587.51	J. CPI L. Other (10%)
(O)	110	▪ Mobile Home ▫ Rec. Vehicle	$447.37	January 1	See Column D	$8.97	02/01/20	$458.79	J. CPI
(O)	113	▪ Mobile Home ▫ Rec. Vehicle	$627.21	January 1	See Column D	$8.97	02/01/20	$638.63	J. CPI
(O)	114	▪ Mobile Home ▫ Rec. Vehicle	$551.19	03/13/20	$618.87	$8.97	03/13/20	$618.87	J. CPI L. Other (10%)
(O)	115	▪ Mobile Home ▫ Rec. Vehicle	$542.30	January 1	See Column D	$8.97	02/01/20	$553.72	J. CPI
(O)	116	▪ Mobile Home ▫ Rec. Vehicle	$556.48	January 1	See Column D	$8.97	02/01/20	$567.90	J. CPI
(O)	117	▪ Mobile Home ▫ Rec. Vehicle	$545.47	January 1	See Column D	$8.97	02/01/20	$556.89	J. CPI
(O)	118	▪ Mobile Home ▫ Rec. Vehicle	$587.91	January 1	See Column D	$8.97	02/01/20	$659.26	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	120	▪ Mobile Home ▫ Rec. Vehicle	$448.01	January 1	See Column D	$8.97	02/01/20	$459.43	J. CPI
(O)	121	▪ Mobile Home ▫ Rec. Vehicle	$537.41	January 1	See Column D	$8.97	02/01/20	$548.83	J. CPI
(O)	122	▪ Mobile Home ▫ Rec. Vehicle	$504.93	January 1	See Column D	$8.97	02/01/20	$516.35	J. CPI
(O)	123	▪ Mobile Home ▫ Rec. Vehicle	$619.83	January 1	See Column D	$8.97	02/01/20	$631.25	J. CPI
(O)	124	▪ Mobile Home ▫ Rec. Vehicle	$493.94	January 1	See Column D	$8.97	02/01/20	$505.36	J. CPI
(O)	125	▪ Mobile Home ▫ Rec. Vehicle	$517.13	08/14/20	$581.41	$8.97	08/14/20	$581.41	J. CPI L. Other (10%)
(O)	126	▪ Mobile Home ▫ Rec. Vehicle	$520.67	10/01/20	$585.29	$8.97	10/01/20	$585.29	J. CPI L. Other (10%)
(O)	127	▪ Mobile Home ▫ Rec. Vehicle	$507.13	January 1	See Column D	$8.97	02/01/20	$518.55	J. CPI
(O)	128	▪ Mobile Home ▫ Rec. Vehicle	$571.65	January 1	See Column D	$8.97	02/01/20	$583.07	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	129	▪ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	1/3/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other
(O)	130	▪ Mobile Home ▫ Rec. Vehicle	$419.90	January 1	See Column D	$8.97	02/01/20	$431.32	J. CPI
(O)	131	▪ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	3/19/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other
(O)	132	▪ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	8/18/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other
(O)	133	▪ Mobile Home ▫ Rec. Vehicle	$571.96	January 1	See Column D	$8.97	02/01/20	$583.38	J. CPI
(O)	134	▪ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	5/6/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other
(O)	135	▪ Mobile Home ▫ Rec. Vehicle	$566.26	January 1	See Column D	$8.97	02/01/20	$577.68	J. CPI
(O)	136	▪ Mobile Home ▫ Rec. Vehicle	$652.02	January 1	See Column D	$8.97	02/01/20	$633.44	J. CPI
(O)	137	▪ Mobile Home ▫ Rec. Vehicle	$506.73	January 1	See Column D	$8.97	02/01/20	$518.15	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	138	▪ Mobile Home ▫ Rec. Vehicle	$602.84	January 1	See Column D	$8.97	02/01/20	$614.26	J. CPI
(O)	139	▪ Mobile Home ▫ Rec. Vehicle	$627.21	January 1	See Column D	$8.97	02/01/20	$638.63	J. CPI
(O)	141	▪ Mobile Home ▫ Rec. Vehicle	$426.95	January 1	See Column D	$8.97	02/01/20	$438.37	J. CPI
(O)	142	▪ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	5/1/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other
(O)	143	▪ Mobile Home ▫ Rec. Vehicle	$476.33	05/01/18	See Column D	$8.97	02/01/20	$487.75	J. CPI
(O)	144	▪ Mobile Home ▫ Rec. Vehicle	$406.68	January 1	See Column D	$8.97	02/01/20	$418.10	J. CPI
(O)	145	▪ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	6/1/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other
(O)	146	▪ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	2/1/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	147	■ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	5/21/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other
(O)	148	■ Mobile Home ▫ Rec. Vehicle	$545.47	January 1	See Column D	$8.97	02/01/20	$556.89	J. CPI
(O)	149	■ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	1/8/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other
(O)	150	■ Mobile Home ▫ Rec. Vehicle	$404.20	January 1	See Column D	$8.97	02/01/20	$415.62	J. CPI
(O)	151	■ Mobile Home ▫ Rec. Vehicle	$442.55	January 1	See Column D	$8.97	02/01/20	$453.97	J. CPI
(O)	152	■ Mobile Home ▫ Rec. Vehicle	$569.19	January 1	See Column D	$8.97	02/01/20	$580.61	J. CPI
(O)	153	■ Mobile Home ▫ Rec. Vehicle	$547.50	January 1	See Column D	$8.97	02/01/20	$558.92	J. CPI
(O)	154	■ Mobile Home ▫ Rec. Vehicle	**EXEMPT**	1/2/20	$550.00	$8.97	N/A	$550.00	J. CPI L. Other

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	155	▪ Mobile Home ▫ Rec. Vehicle	$593.28	January 1	See Column D	$8.97	02/01/20	$604.70	J. CPI
(O)	156	▪ Mobile Home ▫ Rec. Vehicle	$584.59	January 1	See Column D	$8.97	02/01/20	$596.01	J. CPI
(O)	157	▪ Mobile Home ▫ Rec. Vehicle	$560.06	January 1	See Column D	$8.97	02/01/20	$571.48	J. CPI
(O)	158	▪ Mobile Home ▫ Rec. Vehicle	$517.24	January 1	See Column D	$8.97	02/01/20	$528.66	J. CPI
(O)	159	▪ Mobile Home ▫ Rec. Vehicle	$553.53	January 1	See Column D	$8.97	02/01/20	$564.95	J. CPI
(O)	160	▪ Mobile Home ▫ Rec. Vehicle	$398.53	January 1	See Column D	$8.97	02/01/20	$409.95	J. CPI
(O)	162	▪ Mobile Home ▫ Rec. Vehicle	$627.21	January 1	See Column D	$8.97	02/01/20	$638.63	J. CPI
(O)	163	▪ Mobile Home ▫ Rec. Vehicle	$601.47	January 1	See Column D	$8.97	02/01/20	$612.89	J. CPI
(O)	165	▪ Mobile Home ▫ Rec. Vehicle	$408.84	January 1	See Column D	$8.97	02/01/20	$420.26	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	166	▪ Mobile Home ▫ Rec. Vehicle	$530.87	January 1	See Column D	$8.97	02/01/20	$542.29	J. CPI
(O)	168	▪ Mobile Home ▫ Rec. Vehicle	$416.96	January 1	See Column D	$8.97	02/01/20	$428.38	J. CPI
(O)	169	▪ Mobile Home ▫ Rec. Vehicle	$571.65	January 1	See Column D	$8.97	02/01/20	$583.07	J. CPI
(O)	170	▪ Mobile Home ▫ Rec. Vehicle	$424.98	January 1	See Column D	$8.97	02/01/20	$436.40	J. CPI
(O)	171	▪ Mobile Home ▫ Rec. Vehicle	$547.50	January 1	See Column D	$8.97	02/01/20	$558.92	J. CPI
(O)	172	▪ Mobile Home ▫ Rec. Vehicle	$584.21	January 1	See Column D	$8.97	02/01/20	$595.63	J. CPI
(O)	173	▪ Mobile Home ▫ Rec. Vehicle	$571.65	January 1	See Column D	$8.97	02/01/20	$583.07	J. CPI
(O)	174	▪ Mobile Home ▫ Rec. Vehicle	$385.97	January 1	See Column D	$8.97	02/01/20	$397.39	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	175	▪ Mobile Home ▫ Rec. Vehicle	$462.54	January 1	See Column D	$8.97	02/01/20	$473.96	J. CPI
(O)	176	▪ Mobile Home ▫ Rec. Vehicle	$448.00	January 1	See Column D	$8.97	02/02/20	$459.42	J. CPI
(O)	177	▪ Mobile Home ▫ Rec. Vehicle	$493.94	January 1	See Column D	$8.97	02/01/20	$505.36	J. CPI
(O)	178	▪ Mobile Home ▫ Rec. Vehicle	$445.10	January 1	See Column D	$8.97	02/01/20	$456.52	J. CPI
(O)	179	▪ Mobile Home ▫ Rec. Vehicle	$636.66	January 1	See Column D	$8.97	02/01/20	$648.08	J. CPI
(O)	180	▪ Mobile Home ▫ Rec. Vehicle	$445.07	January 1	See Column D	$8.97	02/01/20	$456.49	J. CPI
(O)	181	▪ Mobile Home ▫ Rec. Vehicle	$404.20	January 1	See Column D	$8.97	02/01/20	$415.62	J. CPI
(O)	182	▪ Mobile Home ▫ Rec. Vehicle	$600.74	January 1	See Column D	$8.97	02/01/20	$612.16	J. CPI
(O)	183	▪ Mobile Home ▫ Rec. Vehicle	$406.04	January 1	See Column D	$8.97	02/01/20	$417.46	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	184	▪ Mobile Home ▫ Rec. Vehicle	$504.57	January 1	See Column D	$8.97	02/01/20	$515.99	J. CPI
(O)	185	▪ Mobile Home ▫ Rec. Vehicle	$571.65	January 1	See Column D	$8.97	02/01/20	$583.07	J. CPI
(O)	186	▪ Mobile Home ▫ Rec. Vehicle	$507.21	January 1	See Column D	$8.97	02/01/20	$518.63	J. CPI
(O)	187	▪ Mobile Home ▫ Rec. Vehicle	$398.53	January 1	See Column D	$8.97	02/01/20	$409.95	J. CPI
(O)	188	▪ Mobile Home ▫ Rec. Vehicle	$454.39	January 1	See Column D	$8.97	02/01/20	$465.81	J. CPI
(O)	189	▪ Mobile Home ▫ Rec. Vehicle	$448.33	January 1	See Column D	$8.97	02/01/20	$459.75	J. CPI
(O)	190	▪ Mobile Home ▫ Rec. Vehicle	$643.05	January 1	$643.05	$8.97	02/01/20	$654.47	J. CPI
(O)	191	▪ Mobile Home ▫ Rec. Vehicle	$460.72	January 1	See Column D	$8.97	02/01/20	$472.14	J. CPI
(O)	192	▪ Mobile Home ▫ Rec. Vehicle	$467.36	January 1	See Column D	$8.97	02/01/20	$478.78	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	193	▪ Mobile Home ▫ Rec. Vehicle	$456.96	January 1	See Column D	$8.97	02/01/20	$468.38	J. CPI
(O)	194	▪ Mobile Home ▫ Rec. Vehicle	$537.75	January 1	See Column D	$8.97	02/01/20	$549.17	J. CPI
(O)	195	▪ Mobile Home ▫ Rec. Vehicle	$402.19	January 1	See Column D	$8.97	02/01/20	$413.61	J. CPI
(O)	196	▪ Mobile Home ▫ Rec. Vehicle	$426.95	January 1	See Column D	$8.97	02/01/20	$438.37	J. CPI
(O)	197	▪ Mobile Home ▫ Rec. Vehicle	$537.92	January 1	See Column D	$8.97	02/01/20	$549.34	J. CPI
(O)	198	▪ Mobile Home ▫ Rec. Vehicle	$553.12	January 1	See Column D	$8.97	02/01/20	$564.54	J. CPI
(O)	199	▪ Mobile Home ▫ Rec. Vehicle	$507.67	January 1	See Column D	$8.97	02/01/20	$519.09	J. CPI
(O)	200	▪ Mobile Home ▫ Rec. Vehicle	$504.93	January 1	See Column D	$8.97	02/01/20	$516.35	J. CPI
(O)	201	▪ Mobile Home ▫ Rec. Vehicle	$492.53	January 1	See Column D	$8.97	02/01/20	$503.95	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	202	▪ Mobile Home ▫ Rec. Vehicle	$560.06	January 1	See Column D	$8.97	02/01/20	$571.48	J. CPI
(O)	203	▪ Mobile Home ▫ Rec. Vehicle	$504.93	January 1	See Column D	$8.97	02/01/20	$516.35	J. CPI
(O)	204	▪ Mobile Home ▫ Rec. Vehicle	$514.36	January 1	See Column D	$8.97	02/01/20	$525.78	J. CPI
(O)	205	▪ Mobile Home ▫ Rec. Vehicle	$515.63	January 1	See Column D	$8.97	02/01/20	$527.05	J. CPI
(O)	206	▪ Mobile Home ▫ Rec. Vehicle	$489.84	January 1	See Column D	$8.97	02/01/20	$501.26	J. CPI
(O)	207	▪ Mobile Home ▫ Rec. Vehicle	$592.32	January 1	See Column D	$8.97	02/01/20	$603.74	J. CPI
(O)	208	▪ Mobile Home ▫ Rec. Vehicle	$504.93	January 1	See Column D	$8.97	02/01/20	$516.35	J. CPI
(O)	209	▪ Mobile Home ▫ Rec. Vehicle	$618.78	January 1	See Column D	$8.97	02/01/20	$630.20	J. CPI
(O)	210	▪ Mobile Home ▫ Rec. Vehicle	$713.38	January 1	See Column D	$8.97	02/01/20	$724.80	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	211	▪ Mobile Home ▫ Rec. Vehicle	$540.98	January 1	See Column D	$8.97	02/01/20	$552.40	J. CPI
(O)	212	▪ Mobile Home ▫ Rec. Vehicle	$411.38	January 1	See Column D	$8.97	02/01/20	$422.80	J. CPI
(O)	213	▪ Mobile Home ▫ Rec. Vehicle	$465.42	January 1	See Column D	$8.97	02/01/20	$476.84	J. CPI
(O)	214	▪ Mobile Home ▫ Rec. Vehicle	$418.14	January 1	See Column D	$8.97	02/01/20	$429.56	J. CPI
(O)	215	▪ Mobile Home ▫ Rec. Vehicle	$482.38	January 1	See Column D	$8.97	02/01/20	$493.80	J. CPI
(O)	216	▪ Mobile Home ▫ Rec. Vehicle	$558.05	02/14/20	$626.42	$8.97	02/14/20	$626.42	J. CPI L. Other (10%)
(O)	217	▪ Mobile Home ▫ Rec. Vehicle	$534.45	January 1	See Column D	$8.97	02/01/20	$545.87	J. CPI
(O)	218	▪ Mobile Home ▫ Rec. Vehicle	$504.93	January 1	See Column D	$8.97	02/01/20	$516.35	J. CPI
(O)	219	▪ Mobile Home ▫ Rec. Vehicle	$447.27	January 1	See Column D	$8.97	02/01/20	$458.68	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	220	▪ Mobile Home ▫ Rec. Vehicle	$526.40	January 1	See Column D	$8.97	02/01/20	$537.82	J. CPI
(O)	221	▪ Mobile Home ▫ Rec. Vehicle	$517.13	January 1	See Column D	$8.97	02/01/20	$528.55	J. CPI
(O)	222	▪ Mobile Home ▫ Rec. Vehicle	$508.07	January 1	See Column D	$8.97	02/01/20	$519.49	J. CPI
(O)	223	▪ Mobile Home ▫ Rec. Vehicle	$584.21	08/15/20	$655.19	$8.97	08/15/20	$655.19	J. CPI L. Other (10%)
(O)	224	▪ Mobile Home ▫ Rec. Vehicle	$464.61	January 1	See Column D	$8.97	02/01/20	$476.03	J. CPI
(O)	225	▪ Mobile Home ▫ Rec. Vehicle	$553.97	January 1	See Column D	$8.97	02/01/20	$565.39	J. CPI
(O)	226	▪ Mobile Home ▫ Rec. Vehicle	$539.29	January 1	See Column D	$8.97	02/01/20	$550.71	J. CPI
(O)	227	▪ Mobile Home ▫ Rec. Vehicle	$507.01	January 1	See Column D	$8.97	02/01/20	$518.43	J. CPI
(O)	228	▪ Mobile Home ▫ Rec. Vehicle	$597.59	January 1	See Column D	$8.97	02/01/20	$609.01	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	229	▪ Mobile Home ▫ Rec. Vehicle	$408.74	January 1	See Column D	$8.97	02/01/20	$420.16	J. CPI
(O)	230	▪ Mobile Home ▫ Rec. Vehicle	$584.59	January 1	See Column D	$8.97	02/01/20	$596.01	J. CPI
(O)	231	▪ Mobile Home ▫ Rec. Vehicle	$532.56	January 1	See Column D	$8.97	02/01/20	$543.98	J. CPI
(O)	232	▪ Mobile Home ▫ Rec. Vehicle	$441.78	January 1	See Column D	$8.97	02/01/20	$453.20	J. CPI
(O)	233	▪ Mobile Home ▫ Rec. Vehicle	$517.90	January 1	See Column D	$8.97	02/01/20	$529.32	J. CPI
(O)	234	▪ Mobile Home ▫ Rec. Vehicle	$475.87	January 1	See Column D	$8.97	02/01/20	$487.29	J. CPI
(O)	235	▪ Mobile Home ▫ Rec. Vehicle	$455.24	January 1	See Column D	$8.97	02/01/20	$476.84	J. CPI
(O)	236	▪ Mobile Home ▫ Rec. Vehicle	$442.68	January 1	See Column D	$8.97	02/01/20	$454.10	J. CPI
(O)	237	▪ Mobile Home ▫ Rec. Vehicle	$482.38	08/15/20	$650.00	$8.97	08/15/20	$650.00	J. CPI L. Other (SA)

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	238	▪ Mobile Home ▫ Rec. Vehicle	$563.48	05/29/20	$632.39	$8.97	05/29/20	$632.39	J. CPI L. Other (10%)
(O)	239	▪ Mobile Home ▫ Rec. Vehicle	$550.03	05/06/20	$617.60	$8.97	05/06/20	$617.60	J. CPI L. Other (10%)
(O)	240	▪ Mobile Home ▫ Rec. Vehicle	$491.51	January 1	See Column D	$8.97	02/01/20	$502.93	J. CPI
(O)	241	▪ Mobile Home ▫ Rec. Vehicle	$586.89	January 1	See Column D	$8.97	02/01/20	$458.69	J. CPI
(O)	242	▪ Mobile Home ▫ Rec. Vehicle	$528.98	January 1	See Column D	$8.97	02/01/20	$540.40	J. CPI
(O)	243	▪ Mobile Home ▫ Rec. Vehicle	$573.95	January 1	See Column D	$8.97	02/01/20	$585.37	J. CPI
(O)	244	▪ Mobile Home ▫ Rec. Vehicle	$475.87	January 1	See Column D	$8.97	02/01/20	$487.29	J. CPI
(O)	245	▪ Mobile Home ▫ Rec. Vehicle	$591.54	January 1	See Column D	$8.97	02/01/20	$602.96	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	246	▪ Mobile Home ▫ Rec. Vehicle	$570.93	January 1	See Column D	$8.97	02/01/20	$582.35	J. CPI
(O)	247	▪ Mobile Home ▫ Rec. Vehicle	$600.00	January 1	See Column D	$8.97	02/01/20	$611.42	J. CPI
(O)	248	▪ Mobile Home ▫ Rec. Vehicle	$400.84	January 1	See Column D	$8.97	02/01/20	$412.26	J. CPI
(O)	249	▪ Mobile Home ▫ Rec. Vehicle	$455.46	January 1	See Column D	$8.97	02/01/20	$466.88	J. CPI
(O)	251	▪ Mobile Home ▫ Rec. Vehicle	$684.76	January 1	See Column D	$8.97	02/01/20	$696.18	J. CPI
(O)	252	▪ Mobile Home ▫ Rec. Vehicle	$485.33	January 1	See Column D	$8.97	02/01/20	$496.75	J. CPI
(O)	253	▪ Mobile Home ▫ Rec. Vehicle	$439.32	January 1	See Column D	$8.97	02/01/20	$450.74	J. CPI
(O)	254	▪ Mobile Home ▫ Rec. Vehicle	$568.53	January 1	See Column D	$8.97	02/19/16	$579.94	J. CPI
(O)	255	▪ Mobile Home ▫ Rec. Vehicle	$408.74	January 1	See Column D	$8.97	02/01/20	$420.16	J. CPI

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1, 2020	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase 02/1/21	Date of Last Rent Increase	Current Rent 10/1/20	Reason for Increase J. CPI K. Government L. Other
(O)	256	▪ Mobile Home ▫ Rec. Vehicle	$470.98	January 1	See Column D	$8.97	02/01/20	$482.40	J. CPI
(O)	257	▪ Mobile Home ▫ Rec. Vehicle	$571.41	08/08/20	$641.11	$8.97	08/08/20	$641.11	J. CPI L. Other (10%)
(O)	258	▪ Mobile Home ▫ Rec. Vehicle	$481.13	January 1	See Column D	$8.97	02/01/20	$492.55	J. CPI
(O)	259	▪ Mobile Home ▫ Rec. Vehicle	$525.00	January 1	See Column D	$8.97	02/01/20	$536.42	J. CPI
(O)	260	▪ Mobile Home ▫ Rec. Vehicle	$627.55	January 1	See Column D	$8.97	02/01/20	$638.97	J. CPI
(O)	261	▪ Mobile Home ▫ Rec. Vehicle	$423.83	January 1	See Column D	$8.97	02/01/20	$435.25	J. CPI
(O)	262	▪ Mobile Home ▫ Rec. Vehicle	$491.21	January 1	See Column D	$8.97	02/01/20	$502.63	J. CPI

Santiago

The Willows of Santiago
2575 South Willow Ave.
Fresno, California 93725
Telephone: (559) 233-1390

October 23, 2020

VIA UNITED STATES MAIL
Homeowner/Resident
The Willows of Santiago
2575 South Willow Ave.
Fresno, California 93725

Re: **Ninety (90) Day Notice of Rent Increase**
Civil Code Section 798.30

Dear Homeowner/Resident:

PLEASE TAKE NOTICE that effective February 1, 2021, the rent for your space will be increased by $8.97 per month, pursuant to the City of Fresno Mobile Home Park Rent Review and Stabilization Ordinance. Enclosed is a spreadsheet showing the current rent, the $8.97 rent increase and the new rent at each rent controlled space at the park, including your space, as well as the average rent for all rent controlled spaces at the park as of December 1, 2019. Below is a more detailed explanation of the rent increase at your space.

Pursuant to Section 12-2014 of the ordinance, the rent for your space may be increased once each year based on seventy five percent (75%) of the increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers for Western Cities West, between November 1 and October 31 of the previous year. According to the United States Bureau of Labor Statistics, the Consumer Price Index increased by 2.3% between November 1, 2018 and October 31, 2019, from 154.456 to 158.185. According to the City of Fresno, seventy five percent (75%) of 2.3% is 1.725%. (2.3% x 75% = 1.725%).

Pursuant to Section 12-2014 of the ordinance, once the percentage amount of the rent increase is determined, the dollar amount of the rent increase is calculated based on the average rent for the rent controlled spaces at the park as of December of the previous year. The average rent for the rent controlled spaces at the park as of December of 2019 was $520.28. Accordingly, the rent at each affected space may be increased by $8.97 per month. ($520.28 x 1.725% = $8.97).

The above described $8.97 rent increase will become a permanent part of your base rent, upon which future inflationary adjustments may be calculated. This letter constitutes your ninety (90) day notice of that $8.97 rent increase, pursuant to Civil Code Section 798.30.

A copy of the Parkowner's rent increase application for the above described $8.97 rent increase has been provided to the Chairman of the Residents Rent Committee and to the City of Fresno. The Parkowner reserves all of its rights, including the right to seek any additional rent increases allowed by law, including any rent increases allowed by the City of Fresno Mobile Home Park Rent Review and Stabilization Ordinance, the Mobilehome Residency Law and/or the state and federal constitutions. Thank you for your continued residency at the Willows.

The Willows of Santiago, LP

By: Aimee Molsberry, President
Santiago Communities, Inc.,

cc: Thomas Morgan, City of Fresno (w/enclosures)*
Byron Pretzer, Residents Rent Committee (w/enclosures)*

***Enclosures include (1) a list of the current and February 1, 2021 rents for each of the affected spaces at the park, as well as the average rent for the rent controlled spaces at the park as of December 1, 2019, (2) the December 20, 2019 letter from the City of Fresno regarding the calculation of the annual CPI adjustment and (3) CPI data from the United States Bureau of Labor Statistics for November 1, 2018 through October 31, 2019.**

February 1, 2021 CPI Increase
The Willows of Santiago

Unit	Account Name	12/1/2019 Rent Charge	10/1/2020 Rent Charge	CPI Increase Amount	2/1/2021 New Rent
1		$558.02	$569.44	$8.97	$578.41
2		$576.17	$587.59	$8.97	$596.56
3		$402.55	$413.97	$8.97	$422.94
4		$461.38	$472.80	$8.97	$481.77
5		$511.97	$523.39	$8.97	$532.36
6		$562.53	$573.95	$8.97	$582.92
7		$550.41	$561.93	$8.97	$570.90
8		$490.04	$501.46	$8.97	$510.43
9		$411.38	$422.80	$8.97	$431.77
10		$438.82	$450.24	$8.97	$459.21
11		$510.97	$522.39	$8.97	$531.36
12		$542.65	$554.07	$8.97	$563.04
13		$576.40	$587.82	$8.97	$596.79
14		$432.65	$444.07	$8.97	$453.04
15		$616.64	$628.06	$8.97	$637.03
16		$496.03	$507.45	$8.97	$516.42
17		$624.64	$636.06	$8.97	$645.03
18		$571.65	$583.07	$8.97	$592.04
19		$542.65	$554.07	$8.97	$563.04
20		$626.36	$637.78	$8.97	$646.75
21		$537.92	$549.34	$8.97	$558.31
22		$612.36	$623.78	$8.97	$632.75
23		$439.47	$450.89	$8.97	$459.86
25		$565.96	$577.38	$8.97	$586.35
26		$413.70	$425.12	$8.97	$434.09
27		$494.68	$506.10	$8.97	$515.07
28		$545.49	$556.91	$8.97	$565.88
29		$526.29	$537.71	$8.97	$546.68
30		$420.16	$420.16	$8.97	$429.13
31		$408.74	$420.16	$8.97	$429.13
32		$587.91	$599.33	$8.97	$608.30
33		$526.40	$537.82	$8.97	$546.79
34		$541.74	$553.16	$8.97	$562.13
35		$567.77	$579.19	$8.97	$588.16
36		$540.04	$551.46	$8.97	$560.43
37		$489.67	$551.20	$8.97	$560.17

38		$592.32	$603.74	$8.97	$612.71
39		N/A	$470.32	$8.97	$479.29
40		$558.55	$569.97	$8.97	$578.94
41		$572.08	$583.50	$8.97	$592.47
42		$506.98	$518.40	$8.97	$527.37
43		$539.91	$551.33	$8.97	$560.30
44		$478.60	$490.02	$8.97	$498.99
45		$500.29	$511.71	$8.97	$520.68
46		$672.95	$684.37	$8.97	$693.34
47		$440.47	$451.89	$8.97	$460.86
48		$591.24	$602.66	$8.97	$611.63
49		$634.07	$710.04	$8.97	$719.01
50		$539.26	$550.68	$8.97	$559.65
51		$560.06	$571.48	$8.97	$580.45
52		$571.96	$583.38	$8.97	$592.35
53		$469.64	$481.06	$8.97	$490.03
54		$545.47	$556.89	$8.97	$565.86
55		$570.57	$581.99	$8.97	$590.96
56		$545.47	$556.89	$8.97	$565.86
57		$494.08	$505.50	$8.97	$514.47
58		$517.44	$528.86	$8.97	$537.83
59		$548.18	$559.61	$8.97	$568.58
60		$518.31	$529.73	$8.97	$538.70
61		$562.53	$573.95	$8.97	$582.92
62		$581.54	$592.96	$8.97	$601.93
63		$571.65	$583.07	$8.97	$592.04
64		$560.06	$571.48	$8.97	$580.45
65		$446.15	$457.57	$8.97	$466.54
66		$548.30	$559.72	$8.97	$568.69
67		$657.20	$668.62	$8.97	$677.59
68		$517.13	$528.55	$8.97	$537.52
69		$521.44	$532.86	$8.97	$541.83
70		$649.76	$660.23	$8.97	$669.20
71		$469.40	$480.82	$8.97	$489.79
72		$408.74	$420.16	$8.97	$429.13
73		$606.53	$617.95	$8.97	$626.92
74		$560.06	$571.48	$8.97	$580.45
75		$450.44	$461.86	$8.97	$470.83
76		$539.91	$605.32	$8.97	$614.29
77		$491.96	$503.38	$8.97	$512.35
78		$426.95	$438.37	$8.97	$447.34
79		$548.21	$559.63	$8.97	$568.60

80		$637.93	$649.35	$8.97	$658.32
81		$440.47	$451.89	$8.97	$460.86
82		$631.56	$642.98	$8.97	$651.95
83		$592.32	$603.74	$8.97	$612.71
84		$494.68	$506.10	$8.97	$515.07
85		$433.36	$444.78	$8.97	$453.75
86		$418.45	$429.87	$8.97	$438.84
87		$533.32	$599.21	$8.97	$608.18
92		$401.56	$412.98	$8.97	$421.95
95		$469.81	$481.23	$8.97	$490.20
97		$592.32	$603.74	$8.97	$612.71
98		$459.85	$517.26	$8.97	$526.23
99		$440.88	$452.30	$8.97	$461.27
100		$643.19	$654.61	$8.97	$663.58
101		$502.63	$514.05	$8.97	$523.02
102		$478.03	$489.45	$8.97	$498.42
103		$564.14	$575.56	$8.97	$584.53
104		$717.92	$729.34	$8.97	$738.31
105		$536.25	$547.67	$8.97	$556.64
107		$522.68	$587.51	$8.97	$596.48
110		$447.37	$458.79	$8.97	$467.76
113		$627.21	$638.63	$8.97	$647.60
114		$551.19	$618.87	$8.97	$627.84
115		$542.30	$553.72	$8.97	$562.69
116		$556.48	$567.90	$8.97	$576.87
117		$545.47	$556.89	$8.97	$565.86
118		$587.91	$659.26	$8.97	$668.23
120		$448.01	$459.43	$8.97	$468.40
121		$537.41	$548.83	$8.97	$557.80
122		$504.93	$516.35	$8.97	$525.32
123		$619.83	$631.25	$8.97	$640.22
124		$493.94	$505.36	$8.97	$514.33
125		$517.13	$581.41	$8.97	$590.38
126		$520.67	$585.29	$8.97	$594.26
127		$507.13	$518.55	$8.97	$527.52
128		$571.65	$583.07	$8.97	$592.04
129		N/A	$550.00	$8.97	$558.97
130		$419.90	$431.32	$8.97	$440.29
131		N/A	$550.00	$8.97	$558.97
132		N/A	$550.00	$8.97	$558.97
133		$571.96	$583.38	$8.97	$592.35
134		N/A	$550.00	$8.97	$558.97

135		$566.26	$577.68	$8.97	$586.65
136		$652.02	$663.44	$8.97	$672.41
137		$506.73	$518.15	$8.97	$527.12
138		$602.84	$614.26	$8.97	$623.23
139		$627.21	$638.63	$8.97	$647.60
141		$426.95	$438.37	$8.97	$447.34
142		N/A	$550.00	$8.97	$558.97
143		$476.33	$487.75	$8.97	$496.72
144		$406.68	$418.10	$8.97	$427.07
145		N/A	$550.00	$8.97	$558.97
146		N/A	$550.00	$8.97	$558.97
147		N/A	$550.00	$8.97	$558.97
148		$545.47	$556.89	$8.97	$565.86
149		N/A	$550.00	$8.97	$558.97
150		$404.20	$415.62	$8.97	$424.59
151		$442.55	$453.97	$8.97	$462.94
152		$569.19	$580.61	$8.97	$589.58
153		$547.50	$558.92	$8.97	$567.89
154		N/A	$550.00	$8.97	$558.97
155		$593.28	$604.70	$8.97	$613.67
156		$584.59	$596.01	$8.97	$604.98
157		$560.06	$571.48	$8.97	$580.45
158		$517.24	$528.66	$8.97	$537.63
159		$553.53	$564.95	$8.97	$573.92
160		$398.53	$409.95	$8.97	$418.92
162		$627.21	$638.63	$8.97	$647.60
163		$601.47	$612.89	$8.97	$621.86
165		$408.84	$420.26	$8.97	$429.23
166		$530.87	$542.29	$8.97	$551.26
168		$416.96	$428.38	$8.97	$437.35
169		$571.65	$583.07	$8.97	$592.04
170		$424.98	$436.40	$8.97	$445.37
171		$547.50	$558.92	$8.97	$567.89
172		$584.21	$595.63	$8.97	$604.60
173		$571.65	$583.07	$8.97	$592.04
174		$385.97	$397.39	$8.97	$406.36
175		$462.54	$473.96	$8.97	$482.93
176		$448.00	$459.42	$8.97	$468.39
177		$493.94	$505.36	$8.97	$514.33
178		$445.10	$456.52	$8.97	$465.49
179		$636.66	$648.08	$8.97	$657.05
180		$445.07	$456.49	$8.97	$465.46

181		$404.20	$415.62	$8.97	$424.59
182		$600.74	$612.16	$8.97	$621.13
183		$406.04	$417.46	$8.97	$426.43
184		$504.57	$515.99	$8.97	$524.96
185		$571.65	$583.07	$8.97	$592.04
186		$507.21	$518.63	$8.97	$527.60
187		$398.53	$409.95	$8.97	$418.92
188		$454.39	$465.81	$8.97	$474.78
189		$448.33	$459.75	$8.97	$468.72
190		$643.05	$654.47	$8.97	$663.44
191		$460.72	$472.14	$8.97	$481.11
192		$467.36	$478.78	$8.97	$487.75
193		$456.96	$468.38	$8.97	$477.35
194		$537.75	$549.17	$8.97	$558.14
195		$402.19	$413.61	$8.97	$422.58
196		$426.95	$438.37	$8.97	$447.34
197		$537.92	$549.34	$8.97	$558.31
198		$553.12	$564.54	$8.97	$573.51
199		$507.67	$519.09	$8.97	$528.06
200		$504.93	$516.35	$8.97	$525.32
201		$492.53	$503.95	$8.97	$512.92
202		$560.06	$571.48	$8.97	$580.45
203		$504.93	$516.35	$8.97	$525.32
204		$514.36	$525.78	$8.97	$534.75
205		$515.63	$527.05	$8.97	$536.02
206		$489.84	$501.26	$8.97	$510.23
207		$592.32	$603.74	$8.97	$612.71
208		$504.93	$516.35	$8.97	$525.32
209		$618.78	$630.20	$8.97	$639.17
210		$713.38	$724.80	$8.97	$733.77
211		$540.98	$552.40	$8.97	$561.37
212		$411.38	$422.80	$8.97	$431.77
213		$465.42	$476.84	$8.97	$485.81
214		$418.14	$429.56	$8.97	$438.53
215		$482.38	$493.80	$8.97	$502.77
216		$558.05	$626.42	$8.97	$635.39
217		$534.45	$545.87	$8.97	$554.84
218		$504.93	$516.35	$8.97	$525.32
219		$447.27	$458.68	$8.97	$467.65
220		$526.40	$537.82	$8.97	$546.79
221		$517.13	$528.55	$8.97	$537.52
222		$508.07	$519.49	$8.97	$528.46

223	[redacted]	$584.21	$655.19	$8.97	$664.16
224		$464.61	$476.03	$8.97	$485.00
225		$553.97	$565.39	$8.97	$574.36
226		$539.29	$550.71	$8.97	$559.68
227		$507.01	$518.43	$8.97	$527.40
228		$597.59	$609.01	$8.97	$617.98
229		$408.74	$420.16	$8.97	$429.13
230		$584.59	$596.01	$8.97	$604.98
231		$532.56	$543.98	$8.97	$552.95
232		$441.78	$453.20	$8.97	$462.17
233		$517.90	$529.32	$8.97	$538.29
234		$475.87	$487.29	$8.97	$496.26
235		$455.24	$476.84	$8.97	$485.81
236		$442.68	$454.10	$8.97	$463.07
237		$482.38	$650.00	$8.97	$658.97
238		$563.48	$632.39	$8.97	$641.36
239		$550.03	$617.60	$8.97	$626.57
240		$491.51	$502.93	$8.97	$511.90
241		$447.27	$458.69	$8.97	$467.66
242		$528.98	$540.40	$8.97	$549.37
243		$573.95	$585.37	$8.97	$594.34
244		$475.87	$487.29	$8.97	$496.26
245		$591.54	$602.96	$8.97	$611.93
246		$570.93	$582.35	$8.97	$591.32
247		$600.00	$611.42	$8.97	$620.39
248		$400.84	$412.26	$8.97	$421.23
249		$455.46	$466.88	$8.97	$475.85
251		$684.76	$696.18	$8.97	$705.15
252		$485.33	$496.75	$8.97	$505.72
253		$439.32	$450.74	$8.97	$459.71
254		$568.53	$579.94	$8.97	$588.91
255		$408.74	$420.16	$8.97	$429.13
256		$470.98	$482.40	$8.97	$491.37
257		$571.41	$641.11	$8.97	$650.08
258		$481.13	$492.55	$8.97	$501.52
259		$525.00	$536.42	$8.97	$545.39
260		$627.55	$638.97	$8.97	$647.94
261		$423.83	$435.25	$8.97	$444.22
262		$491.21	$502.63	$8.97	$511.60
	total	$120705.40			
	avg for 232 spaces	$520.28			

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

Three Palms Mobile Home Park
Name

1941 N Golden State Blvd Fresno, CA 93705
Address

Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Jennifer Huesca
Print Name

Property Coordinator
Print Title

Jennifer Huesca 01/25/2021
Signature Date

jennifer@boavidamhp.com
E-Mail

Mailing Address
(Include business name if applicable)
BoaVida Communities

3511 Del Paso Rd. 160/147

Sacramento, CA 95835

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park:

Three Palms Mobile Home Park
Name

1941 N Golden State Blvd Fresno, CA 93705
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31.
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date.
3. Total dollar amount of the increase based upon the CPI.

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. _____

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____	a.	Percentage change in the CPI.	____	g.	Changes in reasonable operating and maintenance expenses.
____	b.	State/federal wage and price guidelines.	____	h.	Repairs other than wear and tear.
____	c.	Comparable mobilehome spaces in comparable parks.	____	i.	The amount of services and amenities.
____	d.	The length of time since the last increase.	____	j.	Any existing lease.
____	e.	Completion of any capital improvements or rehabilitation work.	____	k.	A just and reasonable rate of return on the owner's investment.
____	f.	Changes in rent paid by the owner for lease of the land.			

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic)

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION

Mobile Home Park: Three Palms Mobile Home Park **Phone:** 916-432-3298

Address: 1941 N Golden State Blvd Fresno, CA 93705

Reporting Period: January 1, 20 21 through December 31, 20 21 **Number of Spaces per Park Permit:** 101

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
O	1	✓ Mobile Home G Rec. Vehicle	372.64	05/01/97	n/a	5.84	April 2020	372.64	◉	K	L
O	6	✓ Mobile Home G Rec. Vehicle	418.39	9/11/05	n/a	5.84	April 2020	418.39	◉	K	L
O	7	✓ Mobile Home G Rec. Vehicle	429.98	11/01/09	n/a	5.84	April 2020	429.98	◉	K	L
O	9	✓ Mobile Home G Rec. Vehicle	452.72	02/28/11	n/a	5.84	April 2020	452.72	◉	K	L
O	10	✓ Mobile Home G Rec. Vehicle	550.00	09/26/19	n/a	5.84	none	550.00	◉	K	L
O	13	✓ Mobile Home G Rec. Vehicle	377.55	04/01/96	n/a	5.84	April 2020	377.55	◉	K	L
O	19	✓ Mobile Home G Rec. Vehicle	391.30	04/01/93	n/a	5.84	April 2020	391.30	◉	K	L
O	22	✓ Mobile Home G Rec. Vehicle	443.02	04/03/16	n/a	5.84	April 2020	443.02	◉	K	L

City of FRESNO

Mobile Home Park: Three Palms Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	23	☑ Mobile Home ☐ Rec. Vehicle	457.56	11/21/14	n/a	5.84	April 2020	457.56	◉	K	L
O	26	☑ Mobile Home ☐ Rec. Vehicle	455.46	05/14/15	n/a	5.84	April 2020	455.46	◉	K	L
O	27	☑ Mobile Home ☐ Rec. Vehicle	494.88	07/29/16	n/a	5.84	April 2020	494.88	◉	K	L
O	28	☑ Mobile Home ☐ Rec. Vehicle	448.46	11/09/12	n/a	5.84	April 2020	448.46	◉	K	L
O	29	☑ Mobile Home ☐ Rec. Vehicle	448.46	12/01/13	n/a	5.84	April 2020	448.46	◉	K	L
O	31	☑ Mobile Home ☐ Rec. Vehicle	425.43	02/01/94	n/a	5.84	April 2020	425.43	◉	K	L
O	32	☑ Mobile Home ☐ Rec. Vehicle	342.84	09/01/16	n/a	5.84	April 2020	342.84	◉	K	L
O	34	☑ Mobile Home ☐ Rec. Vehicle	455.46	11/12/15	n/a	5.84	April 2020	455.46	◉	K	L
O	35	☑ Mobile Home ☐ Rec. Vehicle	425.43	05/01/97	n/a	5.84	April 2020	425.43	◉	K	L
O	36	☑ Mobile Home ☐ Rec. Vehicle	457.56	11/25/14	n/a	5.84	April 2020	457.56	◉	K	L

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: Three Palms Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	48	✓ Mobile Home G Rec. Vehicle	473.00	07/20/17	n/a	5.84	April 2020	473.00	◉	K	L
O	61	✓ Mobile Home G Rec. Vehicle	550.00	05/01/2020	550.00	5.84	none	550.00	◉	K	L
O	62	✓ Mobile Home G Rec. Vehicle	462.06	08/18/11	n/a	5.84	April 2020	462.06	◉	K	L
O	63	✓ Mobile Home G Rec. Vehicle	425.73	09/01/16	n/a	5.84	April 2020	425.73	◉	K	L
O	65	✓ Mobile Home G Rec. Vehicle	448.46	05/08/13	n/a	5.84	April 2020	448.46	◉	K	L
O	66	✓ Mobile Home G Rec. Vehicle	402.24	08/01/95	n/a	5.84	April 2020	402.24	◉	K	L
O	69	✓ Mobile Home G Rec. Vehicle	425.43	04/05/10	n/a	5.84	April 2020	425.43	◉	K	L
O	70	✓ Mobile Home G Rec. Vehicle	425.43	05/01/10	n/a	5.84	April 2020	425.43	◉	K	L
O	71	✓ Mobile Home G Rec. Vehicle	364.02	09/01/16	n/a	5.84	April 2020	364.02	◉	K	L
O	72	✓ Mobile Home G Rec. Vehicle	395.64	08/01/00	n/a	5.84	April 2020	395.64	◉	K	L

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: Three Palms Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	73	✓ Mobile Home G Rec. Vehicle	395.64	11/01/96	n/a	5.84	April 2020	395.64	◉	K	L
O	74	✓ Mobile Home G Rec. Vehicle	425.43	10/01/95	n/a	5.84	April 2020	425.43	◉	K	L
O	75	✓ Mobile Home G Rec. Vehicle	455.46	08/26/15	n/a	5.84	April 2020	455.46	◉	K	L
O	76	✓ Mobile Home G Rec. Vehicle	453.57	08/01/97	n/a	5.84	April 2020	453.57	◉	K	L
O	78	✓ Mobile Home G Rec. Vehicle	550.00	04/03/19	n/a	5.84	None	550.00	◉	K	L
O	79	✓ Mobile Home G Rec. Vehicle	455.46	05/01/15	n/a	5.84	April 2020	455.46	◉	K	L
O	80	✓ Mobile Home G Rec. Vehicle	425.43	05/01/99	n/a	5.84	April 2020	425.43	◉	K	L
O	83	✓ Mobile Home G Rec. Vehicle	382.13	09/01/16	n/a	5.84	April 2020	382.13	◉	K	L
O	84	✓ Mobile Home G Rec. Vehicle	409.03	12/01/12	n/a	5.84	April 2020	409.03	◉	K	L
O	86	✓ Mobile Home G Rec. Vehicle	396.69	08/01/96	n/a	5.84	April 2020	396.69	◉	K	L

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: Three Palms Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	87	✓ Mobile Home G Rec. Vehicle	444.08	04/15/11	n/a	5.84	April 2020	444.08	◉	K	L
O	88	✓ Mobile Home G Rec. Vehicle	451.83	09/17/14	n/a	5.84	April 2020	451.83	◉	K	L
O	25	G Mobile Home ✓ Rec. Vehicle	420.32	11/01/11	n/a	5.84	April 2020	420.32	◉	K	L
O	39	G Mobile Home ✓ Rec. Vehicle	379.34	08/09/16	n/a	5.84	April 2020	379.34	◉	K	L
O	40	G Mobile Home ✓ Rec. Vehicle	469.62	03/30/18	n/a	5.84	April 2020	469.62	◉	K	L
O	41	G Mobile Home ✓ Rec. Vehicle	450.00	08/15/19	n/a	5.84	April 2020	450.00	◉	K	L
O	43	G Mobile Home ✓ Rec. Vehicle	379.34	09/29/16	n/a	5.84	April 2020	379.34	◉	K	L
O	51	G Mobile Home ✓ Rec. Vehicle	450.00	08/09/19	n/a	5.84	April 2020	450.00	◉	K	L
O	54	G Mobile Home ✓ Rec. Vehicle	459.49	05/15/19	n/a	5.84	April 2020	459.49	◉	K	L
O	57	G Mobile Home ✓ Rec. Vehicle	470.49	01/01/2020	470.49	5.84	none	470.49	◉	K	L

Form MRR 1-3. Revised October, 2013

City of FRESNO

Mobile Home Park: Three Palms Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
O	58	G Mobile Home G Rec. Vehicle	450.00	12/09/19	450.00	5.84	none	450.00	◉	K	L
O	68	G Mobile Home G Rec. Vehicle	450.00	12/25/19	450.00	5.84	none	450.00	◉	K	L
O	89	G Mobile Home G Rec. Vehicle	321.26	06/08/13	n/a	5.84	April 2020	321.26	◉	K	L
O	91	G Mobile Home G Rec. Vehicle	309.57	12/04/16	n/a	5.84	April 2020	309.57	◉	K	L
O	92	G Mobile Home G Rec. Vehicle	332.57	09/01/16	n/a	5.84	April 2020	332.57	◉	K	L
O	95	G Mobile Home G Rec. Vehicle	309.90	04/01/01	n/a	5.84	April 2020	309.90	◉	K	L
O	98	G Mobile Home G Rec. Vehicle	321.26	12/17/13	n/a	5.84	April 2020	321.26	◉	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L
		G Mobile Home G Rec. Vehicle							J	K	L

Mobilehome Park Rent Review and Stabilization Ordinance

Request for Commission Proceedings

Mobilehome Park: _____
Name

_____
Address

A request is made for a rent increase review by the Mobilehome Park Rent Review and Stabilization Commission. I have checked the box(es) applicable to the reason(s) for this request. All required fees and documents used during the negotiation process between park owners and residents are attached.

☐	**PARK OWNER ONLY** Pursuant to Chapter 12, Article 20, §12-2010(b)(2) and §12-2011(a) of the Fresno Municipal Code, if the affected residents of a mobilehome park reject a non-automatic rent increase (§12-2012), the owner, having otherwise met all requirements of this ordinance, may request proceeding before the Mobilehome Park Rent Review and Stabilization Commission. Park residents of the above named mobilehome park have rejected the requested non-automatic rent increase.
☐	**PARK OWNER OR RESIDENT COMMITTEE** Pursuant to Chapter 12, Article 20, §12-2013(b)(3) and §12-2013(c) of the Fresno Municipal Code, if either party, having otherwise met all requirements of this ordinance, is not satisfied with the decision of the Director regarding a requested increase under the Automatic Pass-through of Annual Government Costs §12-2013, that party may request a final determination by the Mobilehome Park Rent Review and Stabilization Commission. I/we are not satisfied with the decision of the Director.

_____
Print Name

_____
Print Title

_____
Signature Date

Mailing Address (& business name if applicable)

_____

_____

FEES FOR REVIEW OF RENT INCREASE APPLICATION. Pursuant to Article 20, §12-2011(a) and/or §12-2013(c) of the FMC, the requesting party shall submit a fee to cover the costs to conduct the proceedings.

Rate per space	X	Multiply the number of affected spaces by the rate per space
Flat Fee	X	Add the flat fee
Total Fees Due		Remit payment to the City of Fresno

Form MRR 3-1

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RESIDENT VOTING RESULTS ON NON-AUTOMATIC RENT INCREASE UNDER §12-2012 RENT INCREASE REQUIREMENT

Mobilehome Park: Three Palms Mobile Home Park
Name

1941 N Golden State Blvd Fresno, CA 93705
Address

Residents of the mobilehome spaces identified in the rent increase application:

☐ **Accept** the rent increase. Proceedings on the rent increase application shall cease.

☐ **Reject** the rent increase. Park owners may request rent review [1]proceedings.

Number of residents voting in favor of the rent increase _____

Number of residents voting against the rent increase _____

Total number of spaces occupied by voting residents _____

Total number of spaces affected by the rent increase _____

_____ _____
Print Name Print Title

_____ _____
Signature Date

[1]Pursuant to §12-2010(b)(2) and § 12-2011(a), a non-automatic rent increase (§12-2012) rejected by the affected residents is subject to proceedings before the Mobilehome Rent Review and Stabilization Commission at the owner's request. To request a hearing, complete Form MRR 3-1 and submit it to the City of Fresno Housing and Community Development Division, with the appropriate fees.

Form MRR 2-1

Mobilehome Park Rent Review and Stabilization Ordinance

Application Results for §12-2014 of the FMC

AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: Three Palms Mobile Home Park

Name

1941 N Golden State Blvd Fresno, CA 93705

Address

This form is to be completed by the Resident Rent Committee Chair and mailed to the owner with a copy to HCD. Check **ONLY ONE** of the following boxes. Please note that the CPI increase request is **NOT** subject to a vote of affected Residents. It is the responsibility of the Resident Rent Committee and/or Chair to review a CPI rent increase request for completeness. Refer to §12-2009 (a) – (d).

☐ The Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We find the request and documents to be complete and are hereby notifying both HCD and the owner within five (5) days of receipt of a complete application.

☐ Pursuant to §12-2009(c), the Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We notified the owner within five days after receipt of the application of the information or documents that are needed to make the application complete BUT the owner has not submitted the information or documents needed to make the application complete within ten working days of our request. We are hereby notifying HCD of this incomplete application status and requesting assistance.

a) Also complete the following if notifying HCD of an incomplete CPI rent increase application.

Date of receipt of owner's original application	
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

Print Name

Print Title

Signature of Rent Committee Chairman

Date

FORM MRR 2-2 Dec 2018

City of
FRESNO

Planning and Development Department
Housing & Community Development Division
2600 Fresno Street, Room 3065
Fresno, California 93721
Phone: 559-621-8300
Fax: 559-457-1579
TTY: 559-621-8721
HCDD@fresno.gov

December 18, 2020

SUBJECT: Rent Increase Application and Guidance

At this time each year, the City of Fresno (City) provides the mobilehome park owners and residents' committees with information regarding the City's Mobilehome Park Rent Review and Stabilization Ordinance.

The information provided this year includes:

Consumer Price Index – Included is a copy of the BLS Consumer Price Index (CPI), West Region B/C – Urban Wage Earners and Clerical Workers for the 12-month period between November 1, 2019 and October 31, 2020. In calculating the automatic rent increase amount, please use the following example:

1.7%	Percent change in Consumer Price Index for the year ending October 31, 2020,
X 0.75	Multiplied by the allowable percentage rate
1.275%	Equals the "factor" for 2020.
$300.00	Hypothetical Average Rent,
X 1.275%	Multiplied by the "factor" for 2020,
$3.83	Equals the affordable rent increase. Note: Rounded from $3.825

The mobilehome park owner is required to submit copies of the application to the Residents' Committee chair **and** the City in accordance with Section 12-2009 of the City's Ordinance. It is highly recommended that the copy to the Residents' Committee chair be sent certified mail. It is not necessary that the City's copy be sent certified. It is also advisable to verify the name of the current Committee chairperson prior to sending the application. It is the responsibility of the Residents' Committee to decide if the calculations are correct. City staff does **not** verify the calculations, but is available should questions arise.

The 2020 Consumer Price Index factor may be used for rent applications that are submitted to the residents' committees starting **January 1, 2021**. The City encourages owners and residents' committees to refer to the Ordinance for details. A copy of the complete Ordinance can be viewed at www.municode.com, Municipal Code of the City of Fresno, Chapter 12, Article 20.

Please send your rent increase application forms, the residents' voting results, and updated mobilehome park Residents' Rent Committee form as soon as possible. Submissions may be made by either of the following means:

Submit by mail:

Send completed forms to the following address:

Mr. Thomas Morgan, Division Manager
Housing and Community Development Division
Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Submit electronically:

Complete the forms and submit in PDF format with either a scanned ink signature, or an electronic signature that meets the standards set forth in the California Secretary of State's emergency regulations at https://www.sos.ca.gov/administration/regulations/current-regulations/technology/emergency-digital-signatures.

Submit the completed and signed PDF by email to HCDD@fresno.gov

Should you have any questions, please call (559) 621-8300.

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: TOWN & COUNTRY MHP
Name
2373 S. CHESTNUT AVE. FRESNO CA 93725
Address
THE CARITAS CORPORATION
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

ANA MAURICIO
Print Name

COMMUNITY MGR.
Print Title

Signature 4/25/17
Date

Mailing Address
(Include business name if applicable)
FRANCISCAN MHP
2314 S CHESTNUT AVE
FRESNO CA 93725

RECEIVED
APR 27 2017

Form MRR 1-1

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase Application Summary of Relevant Factors

Mobilehome Park: TOWN & COUNTRY MHP
Name

2373 S. CHESTNUT AVE. FRESNO CA 93725
Address

A. Automatic Increase – Consumer Price Index (FMC Article 12, §8-1212.2)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 1.13%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. 360.86
3. Total dollar amount of the increase based upon the CPI. 4.08

B. Automatic Pass-Through of Annual Government Costs (FMC Article 12, §8-1212.1)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. 0

C. Non-Automatic Rent Increase (FMC Article 12, §8-1209 and §8-1212)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §8-1212 (a-k) in determining the amount of the increase. Review §8-1212 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

- ____ a. Percentage change in the CPI.
- ____ b. State/federal wage and price guidelines.
- ____ c. Comparable mobilehome spaces in comparable parks.
- ____ d. The length of time since the last increase.
- ____ e. Completion of any capital improvements or rehabilitation work.
- ____ f. Changes in rent paid by the owner for lease of the land.
- ____ g. Changes in reasonable operating and maintenance expenses.
- ____ h. Repairs other than wear and tear.
- ____ i. The amount of services and amenities.
- ____ j. Any existing lease.
- ____ k. A just and reasonable rate of return on the owner's investment.

Total Amount Requested for Non-Automatic Rent Increase Application 0

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) 4.08

Form MRR 1-2. Revised December 3, 2014

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE

RENT INCREASE INFORMATION

Mobile Home Park: Town & Country Mobile Home Park **Phone** (559) 251-2236

Address: 2373 S. Chestnut Fresno, CA 93725

Reporting Period: January 1, 2016 through December 31, 2016 **Number of Spaces per Park Permit** 73

Information must be provided for each space

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
O	1	☑ Mobile Home ☐ Rec. Vehicle	$ 383.27	1-Jan-16	$ 383.27	$ 4.08	1-Aug-15	$ 383.27	(J)	K	L
O	2	☑ Mobile Home ☐ Rec. Vehicle	$ 386.51	1-Jan-16	$ 386.51	$ 4.08	1-Aug-15	$ 386.51	(J)	K	L
O	3	☑ Mobile Home ☐ Rec. Vehicle	$ 335.97	1-Jan-16	$ 335.97	$ 4.08	1-Aug-15	$ 335.97	(J)	K	L
O	4	☑ Mobile Home ☐ Rec. Vehicle	$ 307.24	1-Jan-16	$ 307.24	$ 4.08	1-Aug-15	$ 307.24	(J)	K	L
O	5	☑ Mobile Home ☐ Rec. Vehicle	$ 362.81	1-Jan-16	$ 362.81	$ 4.08	1-Aug-16	$ 362.81	(J)	K	L
O	6	☑ Mobile Home ☐ Rec. Vehicle	$ 451.28	1-Jan-16	$ 451.28	$ 4.08	1-Aug-15	$ 451.28	(J)	K	L
O	7	☑ Mobile Home ☐ Rec. Vehicle	$ 416.90	1-Jan-16	$ 416.90	$ 4.08	1-Aug-15	$ 416.90	(J)	K	L
O	8	☑ Mobile Home ☐ Rec. Vehicle	$ 427.83	1-Jan-16	$ 427.38	$ 4.08	1-Aug-15	$ 427.83	(J)	K	L
O	10	☑ Mobile Home ☐ Rec. Vehicle	$ 378.22	1-Jan-16	$ 378.22	$ 4.08	1-Aug-15	$ 378.22	(J)	K	L
O	11	☑ Mobile Home ☐ Rec. Vehicle	$ 336.53	1-Jan-16	$ 336.53	$ 4.08	1-Aug-15	$ 336.53	(J)	K	L
O	12	☑ Mobile Home ☐ Rec. Vehicle	$ 335.21	1-Jan-16	$ 335.12	$ 4.08	1-Aug-15	$ 335.21	(J)	K	L
O	13	☑ Mobile Home ☐ Rec. Vehicle	$ 342.22	1-Jan-16	$ 342.22	$ 4.08	1-Aug-15	$ 342.22	(J)	K	L
O	14	☑ Mobile Home ☐ Rec. Vehicle	$ 331.50	1-Jan-16	$ 331.50	$ 4.08	1-Aug-15	$ 331.50	(J)	K	L
O	15	☑ Mobile Home ☐ Rec. Vehicle	$ 330.06	1-Jan-16	$ 330.06	$ 4.08	1-Aug-15	$ 330.06	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Town & Country Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	16	☑ Mobile Home ☐ Rec. Vehicle	$ 410.22	1-Jan-16	$ 410.22	$ 4.08	1-Aug-15	$ 410.22	(J)	K	L
O	17	☑ Mobile Home ☐ Rec. Vehicle	$ 307.24	1-Jan-16	$ 307.24	$ 4.08	1-Aug-15	$ 307.24	(J)	K	L
O	18	☑ Mobile Home ☐ Rec. Vehicle	$ 364.64	1-Jan-16	$ 364.64	$ 4.08	1-Aug-15	$ 364.64	(J)	K	L
O	19	☑ Mobile Home ☐ Rec. Vehicle	$ 338.39	1-Jan-16	$ 338.39	$ 4.08	1-Jul-15	$ 338.39	(J)	K	L
O	20	☑ Mobile Home ☐ Rec. Vehicle	$ 344.85	1-Jan-16	$ 344.85	$ 4.08	1-Aug-15	$ 344.85	(J)	K	L
O	21	☑ Mobile Home ☐ Rec. Vehicle	$ 331.50	1-Jan-16	$ 331.50	$ 4.08	1-Aug-15	$ 331.50	(J)	K	L
O	22	☑ Mobile Home ☐ Rec. Vehicle	$ 302.24	1-Jan-16	$ 302.24	$ 4.08	1-Aug-15	$ 302.24	(J)	K	L
O	23	☑ Mobile Home ☐ Rec. Vehicle	$ 358.85	1-Jan-16	$ 358.85	$ 4.08	1-Aug-15	$ 358.85	(J)	K	L
O	24	☑ Mobile Home ☐ Rec. Vehicle	$ 416.28	1-Jan-16	$ 416.28	$ 4.08	1-Aug-15	$ 416.28	(J)	K	L
O	25	☑ Mobile Home ☐ Rec. Vehicle	$ 392.69	1-Jan-16	$ 388.68	$ 4.08	1-Aug-15	$ 392.69	(J)	K	L
O	26	☑ Mobile Home ☐ Rec. Vehicle	$ 329.75	1-Jan-16	$ 329.75	$ 4.08	1-Aug-15	$ 329.75	(J)	K	L
O	27	☑ Mobile Home ☐ Rec. Vehicle	$ 315.15	1-Jan-16	$ 315.15	$ 4.08	1-Aug-15	$ 315.15	(J)	K	L
O	28	☑ Mobile Home ☐ Rec. Vehicle	$ 426.30	1-Jan-16	$ 426.30	$ 4.08	1-Aug-15	$ 426.30	(J)	K	L
O	29	☑ Mobile Home ☐ Rec. Vehicle	$ 355.82	1-Jan-16	$ 355.82	$ 4.08	1-Aug-15	$ 355.82	(J)	K	L
O	30	☑ Mobile Home ☐ Rec. Vehicle	$ 357.47	1-Jan-16	$ 357.47	$ 4.08	1-Aug-15	$ 357.47	(J)	K	L
O	31	☑ Mobile Home ☐ Rec. Vehicle	$ 366.72	1-Jan-16	$ 366.72	$ 4.08	1-Aug-15	$ 366.72	(J)	K	L
O	32	☑ Mobile Home ☐ Rec. Vehicle	$ 332.78	1-Jan-16	$ 332.78	$ 4.08	1-Aug-15	$ 332.78	(J)	K	L
O	33	☑ Mobile Home ☐ Rec. Vehicle	$ 327.35	1-Jan-16	$ 327.35	$ 4.08	1-Aug-15	$ 327.35	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Town & Country Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	34	☑ Mobile Home ☐ Rec. Vehicle	$ 325.28	1-Jan-17	$ 357.81	$ -	1-Jan-17	$ 357.81	J	K	(L)
O	35	☑ Mobile Home ☐ Rec. Vehicle	$ 360.97	1-Jan-16	$ 360.97	$ 4.08	1-Aug-15	$ 360.97	(J)	K	L
O	36	☑ Mobile Home ☐ Rec. Vehicle	$ 311.24	1-Jan-16	$ 311.24	$ 4.08	1-Aug-15	$ 311.24	(J)	K	L
O	37	☑ Mobile Home ☐ Rec. Vehicle	$ 377.24	22-Feb-17	$ 414.96	$ -	22-Feb-17	$ 414.96	J	K	(L)
O	38	☑ Mobile Home ☐ Rec. Vehicle	$ 350.81	1-Jan-16	$ 350.81	$ 4.08	1-Aug-15	$ 350.81	(J)	K	L
O	39	☑ Mobile Home ☐ Rec. Vehicle	$ 337.57	1-Jan-16	$ 337.57	$ 4.08	1-Aug-15	$ 337.57	(J)	K	L
O	40	☑ Mobile Home ☐ Rec. Vehicle	$ 308.73	1-Jan-16	$ 308.73	$ 4.08	1-Aug-15	$ 308.73	(J)	K	L
O	41	☑ Mobile Home ☐ Rec. Vehicle	$ 375.48	1-Jan-16	$ 375.48	$ 4.08	1-Aug-15	$ 375.48	(J)	K	L
O	42	☑ Mobile Home ☐ Rec. Vehicle	$ 428.75	1-Jan-16	$ 428.75	$ 4.08	1-Aug-15	$ 428.75	(J)	K	L
O	43	☑ Mobile Home ☐ Rec. Vehicle	$ 446.40	1-Jan-16	$ 446.40	$ 4.08	1-Aug-15	$ 446.40	(J)	K	L
O	44	☑ Mobile Home ☐ Rec. Vehicle	$ 363.42	1-Jan-16	$ 363.42	$ 4.08	1-Aug-15	$ 363.42	(J)	K	L
O	45	☑ Mobile Home ☐ Rec. Vehicle	$ 333.25	1-Jan-16	$ 333.25	$ 4.08	1-Aug-15	$ 333.25	(J)	K	L
O	46	☑ Mobile Home ☐ Rec. Vehicle	$ 342.22	1-Jan-16	$ 342.22	$ 4.08	1-Aug-15	$ 342.22	(J)	K	L
O	47	☑ Mobile Home ☐ Rec. Vehicle	$ 390.93	1-Jan-16	$ 390.93	$ 4.08	1-Aug-15	$ 390.93	(J)	K	L
O	48	☑ Mobile Home ☐ Rec. Vehicle	$ 316.24	1-Jan-16	$ 316.24	$ 4.08	1-Aug-15	$ 316.24	(J)	K	L
O	49	☑ Mobile Home ☐ Rec. Vehicle	$ 392.01	1-Jan-16	$ 392.01	$ 4.08	1-Aug-15	$ 392.01	(J)	K	L
O	50	☑ Mobile Home ☐ Rec. Vehicle	$ 380.90	1-Jan-16	$ 380.90	$ 4.08	1-Aug-15	$ 380.90	(J)	K	L
O	51	☑ Mobile Home ☐ Rec. Vehicle	$ 393.65	1-Feb-16	$ 393.65	$ 4.08	1-Feb-16	$ 393.65	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Town & Country Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for increase J.CPI K. Government L. Other		
O	52	☑ Mobile Home ☐ Rec. Vehicle	$ 384.95	1-Jan-16	$ 384.95	$ 4.08	1-Aug-15	$ 384.95	(J)	K	L
O	53	☑ Mobile Home ☐ Rec. Vehicle	$ 329.56	1-Jan-16	$ 329.56	$ 4.08	1-Aug-15	$ 329.56	(J)	K	L
O	54	☑ Mobile Home ☐ Rec. Vehicle	$ 378.72	1-Jan-16	$ 378.72	$ 4.08	1-Aug-15	$ 378.72	(J)	K	L
O	55	☑ Mobile Home ☐ Rec. Vehicle	$ 327.35	1-Jan-16	$ 327.35	$ 4.08	1-Aug-15	$ 327.35	(J)	K	L
O	56	☑ Mobile Home ☐ Rec. Vehicle	$ 346.03	1-Jan-16	$ 346.03	$ 4.08	1-Aug-15	$ 346.03	(J)	K	L
O	57	☑ Mobile Home ☐ Rec. Vehicle	$ 454.66	1-Jan-16	$ 454.66	$ 4.08	1-Aug-15	$ 454.66	(J)	K	L
O	58	☑ Mobile Home ☐ Rec. Vehicle	$ 375.16	1-Jan-16	$ 375.16	$ 4.08	1-Aug-15	$ 375.16	(J)	K	L
O	59	☑ Mobile Home ☐ Rec. Vehicle	$ 391.65	1-Jan-16	$ 391.65	$ 4.08	1-Aug-15	$ 391.65	(J)	K	L
O	60	☑ Mobile Home ☐ Rec. Vehicle	$ 385.73	1-Jan-16	$ 385.73	$ 4.08	1-Aug-15	$ 385.73	(J)	K	L
O	61	☑ Mobile Home ☐ Rec. Vehicle	$ 369.69	1-Jan-16	$ 369.69	$ 4.08	1-Aug-15	$ 369.69	(J)	K	L
O	62	☑ Mobile Home ☐ Rec. Vehicle	$ 342.03	1-Jan-16	$ 342.03	$ 4.08	1-Aug-15	$ 342.03	(J)	K	L
O	63	☑ Mobile Home ☐ Rec. Vehicle	$ 307.24	1-Jan-16	$ 307.24	$ 4.08	1-Aug-15	$ 307.24	(J)	K	L
O	64	☑ Mobile Home ☐ Rec. Vehicle	$ 388.29	1-Jan-16	$ 388.29	$ 4.08	1-Aug-15	$ 388.29	(J)	K	L
O	65	☑ Mobile Home ☐ Rec. Vehicle	$ 367.39	1-Jan-16	$ 367.39	$ 4.08	1-Aug-15	$ 367.39	(J)	K	L
O	66	☑ Mobile Home ☐ Rec. Vehicle	$ 335.25	1-Jan-16	$ 335.25	$ 4.08	1-Aug-15	$ 335.25	(J)	K	L
O	67	☑ Mobile Home ☐ Rec. Vehicle	$ 336.47	1-Jan-16	$ 336.47	$ 4.08	1-Aug-15	$ 336.47	(J)	K	L
O	68	☑ Mobile Home ☐ Rec. Vehicle	$ 367.62	1-Jan-16	$ 367.62	$ 4.08	1-Aug-15	$ 367.62	(J)	K	L
O	69	☑ Mobile Home ☐ Rec. Vehicle	$ 333.44	1-Jan-16	$ 333.44	$ 4.08	1-Aug-15	$ 333.44	(J)	K	L

Form MRR 1-3 Revised December 2005

Mobile Home Park: Town & Country Mobile Home Park

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J.CPI K. Government L. Other		
O	70	☑ Mobile Home ☐ Rec. Vehicle	$ 335.98	1-Jan-16	$ 335.98	$ 4.08	1-Aug-15	$ 335.98	(J)	K	L
O	71	☑ Mobile Home ☐ Rec. Vehicle	$ 335.25	1-Jan-16	$ 335.25	$ 4.08	1-Aug-15	$ 335.25	(J)	K	L
O	72	☑ Mobile Home ☐ Rec. Vehicle	$ 411.72	1-Jan-16	$ 411.72	$ 4.08	1-Aug-15	$ 411.72	(J)	K	L
O	73	☑ Mobile Home ☐ Rec. Vehicle	$ 327.35	1-Jan-16	$ 317.81	$ 4.08	1-Aug-15	$ 327.35	(J)	K	L
O	74	☑ Mobile Home ☐ Rec. Vehicle	$ 374.25	1-Jan-16	$ 374.25	$ 4.08	1-Aug-15	$ 374.25	(J)	K	L

Form MRR 1-3 Revised December 2005

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobile Home Park: Villa Capri Mobile Home Estates

Name

105 W. Herndon Avenue, Pinedale, CA 93650

Address

Villa Capri Mobile Home Estates, LLC - Allan Morita

Park Owner

Instructions

1. Complete and sign the Rent Increase Application, form MRR 1-1, to apply for the rent increase application.

2. Complete the Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.

2. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobile home park spaces for which a rent increase is being requested.

3. Send a copy of the application to the Residents' Committee and to the City of Fresno. The City does not verify calculations unless the park owner and Residents' Committee are unable to resolve these differences.

I certify under penalty of perjury, under the laws of the State of California, that I am the park owner of the mobile home park identified above, or his/her agent, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Cynthia Rangel

Print Name

2/3/2022

Signature Date

Regional Property Manager

Print Title

Mailing Address
(include business name if applicable)
22880 Savi Ranch Pkwy.

Yorba Linda, CA 92887

Form MRR 1-1. Revised December 2005

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

AUTOMATIC AND NONAUTOMATIC RENT INCREASE APPLICATION SUMMARY OF RELEVANT FACTORS

Mobile Home Park: Villa Capri Mobile Home Estates
Name

105 W. Herndon Avenue, Pinedale, CA 93650
Address

A. Automatic Increase - Consumer Price Index (FMC Article 12, §8-1212.2)

1	Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31.	5.1%	
2	Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date.	442.09	
3	Total dollar amount of the increase based upon the CPI		$22.55

B. Automatic Pass-Through of Annual Government Costs (FMC Article 12, §8-1212.1)

1	Government mandated costs, 12 months prior to date of application		
2	Government mandated costs effective on the date of application		
3	Percentage increase over 12 month period		
4	Percentage amount which exceeds 5 percent		
5	Total dollar amount of the increase based upon the annual government cost increases		

C. Non-Automatic Rent Increase (FMC Article 12, §8-1209 and 8-1212)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §8-1212 (a-k) in determining the amount of the increase. Review §8-1212 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

___	a	Percentage change in the CPI	___	g	Changes in reasonable operating and maintenance expenses.
___	b	State or federal wage and price guidelines	___	h	Repairs other than wear and tear
___	c	Comparable mobile home spaces in comparable parks	___	i	The amount and quality of services and amenities
___	d	The length of time since the last increase	___	j	Any existing lease
___	e	Completion of any capital improvements or rehabilitation work	___	k	A just and reasonable rate of return on the owners' investment
___	f	Changes in rent paid by the owner for lease of the land.			

Amount requested for non-automatic rent increase application ____

D. Total rent increase (automatic and non-automatic) being requested 22.55

Form MRR 1-2. Revised December 2005

8	12	12	12	12	12	12	12	12	6	6	6	

Top 1.45 & .5 / Sides .25L & .2 R / Bottom .7 & .4

Mobilehome Park Rent Review and Stabilization Ordinance
RENT INCREASE INFORMATION

Mobile Home Park: Villa Capri Mobile Home Estates **Phone:** 559-439.4635

Address: 105 W. Herndon Ave. Pinedale, CA 93650

Reporting Period: January 1, 2021 through December 31, 2021 Number of Spaces per Park Permit: **150**

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent January 1st	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent 2/1/21	Reason for Increase J. CPI K. Government		
A	B	C	D	E	F	G	H	I	J	K	L
PARK	.001	Mobile Home									
O	.002	Mobile Home	481.53	1-Jan	465.00	5.61	06/01/21	487.14	X	K	L
O	.003	Mobile Home	443.90	1-Jan	418.94	5.61	06/01/21	449.51	X	K	L
O	.004	Mobile Home	459.96	1-Jan	435.00	5.61	06/01/21	465.57	X	K	L
O	.005	Mobile Home	412.70	1-Jan	387.74	5.61	06/01/21	418.31	X	K	L
O	.006	Mobile Home	430.06	1-Jan	405.10	5.61	06/01/21	435.67	X	K	L
O	.007	Mobile Home	403.07	1-Jan	378.11	5.61	06/01/21	408.68	X	K	L
O	.008	Mobile Home	459.36	2/1/2021	453.75			459.36	X	K	L
O	.009	Mobile Home	519.03	1-Jan	511.76	5.61	06/01/21	524.64	X	K	L
O	.010	Mobile Home	507.27	1-Jan	470.00	5.61	06/01/21	512.88	X	K	L
O	.011	Mobile Home	418.41	1-Jan	393.45	5.61	06/01/21	424.02	X	K	L
O	.012	Mobile Home	416.08	1-Jan	391.12	5.61	06/01/21	421.69	X	K	L
O	.013	Mobile Home	372.55	1-Jan	347.59	5.61	06/01/21	378.16	X	K	L
O	.014	Mobile Home	427.63	1-Jan	402.67	5.61	06/01/21	433.24	X	K	L
O	.015	Mobile Home	402.41	1-Jan	377.45	5.61	06/01/21	408.02	X	K	L
O	.016	Mobile Home	460.64	1-Jan	435.68	5.61	06/01/21	466.25	X	K	L

O	.017	Mobile Home	455.09	1-Jan	430.13	5.61	06/01/21	460.70	J	K	L
O	.018	Mobile Home	473.77	1-Jan	448.81	5.61	06/01/21	479.38	J	K	L
O	.019	Mobile Home	600.00	1-Jan	600.00	5.61	06/01/21	605.61	J	K	L
O	.020	Mobile Home	465.76	1-Jan	440.80	5.61	06/01/21	471.37	J	K	L
O	.021	Mobile Home	420.06	1-Jan	395.10	5.61	06/01/21	425.67	J	K	L
O	.022	Mobile Home	442.81	1-Jan	417.85	5.61	06/01/21	448.42	J	K	L
O	.023	Mobile Home	424.00	1-Jan	424.00	5.61	06/01/21	429.61	J	K	L
O	.024	Mobile Home	465.76	1-Jan	440.80	5.61	06/01/21	471.37	J	K	L
O	.025	Mobile Home	450.33	1-Jan	433.80	5.61	06/01/21	455.94	J	K	L
O	.026	Mobile Home	439.56	1-Jan	414.60	5.61	06/01/21	445.17	J	K	L
O	.027	Mobile Home	447.13	1-Jan	447.13	5.61	06/01/21	452.74	J	K	L
O	.028	Mobile Home	445.06	1-Jan	420.10	5.61	06/01/21	450.67	J	K	L
O	.029	Mobile Home	399.30	1-Jan	374.34	5.61	06/01/21	404.91	J	K	L
O	.030	Mobile Home	391.06	1-Jan	366.10	5.61	06/01/21	396.67	J	K	L
O	.031	Mobile Home	402.92	1-Jan	377.96	5.61	06/01/21	408.53	J	K	L
O	.032	Mobile Home	412.43	1-Jan	387.47	5.61	06/01/21	418.04	J	K	L
O	.033	Mobile Home	416.10	1-Jan	391.14	5.61	06/01/21	421.71	J	K	L
Vacant	.034	Mobile Home							J	K	L
O	.035	Mobile Home	388.56	1-Jan	363.60	5.61	06/01/21	394.17	J	K	L
O	.036	Mobile Home	396.37	1-Jan	371.41	5.61	06/01/21	401.98	J	K	L
O	.037	Mobile Home	504.32	1-Jan	497.05	5.61	06/01/21	509.93	J	K	L
O	.038	Mobile Home	450.50	6/2/2021	450.50			450.50	J	K	L
O	.039	Mobile Home	463.60	1-Jan	463.60	5.61	06/01/21	469.21	J	K	L
Vacant	.040	Mobile Home							J	K	L
O	.041	Mobile Home	392.58	1-Jan	367.62	5.61	06/01/21	398.19	J	K	L
O	.042	Mobile Home	537.56	1-Jan	512.60	5.61	06/01/21	543.17	J	K	L
O	.043	Mobile Home	528.00	10/18/2021	528.00			528.00	J	K	L

O	.044	Mobile Home	547.46	1-Jan	547.46	5.61	06/01/21	553.07	J	K	L
O	.045	Mobile Home	388.90	1-Jan	363.94	5.61	06/01/21	394.51	J	K	L
O	.046	Mobile Home	484.41	1-Jan	459.45	5.61	06/01/21	490.02	J	K	L
O	.047	Mobile Home	400.11	1-Jan	375.15	5.61	06/01/21	405.72	J	K	L
O	.048	Mobile Home	391.40	1-Jan	366.44	5.61	06/01/21	397.01	J	K	L
O	.049	Mobile Home	433.31	1-Jan	426.04	5.61	06/01/21	438.92	J	K	L
O	.050	Mobile Home	465.76	1-Jan	440.80	5.61	06/01/21	471.37	J	K	L
O	.051	Mobile Home	489.41	1-Jan	464.45	5.61	06/01/21	495.02	J	K	L
O	.052	Mobile Home	504.96	1-Jan	480.00	5.61	06/01/21	510.57	J	K	L
O	.053	Mobile Home	372.55	1-Jan	347.59	5.61	06/01/21	378.16	J	K	L
O	.054	Mobile Home	415.06	1-Jan	390.10	5.61	06/01/21	420.67	J	K	L
O	.055	Mobile Home	394.08	1-Jan	369.12	5.61	06/01/21	399.69	J	K	L
O	.056	Mobile Home	418.64	1-Jan	418.64	5.61	06/01/21	424.25	J	K	L
Vacant	.057	Mobile Home							J	K	L
Vacant	.058	Mobile Home							J	K	L
O	.059	Mobile Home	446.45	1-Jan	417.04	5.61	06/01/21	452.06	J	K	L
O	.060	Mobile Home	431.20	1-Jan	414.67	5.61	06/01/21	436.81	J	K	L
Vacant	.061	Mobile Home							J	K	L
Vacant	.062	Mobile Home							J	K	L
O	.063	Mobile Home	511.54	1-Jan	504.27	5.61	06/01/21	517.15	J	K	L
O	.064	Mobile Home	403.53	1-Jan	378.57	5.61	06/01/21	409.14	J	K	L
O	.065	Mobile Home	435.61	1-Jan	406.20	5.61	06/01/21	441.22	J	K	L
O	.066	Mobile Home	442.58	1-Jan	413.17	5.61	06/01/21	448.19	J	K	L
Vacant	.067	Mobile Home							J	K	L
O	.068	Mobile Home	372.55	1-Jan	347.59	5.61	06/01/21	378.16	J	K	L
O	.069	Mobile Home	459.65	1-Jan	434.69	5.61	06/01/21	465.26	J	K	L
O	.070	Mobile Home	448.90	1-Jan	423.94	5.61	06/01/21	454.51	J	K	L

O	.071	Mobile Home	404.66	1-Jan	379.70	5.61	06/01/21	410.27	J	K	L
O	.072	Mobile Home	366.72	1-Jan	341.76	5.61	06/01/21	372.33	J	K	L
O	.073	Mobile Home	494.41	1-Jan	469.45	5.61	06/01/21	500.02	J	K	L
O	.074	Mobile Home	383.54	1-Jan	358.58	5.61	06/01/21	389.15	J	K	L
O	.075	Mobile Home	394.07	1-Jan	369.11	5.61	06/01/21	399.68	J	K	L
O	.076	Mobile Home	391.40	1-Jan	366.44	5.61	06/01/21	397.01	J	K	L
O	.077	Mobile Home	440.57	1-Jan	440.57	5.61	06/01/21	446.18	J	K	L
PARK	.078	Mobile Home									
O	.079	Mobile Home	407.17	1-Jan	382.21	5.61	06/01/21	412.78	J	K	L
O	.080	Mobile Home	389.39	1-Jan	364.43	5.61	06/01/21	395.00	J	K	L
O	.081	Mobile Home	495.00	1-Jan	495.00	5.61	06/01/21	500.61	J	K	L
O	.082	Mobile Home	426.27	1-Jan	401.31	5.61	06/01/21	431.88	J	K	L
O	.083	Mobile Home	419.02	1-Jan	394.06	5.61	06/01/21	424.63	J	K	L
O	.084	Mobile Home	395.96	1-Jan	371.00	5.61	06/01/21	401.57	J	K	L
O	.085	Mobile Home	432.12	1-Jan	424.85	5.61	06/01/21	437.73	J	K	L
O	.086	Mobile Home	482.54	1-Jan	457.58	5.61	06/01/21	488.15	J	K	L
PARK	.087	Mobile Home									
O	.088	Mobile Home	509.71	1-Jan	484.75	5.61	06/01/21	515.32	J	K	L
O	.089	Mobile Home	372.55	1-Jan	347.59	5.61	06/01/21	378.16	J	K	L
O	.090	Mobile Home	451.45	1-Jan	426.49	5.61	06/01/21	457.06	J	K	L
O	.091	Mobile Home	394.06	1-Jan	369.10	5.61	06/01/21	399.67	J	K	L
O	.092	Mobile Home	414.54	1-Jan	389.58	5.61	06/01/21	420.15	J	K	L
O	.093	Mobile Home	428.91	1-Jan	403.95	5.61	06/01/21	434.52	J	K	L
O	.094	Mobile Home	398.87	1-Jan	373.91	5.61	06/01/21	404.48	J	K	L
O	.095	Mobile Home	453.89	1-Jan	428.93	5.61	06/01/21	459.50	J	K	L
O	.096	Mobile Home	512.00	10/12/2021	512.00			512.00	J	K	L
O	.097	Mobile Home	383.54	1-Jan	358.58	5.61	06/01/21	389.15	J	K	L

PARK	.098	Mobile Home									
O	.099	Mobile Home	441.09	1-Jan	416.13	5.61	06/01/21	446.70	J	K	L
O	.100	Mobile Home	388.90	1-Jan	363.94	5.61	06/01/21	394.51	J	K	L
O	.101	Mobile Home	428.90	1-Jan	403.94	5.61	06/01/21	434.51	J	K	L
O	.102	Mobile Home	387.65	1-Jan	362.69	5.61	06/01/21	393.26	J	K	L
O	.103	Mobile Home	426.00	6/1/2021	426.00			426.00	J	K	L
O	.104	Mobile Home	475.47	1-Jan	468.20	5.61	06/01/21	481.08	J	K	L
O	.105	Mobile Home	660.00	9/8/2021	660.00			660.00	J	K	L
O	.106	Mobile Home	479.96	1-Jan	472.69	5.61	06/01/21	485.57	J	K	L
O	.107	Mobile Home	402.41	1-Jan	377.45	5.61	06/01/21	408.02	J	K	L
O	.108	Mobile Home	439.11	1-Jan	414.15	5.61	06/01/21	444.72	J	K	L
O	.109	Mobile Home	390.89	1-Jan	365.93	5.61	06/01/21	396.50	J	K	L
O	.110	Mobile Home	449.57	1-Jan	433.04	5.61	06/01/21	455.18	J	K	L
O	.111	Mobile Home	489.41	1-Jan	464.45	5.61	06/01/21	495.02	J	K	L
O	.112	Mobile Home	500.00	1-Jan	470.00	5.61	06/01/21	505.61	J	K	L
O	.113	Mobile Home	402.86	1-Jan	377.90	5.61	06/01/21	408.47	J	K	L
O	.114	Mobile Home	443.40	1-Jan	418.44	5.61	06/01/21	449.01	J	K	L
Vacant	.115	Mobile Home							J	K	L
Vacant	.116	Mobile Home							J	K	L
O	.117	Mobile Home	476.00	12/2/2021	476.00			476.00	J	K	L
O	.118	Mobile Home	442.90	1-Jan	417.94	5.61	06/01/21	448.51	J	K	L
Vacant	.119	Mobile Home							J	K	L
O	.120	Mobile Home	420.90	1-Jan	395.94	5.61	06/01/21	426.51	J	K	L
O	.121	Mobile Home	391.40	1-Jan	366.44	5.61	06/01/21	397.01	J	K	L
O	.122	Mobile Home	467.66	1-Jan	442.70	5.61	06/01/21	473.27	J	K	L
O	.123	Mobile Home	450.06	1-Jan	425.10	5.61	06/01/21	455.67	J	K	L
O	.124	Mobile Home	403.59	1-Jan	378.63	5.61	06/01/21	409.20	J	K	L

O	.125	Mobile Home	428.90	1-Jan	403.94	5.61	06/01/21	434.51	J	K	L
O	.126	Mobile Home	506.53	1-Jan	470.00	5.61	06/01/21	512.14	J	K	L
Vacant	.127	Mobile Home							J	K	L
O	.128	Mobile Home	480.20	1/5/2021	474.59	5.61	06/01/21	480.20	J	K	L
O	.129	Mobile Home	489.13	1-Jan	489.13	5.61	06/01/21	494.74	J	K	L
O	.130	Mobile Home	480.61	1-Jan	455.65	5.61	06/01/21	486.22	J	K	L
O	.131	Mobile Home	478.00	9/14/2021	478.00			478.00	J	K	L
O	.132	Mobile Home	393.50	1-Jan	368.54	5.61	06/01/21	399.11	J	K	L
O	.133	Mobile Home	409.24	1-Jan	384.28	5.61	06/01/21	414.85	J	K	L
Vacant	.134	Mobile Home							J	K	L
O	.135	Mobile Home	452.55	1-Jan	427.59	5.61	06/01/21	458.16	J	K	L
O	.136	Mobile Home	387.86	1-Jan	362.90	5.61	06/01/21	393.47	J	K	L
O	.137	Mobile Home	465.76	1-Jan	440.80	5.61	06/01/21	471.37	J	K	L
O	.138	Mobile Home	440.15	1-Jan	415.19	5.61	06/01/21	445.76	J	K	L
O	.139	Mobile Home	395.96	1-Jan	371.00	5.61	06/01/21	401.57	J	K	L
Vacant	.140	Mobile Home							J	K	L
O	.141	Mobile Home	418.67	1-Jan	393.71	5.61	06/01/21	424.28	J	K	L
O	.142	Mobile Home	393.24	1-Jan	368.28	5.61	06/01/21	398.85	J	K	L
O	.143	Mobile Home	472.27	1-Jan	465.00	5.61	06/01/21	477.88	J	K	L
O	.144	Mobile Home	473.77	1-Jan	448.81	5.61	06/01/21	479.38	J	K	L
O	.145	Mobile Home	431.45	1-Jan	406.49	5.61	06/01/21	437.06	J	K	L
O	.146	Mobile Home	509.84	1-Jan	484.88	5.61	06/01/21	515.45	J	K	L
O	.147	Mobile Home	501.53	1-Jan	485.00	5.61	06/01/21	507.14	J	K	L
O	.148	Mobile Home	426.07	1-Jan	401.11	5.61	06/01/21	431.68	J	K	L
O	.149	Mobile Home	552.80	1-Jan	527.84	5.61	06/01/21	558.41	J	K	L
O	.150	Mobile Home	401.61	1-Jan	376.65	5.61	06/01/21	407.22	J	K	L

Mobilehome Park Rent Review and Stabilization Ordinance
Application Results for §12-2014 of the FMC
AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: Westlake Park
Name
2706 W. Ashlan Ave., Fresno, CA 93705
Address

This form is to be completed by the Resident Rent Committee Chair and mailed to the owner with a copy to HCD. Check **ONLY ONE** of the following boxes. Please note that the CPI increase request is **NOT** subject to a vote of affected Residents. It is the responsibility of the Resident Rent Committee and/or Chair to review a CPI rent increase request for completeness. Refer to §12-2009 (a) – (d).

☑ The Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We find the request and documents to be complete and are hereby notifying both HCD and the owner within five (5) days of receipt of a complete application.

☐ Pursuant to §12-2009(c), the Rent Committee has reviewed the owner's request and supporting documentation for an automatic CPI rent increase. We notified the owner within five days after receipt of the application of the information or documents that are needed to make the application complete BUT the owner has not submitted the information or documents needed to make the application complete within ten working days of our request. We are hereby notifying HCD of this incomplete application status and requesting assistance.

a) Also complete the following if notifying HCD of an incomplete CPI rent increase application.

Date of receipt of owner's original application	
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

Walter Sidsworth
Print Name

Signature of Rent Committee Chairman

Chairman
Print Title

3/29/22
Date

FORM MRR 2-2. December 2018

City of Fresno
Housing and Community
Development Division

Attn: Ms. Susie Williams
Sr. Administrative Clerk

Ms. Williams

Enclosed please find signed (Form MRR 2-2) Automatic CPI Rent Increase form for:

WESTLAKE PARK
2706 W. Ashlan Ave,
Fresno, CA 93705

Walter Sidsworth, Chairman
Mobilehome Park Rent Review
& Stabilization Committee

Mobilehome Park Rent Review and Stabilization Ordinance

Application Results for §12-2014 of the FMC

AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: WESTLAKE PARK
Name

2706 WEST ASHLAN AVE FRESNO CA 93705
Address

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a) Also complete the following if notifying HCD of an incomplete CPI rent increase application.

Date of receipt of owner's original application	2/5/2021
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

LYNDA CASTILLO
Print Name

Lynda Castillo
Signature of Rent Committee Chairman

CHAIRPERSON
Print Title

2/22/2021
Date

FORM MRR 2-2 Dec 2018

BESSIRE AND CASENHISER, INC.
manufactured housing management and investments

March 18, 2021

Mr. Thomas Morgan, Division Manager
Housing and Community Development Division
Planning and Development Department
City of Fresno
2600 Fresno St, Rm 3065
Fresno, CA 93721

Re: ***Westlake Park — 2021 Rent Increase Packet***

Dear Mr. Morgan:

Enclosed you will find the completed application packet for Westlake Park for the 2021 rent increase which is effective August 1, 2021. The committee for the park has approved the enclosed proposed increase.

If you have any questions regarding this notice, please give me a call.

Sincerely,

Joy Nagel
Regional Property Manager
DRE #02022677

JN/bm
jn031821bm City of Fresno Rent Increase Cover Letter

cc: *Maria Arriaga, On-Site Manager*
40-03A

Equal Housing OPPORTUNITY

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

Westlake Park
Name

2706 W. Ashlan Ave, Fresno, CA 93705
Address

Millennium Housing
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Joy Nagel
Print Name

Regional Property Manager
Print Title

Joy Nagel 2-5-2021
Signature Date

joy@bessire-casenhiser.com
E-Mail

Mailing Address
(Include business name if applicable)
Bessire & Casenhiser, Inc.
430 S. San Dimas Ave
San Dimas, CA 91773

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase
Application Summary of Relevant Factors

Mobilehome Park: Westlake Park
Name

2706 W. Ashlan Ave, Fresno, CA 93705
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 1.7%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $571.73
3. Total dollar amount of the increase based upon the CPI. $7.28

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. -
2. Government mandated costs effective on the date of application. -
3. Percentage increase over a 12-month period. -
4. Percentage amount which exceeds 5 percent. -
5. Total dollar amount of the increase based on the annual government cost increases. -

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____ a. Percentage change in the CPI.
____ b. State/federal wage and price guidelines.
____ c. Comparable mobilehome spaces in comparable parks.
____ d. The length of time since the last increase.
____ e. Completion of any capital improvements or rehabilitation work.
____ f. Changes in rent paid by the owner for lease of the land.
____ g. Changes in reasonable operating and maintenance expenses.
____ h. Repairs other than wear and tear.
____ i. The amount of services and amenities.
____ j. Any existing lease.
____ k. A just and reasonable rate of return on the owner's investment.

Total Amount Requested for Non-Automatic Rent Increase Application N/A

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $7.28

Form MRR 1-2, Revised December 2018

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance
Mobilehome Park Residents' Rent Committee

Mobilehome Park: WESTLAKE Mobile home PARK
Address 2706 W Ashland AVE FRESNO CA 93705
Date: 1/12/2020 Date of Election: 12/31/2020
Minutes Available: Yes ☐ No ☐

Name	Office	End of Term	Telephone	Address with Space Number	Email (Optional)
Lynda Castillo	Chair		[redacted]		
Mark Snyder	Co Chair				
ANN GIBNEROS	SECT				
JOHN HAMM					
JACKIE WHITE					
(ALTERNATES)					
Walt Sidgloorth					
NANCY BELDON					

**Return a copy of this completed form to the City of Fresno and the mobilehome park owner.

Thomas Morgan, Housing and Neighborhood Revitalization Manager City of Fresno, Housing Div. 2600 Fresno Street, Rm 3070 Fresno, CA 93721 PH: (559) 621-8300	Mobilehome Park Owner	**PLEASE NOTE:** MOPS reps available to answer questions: 1. Helen Harvey, Chair [redacted] 2. Robin Robertson, Sec. [redacted]

Revised: Nov 2020 (Previous Versions are Obsolete)

Form MRR 4-1

FEB 25 2021

Mobilehome Park Rent Review and Stabilization Ordinance

Application Results for §12-2014 of the FMC

AUTOMATIC CPI RENT INCREASE REQUEST

Mobilehome Park: WESTLAKE PARK
Name

2706 WEST ASHLAN AVE FRESNO CA 93705
Address

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a) Also complete the following if notifying HCD of an incomplete CPI rent increase application.

Date of receipt of owner's original application	2/6/2021
Last date the Resident Rent Committee notified the owner of additional information needed to make application complete	
Method used to notify owner of additional information/documents needed: mail, phone, email, etc	

b) Also attach a brief explanation why the Rent Committee believes the owner's application is incomplete.

LYNDA CASTILLO
Print Name

Lynda Castillo
Signature of Rent Committee Chairman

CHAIRPERSON
Print Title

2/22/2021
Date

FORM MRR 2-2 Dec 2018

CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE
OCTOBER 2020

(All items indexes, 1982-84=100 unless otherwise noted. Not seasonally adjusted.)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		1 Month ending				Year ending		1 Month ending
	Oct 2019	Sep 2020	Oct 2020	Sep 2020	Oct 2020	Oct 2020	Oct 2019	Sep 2020	Oct 2020	Sep 2020	Oct 2020	Oct 2020
U. S. City Average	257.346	260.280	260.388	1.4	1.2	0.0	250.894	254.004	254.076	1.5	1.3	0.0
West	273.524	276.422	276.876	1.6	1.2	0.2	265.185	268.261	268.679	1.9	1.3	0.2
West – Size Class A[1]	282.713	284.925	285.347	1.3	0.9	0.1	273.177	275.247	275.743	1.6	0.9	0.2
West – Size Class B/C[2]	158.635	160.846	161.141	2.0	1.6	0.2	158.185	160.629	160.841	2.1	1.7	0.1
Mountain[3]	106.417	107.735	107.754	1.8	1.3	0.0	106.569	107.989	108.135	2.0	1.5	0.1
Pacific[3]	106.238	107.292	107.525	1.5	1.2	0.2	106.439	107.584	107.759	1.8	1.2	0.2
Los Angeles-Long Beach-Anaheim, CA	278.075	279.366	279.947	1.2	0.7	0.2	269.314	270.257	270.864	1.4	0.6	0.2
BI-MONTHLY DATA (Published for odd months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Sep 2019	Jul 2020	Sep 2020	Jul 2020	Sep 2020	Sep 2020	Sep 2019	Jul 2020	Sep 2020	Jul 2020	Sep 2020	Sep 2020
Riverside-San Bernardino-Ontario, CA[3]	106.412	107.640	108.201	1.7	1.7	0.5	106.473	108.055	108.684	2.1	2.1	0.6
San Diego-Carlsbad, CA	301.033	305.611	304.443	2.1	1.1	-0.4	284.107	288.956	287.515	2.7	1.2	-0.5
Urban Hawaii	282.106	285.725	287.529	1.3	1.9	0.6	278.876	282.809	284.455	1.7	2.0	0.6
BI-MONTHLY DATA (Published for even months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Oct 2019	Aug 2020	Oct 2020	Aug 2020	Oct 2020	Oct 2020	Oct 2019	Aug 2020	Oct 2020	Aug 2020	Oct 2020	Oct 2020
Phoenix-Mesa-Scottsdale, AZ[4]	145.833	146.395	146.830	1.8	0.7	0.3	144.494	145.147	145.893	2.2	1.0	0.5
San Francisco-Oakland-Hayward, CA	298.443	300.182	301.736	1.6	1.1	0.5	291.707	293.062	294.442	1.6	0.9	0.5
Seattle-Tacoma-Bellevue, WA	278.682	284.905	284.505	1.6	2.1	-0.1	274.358	281.131	280.152	2.4	2.1	-0.3
Urban Alaska	227.552	226.984	228.343	-1.5	0.3	0.6	225.143	226.874	228.317	0.1	1.4	0.6

1 Population over 2,500,000 2 Population 2,500,000 and under. Dec 1996 = 100 3 Dec 2017=100 4 Dec 2001=100

NOTE: In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI): www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf

1967=100 base year indexes and tables with semiannual and annual average data are available at: www.bls.gov/regions/west/factsheet/consumer-price-index-data-tables.htm

Release date November 12, 2020. The next release date is scheduled for December 10, 2020. For questions, please contact us at BLSinfoSF@bls.gov or (415) 625-2270

City of FRESNO

MOBILEHOME PARK RENT REVIEW AND STABILIZATION ORDINANCE
RENT INCREASE INFORMATION - 03/01/2019

Mobile Home Park: Westlake Park **Phone:** (559) 224-5555

Address: 2706 W. Ashlan Ave., Fresno, CA 93705

Reporting Period: January 1, 2020 through December 31, 2020 **Number of Spaces:** 330

Ordinance (O) or Lease (L)	Space Number	Space Type	Rent on 01/2021	Occupancy Date	Rent on date of Occupancy	Monthly Rent Increase	Date of Last Increase	Current Rent	Reason for Increase J. CPI K. Government L. Other		
A	B	C	D	E	F	G	H	I	J	K	L
(O)	1	X Mobile Home ___ Rec. Vehicle	$579.55	03-96	$413.00	$0.00	8/20	$579.55	J		
(O)	2	X Mobile Home ___ Rec. Vehicle	$579.55	03-96	$532.00	$0.00	8/20	$579.55	J		
(O)	3	X Mobile Home ___ Rec. Vehicle	$579.55	03-96	$536.99	$0.00	8/20	$579.55	J		
(O)	4	X Mobile Home ___ Rec. Vehicle	$576.84	08-18	$567.00	$2.71	X	$579.55	J		
(O)	5	X Mobile Home ___ Rec. Vehicle	$579.55	10-17	$579.68	$0.00	8/20	$579.55	J		
(O)	6	X Mobile Home ___ Rec. Vehicle	$542.68	09-02	$421.00	$7.28	8/20	$549.96	J		
(O)	7	X Mobile Home ___ Rec. Vehicle	$557.21	05-01	$409.00	$7.28	8/20	$564.49	J		
(O)	8	X Mobile Home ___ Rec. Vehicle	$579.55	11-11	$585.73	$0.00	8/20	$579.55	J		
(O)	9	X Mobile Home ___ Rec. Vehicle	$576.84	01-19	$477.57	$2.71	8/20	$579.55	J		
(O)	10	X Mobile Home ___ Rec. Vehicle	$579.55	10-14	$744.51	$0.00	8/20	$579.55	J		
(O)	11	X Mobile Home ___ Rec. Vehicle	$495.31	07-07	$400.66	$7.28	8/20	$502.59	J		
(O)	12	X Mobile Home ___ Rec. Vehicle	$579.55	05-15	$673.35	$0.00	8/20	$579.55	J		
(O)	13	X Mobile Home ___ Rec. Vehicle	$579.55	07-15	$616.88	$0.00	8/20	$579.55	J		
(O)	14	X Mobile Home ___ Rec. Vehicle	$579.55	04-17	$779.66	$0.00	8/20	$579.55	J		

City of FRESNO

Mobile home Park: Westlake

(O)	15	X Mobile Home ___ Rec. Vehicle	$563.59	12-00	$408.00	$7.28	8/20	$570.87	J		
(O)	16	X Mobile Home ___ Rec. Vehicle	$579.55	09-11	$563.71	$0.00	8/20	$579.55	J		
(O)	17	X Mobile Home ___ Rec. Vehicle	$579.55	01-17	$603.96	$0.00	8/20	$579.55	J		
(O)	18	X Mobile Home ___ Rec. Vehicle	$579.55	03-09	$575.73	$0.00	8/20	$579.55	J		
(O)	19	X Mobile Home ___ Rec. Vehicle	$579.55	08-20	$579.55	$0.00	X	$579.55	J		
(O)	20	X Mobile Home ___ Rec. Vehicle	$579.55	05-10	$566.55	$0.00	8/20	$579.55	J		
(O)	21	X Mobile Home ___ Rec. Vehicle	$579.55	08-12	$533.19	$0.00	8/20	$579.55	J		
(O)	22	X Mobile Home ___ Rec. Vehicle	$531.20	07-02	$421.00	$7.28	8/20	$538.48	J		
(O)	23	X Mobile Home ___ Rec. Vehicle	$579.55	08-11	$583.26	$0.00	8/20	$579.55	J		
(O)	24	X Mobile Home ___ Rec. Vehicle	$579.55	10-15	$677.64	$0.00	8/20	$579.55	J		
(O)	25	X Mobile Home ___ Rec. Vehicle	$579.55	07-17	$634.94	$0.00	8/20	$579.55	J		
(O)	26	X Mobile Home ___ Rec. Vehicle	$579.55	05-15	$625.37	$0.00	8/20	$579.55	J		
(O)	27	X Mobile Home ___ Rec. Vehicle	$569.18	11-92	$373.00	$7.28	8/20	$576.46	J		
(O)	28	X Mobile Home ___ Rec. Vehicle	$579.55	08-16	$588.21	$0.00	8/20	$579.55	J		
(O)	29	X Mobile Home ___ Rec. Vehicle	$576.75	10-90	$326.00	$2.80	8/20	$579.55	J		
(O)	30	X Mobile Home ___ Rec. Vehicle	$579.55	09-17	$676.94	$0.00	8/20	$579.55	J		
(O)	31	X Mobile Home ___ Rec. Vehicle	$579.55	05-15	$659.17	$0.00	8/20	$579.55	J		
(O)	32	X Mobile Home ___ Rec. Vehicle	$579.55	08-14	$663.29	$0.00	8/20	$579.55	J		
(O)	33	X Mobile Home ___ Rec. Vehicle	$576.84	02-19	$567.00	$2.71	X	$579.55	J		
(O)	34	X Mobile Home ___ Rec. Vehicle	$562.47	12-86	$266.00	$7.28	8/20	$569.75	J		
(O)	35	X Mobile Home ___ Rec. Vehicle	$556.13	06-87	$266.00	$7.28	8/20	$563.41	J		
(O)	36	X Mobile Home ___ Rec. Vehicle	$579.55	11-04	$527.51	$0.00	8/20	$579.55	J		
(O)	37	X Mobile Home ___ Rec. Vehicle	$579.55	11-13	$618.69	$0.00	8/20	$579.55	J		
(O)	38	X Mobile Home ___ Rec. Vehicle	$579.55	06-14	$512.00	$0.00	8/20	$579.55	J		
(O)	39	X Mobile Home ___ Rec. Vehicle	$579.55	01-17	$606.77	$0.00	8/20	$579.55	J		
(O)	40	X Mobile Home ___ Rec. Vehicle	$579.55	02-17	$609.53	$0.00	8/20	$579.55	J		

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(O)	41	X Mobile Home __ Rec. Vehicle	$576.84	01-19	$604.21	$2.71	X	$579.55	J		
(O)	42	X Mobile Home __ Rec. Vehicle	$579.55	09-08	$541.10	$0.00	8/20	$579.55	J		
(O)	43	X Mobile Home __ Rec. Vehicle	$579.55	03-18	$701.20	$0.00	8/20	$579.55	J		
(O)	44	X Mobile Home __ Rec. Vehicle	$579.55	05-13	$565.53	$0.00	8/20	$579.55	J		
(O)	45	X Mobile Home __ Rec. Vehicle	$579.55	04-20	$579.55	$0.00	X	$579.55	J		
(O)	46	X Mobile Home __ Rec. Vehicle	$579.55	12-04	$544.38	$0.00	8/20	$579.55	J		
(O)	47	X Mobile Home __ Rec. Vehicle	$579.55	12-04	$550.31	$0.00	8/20	$579.55	J		
(O)	48	X Mobile Home __ Rec. Vehicle	$579.55	09-15	$591.71	$0.00	8/20	$579.55	J		
(O)	49	X Mobile Home __ Rec. Vehicle	$579.55	11-16	$607.95	$0.00	8/20	$579.55	J		
(O)	50	X Mobile Home __ Rec. Vehicle	$579.55	11-14	$634.30	$0.00	8/20	$579.55	J		
(O)	51	X Mobile Home __ Rec. Vehicle	$579.55	11-17	$761.88	$0.00	8/20	$579.55	J		
(O)	52	X Mobile Home __ Rec. Vehicle	$579.55	01-07	$488.06	$0.00	8/20	$579.55	J		
(O)	53	X Mobile Home __ Rec. Vehicle	$546.39	11-04	$435.00	$7.28	8/20	$553.67	J		
(O)	54	X Mobile Home __ Rec. Vehicle	$579.55	10-06	$489.80	$0.00	8/20	$579.55	J		
(O)	55	X Mobile Home __ Rec. Vehicle	$576.84	08-18	$567.00	$2.71	X	$579.55	J		
(O)	56	X Mobile Home __ Rec. Vehicle	$576.84	01-19	$567.00	$2.71	X	$579.55	J		
(O)	58	X Mobile Home __ Rec. Vehicle	$571.38	01-07	$476.73	$7.28	8/20	$578.66	J		
(O)	59	X Mobile Home __ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	60	X Mobile Home __ Rec. Vehicle	$578.92	11-01	$441.00	$0.63	8/20	$579.55	J		
(O)	61	X Mobile Home __ Rec. Vehicle	$579.55	07-19	$579.55	$0.00	X	$579.55	J		
(O)	62	X Mobile Home __ Rec. Vehicle	$579.55	07-20	$579.55	$0.00	X	$579.55	J		
(O)	63	X Mobile Home __ Rec. Vehicle	$579.55	07-14	$409.00	$0.00	8/20	$579.55	J		
(O)	64	X Mobile Home __ Rec. Vehicle	$546.39	07-01	$417.00	$7.28	8/20	$553.67	J		
(O)	65	X Mobile Home __ Rec. Vehicle	$579.55	11-14	$607.51	$0.00	8/20	$579.55	J		
(O)	66	X Mobile Home __ Rec. Vehicle	$579.55	06-17	$603.16	$0.00	8/20	$579.55	J		
(O)	67	X Mobile Home __ Rec. Vehicle	$579.55	10-07	$532.03	$0.00	8/20	$579.55	J		

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(O)	68	X Mobile Home ___ Rec. Vehicle	$579.55	12-19	$579.55	$0.00	X	$579.55	J		
(O)	69	X Mobile Home ___ Rec. Vehicle	$579.55	06-19	$579.55	$0.00	X	$579.55	J		
(O)	70	X Mobile Home ___ Rec. Vehicle	$579.55	04-15	$662.34	$0.00	8/20	$579.55	J		
(O)	71	X Mobile Home ___ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	72	X Mobile Home ___ Rec. Vehicle	$544.20	05-01	$409.00	$7.28	8/20	$551.48	J		
(O)	73	X Mobile Home ___ Rec. Vehicle	$505.66	01-14	$458.41	$7.28	8/20	$512.94	J		
(O)	74	X Mobile Home ___ Rec. Vehicle	$541.33	07-03	$436.00	$7.28	8/20	$548.61	J		
(O)	75	X Mobile Home ___ Rec. Vehicle	$579.55	03-16	$661.72	$0.00	8/20	$579.55	J		
(O)	76	X Mobile Home ___ Rec. Vehicle	$579.55	07-04	$538.76	$0.00	8/20	$579.55	J		
(O)	77	X Mobile Home ___ Rec. Vehicle	$509.31	01-20	$509.31	$0.00	X	$509.31	J		
(O)	78	X Mobile Home ___ Rec. Vehicle	$579.55	03-11	$565.60	$0.00	8/20	$579.55	J		
(O)	79	X Mobile Home ___ Rec. Vehicle	$560.88	02-03	$447.48	$7.28	8/20	$568.16	J		
(O)	80	X Mobile Home ___ Rec. Vehicle	$546.39	03-03	$435.00	$7.28	8/20	$553.67	J		
(O)	81	X Mobile Home ___ Rec. Vehicle	$569.58	04-98	$412.00	$7.28	8/20	$576.86	J		
(O)	82	X Mobile Home ___ Rec. Vehicle	PARK OWNED	X	X	X	X	X			
(O)	83	X Mobile Home ___ Rec. Vehicle	$440.80	07-04	$341.87	$7.28	8/20	$448.08	J		
(O)	84	X Mobile Home ___ Rec. Vehicle	$550.58	04-20	$550.58	$0.00	X	$550.58	J		
(O)	85	X Mobile Home ___ Rec. Vehicle	$467.41	07-06	$367.42	$7.28	8/20	$474.69	J		
(O)	86	X Mobile Home ___ Rec. Vehicle	$579.55	10-12	$656.65	$0.00	8/20	$579.55	J		
(O)	87	X Mobile Home ___ Rec. Vehicle	$579.55	06-12	$570.19	$0.00	8/20	$579.55	J		
(O)	88	X Mobile Home ___ Rec. Vehicle	$579.55	07-20	$579.55	$0.00	X	$579.55	J		
(O)	89	X Mobile Home ___ Rec. Vehicle	$579.55	08-02	$349.00	$0.00	8/20	$579.55	J		
(O)	90	X Mobile Home ___ Rec. Vehicle	$579.55	08-14	$563.56	$0.00	8/20	$579.55	J		
(O)	91	X Mobile Home ___ Rec. Vehicle	$579.55	03-17	$664.36	$0.00	8/20	$579.55	J		
(O)	92	X Mobile Home ___ Rec. Vehicle	$576.84	01-19	$567.00	$2.71	X	$579.55			
(O)	93	X Mobile Home ___ Rec. Vehicle	$542.19	01-02	$436.82	$7.28	8/20	$549.47	J		

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(O)	94	X Mobile Home ___ Rec. Vehicle	$579.55	11-15	$624.49	$0.00	8/20	$579.55	J		
(O)	95	X Mobile Home ___ Rec. Vehicle	$579.55	02-08	$504.54	$0.00	8/20	$579.55	J		
(O)	96	X Mobile Home ___ Rec. Vehicle	$579.55	04-20	$579.55	$0.00	X	$579.55	J		
(O)	97	X Mobile Home ___ Rec. Vehicle	$579.55	09-10	$584.42	$0.00	8/20	$579.55	J		
(O)	98	X Mobile Home ___ Rec. Vehicle	$579.55	04-11	$567.94	$0.00	8/20	$579.55	J		
(O)	99	X Mobile Home ___ Rec. Vehicle	$579.55	03-17	$651.08	$0.00	8/20	$579.55	J		
(O)	100	X Mobile Home ___ Rec. Vehicle	$579.55	05-20	$579.55	$0.00	X	$579.55	J		
(O)	101	X Mobile Home ___ Rec. Vehicle	$579.55	10-15	$611.97	$0.00	8/20	$579.55	J		
(O)	102	X Mobile Home ___ Rec. Vehicle	$579.55	05-16	$778.15	$0.00	8/20	$579.55	J		
(O)	103	X Mobile Home ___ Rec. Vehicle	$579.55	04-13	$686.79	$0.00	8/20	$579.55	J		
(O)	104	X Mobile Home ___ Rec. Vehicle	$579.55	10-11	$533.20	$0.00	8/20	$579.55	J		
(O)	105	X Mobile Home ___ Rec. Vehicle	$579.55	07-03	$473.00	$0.00	8/20	$579.55	J		
(O)	106	X Mobile Home ___ Rec. Vehicle	$579.55	10-15	$616.31	$0.00	8/20	$579.55	J		
(O)	107	X Mobile Home ___ Rec. Vehicle	$579.55	04-16	$563.06	$0.00	8/20	$579.55	J		
(O)	108	X Mobile Home ___ Rec. Vehicle	$576.84	04-19	$567.00	$2.71	X	$579.55	J		
(O)	109	X Mobile Home ___ Rec. Vehicle	$579.55	05-15	$602.46	$0.00	8/20	$579.55	J		
(O)	110	X Mobile Home ___ Rec. Vehicle	$579.55	12-15	$567.82	$0.00	8/20	$579.55	J		
(O)	111	X Mobile Home ___ Rec. Vehicle	$579.55	09-15	$660.25	$0.00	8/20	$579.55	J		
(O)	112	X Mobile Home ___ Rec. Vehicle	$564.00	03-17	$541.61	$7.28	8/20	$571.28	J		
(O)	113	X Mobile Home ___ Rec. Vehicle	$575.69	04-14	$480.40	$3.86	8/20	$579.55	J		
(O)	114	X Mobile Home ___ Rec. Vehicle	$561.57	04-02	$435.00	$7.28	8/20	$568.85	J		
(O)	115	X Mobile Home ___ Rec. Vehicle	$579.55	10-14	$633.45	$0.00	8/20	$579.55	J		
(O)	116	X Mobile Home ___ Rec. Vehicle	$579.55	04-12	$547.09	$0.00	8/20	$579.55	J		
(O)	117	X Mobile Home ___ Rec. Vehicle	$579.55	04-12	$523.67	$0.00	8/20	$579.55	J		
(O)	118	X Mobile Home ___ Rec. Vehicle	$579.55	09-04	$490.39	$0.00	8/20	$579.55	J		
(O)	119	X Mobile Home ___ Rec. Vehicle	$579.55	11-16	$524.96	$0.00	8/20	$579.55	J		

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(O)	120	X Mobile Home ___ Rec. Vehicle	$579.55	11-10	$535.71	$0.00	8/20	$579.55	J		
(O)	121	X Mobile Home ___ Rec. Vehicle	$579.55	08-06	$491.04	$0.00	8/20	$579.55	J		
(O)	122	X Mobile Home ___ Rec. Vehicle	$579.55	03-94	$398.00	$0.00	8/20	$579.55	J		
(O)	123	X Mobile Home ___ Rec. Vehicle	$579.55	07-15	$630.75	$0.00	8/20	$579.55	J		
(O)	124	X Mobile Home ___ Rec. Vehicle	$579.55	08-96	$413.00	$0.00	8/20	$579.55	J		
(O)	125	X Mobile Home ___ Rec. Vehicle	$579.55	10-20	$579.55	$0.00	X	$579.55	J		
(O)	126	X Mobile Home ___ Rec. Vehicle	PARK OWNED	X	X	X	X	X			
(O)	127	X Mobile Home ___ Rec. Vehicle	$552.08	09-08	$479.51	$7.28	8/20	$559.36	J		
(O)	128	X Mobile Home ___ Rec. Vehicle	$579.55	04-14	$598.87	$0.00	8/20	$579.55	J		
(O)	129	X Mobile Home ___ Rec. Vehicle	$579.55	07-17	$715.21	$0.00	8/20	$579.55	J		
(O)	130	X Mobile Home ___ Rec. Vehicle	$546.39	10-01	$421.00	$7.28	8/20	$553.67	J		
(O)	131	X Mobile Home ___ Rec. Vehicle	$543.12	06-87	$257.00	$7.28	8/20	$550.40	J		
(O)	132	X Mobile Home ___ Rec. Vehicle	$579.55	10-16	$574.84	$0.00	8/20	$579.55	J		
(O)	133	X Mobile Home ___ Rec. Vehicle	$579.55	09-17	$722.98	$0.00	8/20	$579.55	J		
(O)	134	X Mobile Home ___ Rec. Vehicle	$579.55	08-15	$560.00	$0.00	8/20	$579.55	J		
(O)	135	X Mobile Home ___ Rec. Vehicle	$579.55	04-11	$522.39	$0.00	8/20	$579.55	J		
(O)	136	X Mobile Home ___ Rec. Vehicle	$546.39	12-04	$298.00	$7.28	8/20	$553.67	J		
(O)	137	X Mobile Home ___ Rec. Vehicle	$579.55	08-05	$536.99	$0.00	8/20	$579.55	J		
(O)	138	X Mobile Home ___ Rec. Vehicle	$579.55	01-21	$579.55	$0.00	X	$579.55	J		
(O)	139	X Mobile Home ___ Rec. Vehicle	$579.55	12-11	$590.31	$0.00	8/20	$579.55	J		
(O)	140	X Mobile Home ___ Rec. Vehicle	$579.55	04-13	$601.34	$0.00	8/20	$579.55	J		
(O)	141	X Mobile Home ___ Rec. Vehicle	$579.55	08-16	$575.43	$0.00	8/20	$579.55	J		
(O)	142	X Mobile Home ___ Rec. Vehicle	$556.16	09-97	$394.00	$7.28	8/20	$563.44	J		
(O)	143	X Mobile Home ___ Rec. Vehicle	$576.84	12-18	$567.00	$2.71	X	$579.55	J		
(O)	144	X Mobile Home ___ Rec. Vehicle	$579.55	11-17	$622.08	$0.00	8/20	$579.55	J		
(O)	145	X Mobile Home ___ Rec. Vehicle	$579.55	05-13	$550.02	$0.00	8/20	$579.55	J		

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(O)	146	X Mobile Home ___ Rec. Vehicle	$579.55	12-14	$605.15	$0.00	8/20	$579.55	J		
(O)	147	X Mobile Home ___ Rec. Vehicle	$579.55	09-10	$595.17	$0.00	8/20	$579.55	J		
(O)	148	X Mobile Home ___ Rec. Vehicle	$560.88	01-02	$421.00	$7.28	8/20	$568.16	J		
(O)	149	X Mobile Home ___ Rec. Vehicle	$579.55	09-12	$560.74	$0.00	8/20	$579.55	J		
(O)	150	X Mobile Home ___ Rec. Vehicle	$579.55	08-11	$566.55	$0.00	8/20	$579.55	J		
(O)	151	X Mobile Home ___ Rec. Vehicle	$579.55	10-12	$605.80	$0.00	8/20	$579.55	J		
(O)	152	X Mobile Home ___ Rec. Vehicle	$579.55	04-18	$579.55	$0.00	X	$579.55	J		
(O)	153	X Mobile Home ___ Rec. Vehicle	$579.55	08-16	$555.92	$0.00	8/20	$579.55	J		
(O)	154	X Mobile Home ___ Rec. Vehicle	$579.55	10-16	$709.67	$0.00	8/20	$579.55	J		
(O)	155	X Mobile Home ___ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	156	X Mobile Home ___ Rec. Vehicle	PARK OWNED	X	X	X	X	X			
(O)	157	X Mobile Home ___ Rec. Vehicle	$576.84	04-19	$567.00	$2.71	X	$579.55	J		
(O)	158	X Mobile Home ___ Rec. Vehicle	$579.55	10-17	$882.23	$0.00	8/20	$579.55	J		
(O)	159	X Mobile Home ___ Rec. Vehicle	$579.55	10-14	$611.69	$0.00	8/20	$579.55	J		
(O)	160	X Mobile Home ___ Rec. Vehicle	$579.55	04-18	$579.55	$0.00	X	$579.55	J		
(O)	161	X Mobile Home ___ Rec. Vehicle	$479.29	11-17	$456.90	$7.28	8/20	$486.57	J		
(O)	162	X Mobile Home ___ Rec. Vehicle	$579.55	05-10	$568.91	$0.00	8/20	$579.55	J		
(O)	163	X Mobile Home ___ Rec. Vehicle	$579.55	06-20	$579.55	$0.00	X	$579.55	J		
(O)	164	X Mobile Home ___ Rec. Vehicle	$579.55	02-20	$579.55	$0.00	X	$579.55	J		
(O)	165	X Mobile Home ___ Rec. Vehicle	$576.22	01-09	$503.65	$3.33	8/20	$579.55	J		
(O)	166	X Mobile Home ___ Rec. Vehicle	$579.55	03-10	$521.21	$0.00	8/20	$579.55	J		
(O)	167	X Mobile Home ___ Rec. Vehicle	$579.55	08-13	$645.72	$0.00	8/20	$579.55	J		
(O)	168	X Mobile Home ___ Rec. Vehicle	$579.55	10-20	$579.55	$0.00	X	$579.55	J		
(O)	169	X Mobile Home ___ Rec. Vehicle	$579.55	06-11	$543.21	$0.00	8/20	$579.55	J		
(O)	170	X Mobile Home ___ Rec. Vehicle	$579.55	08-15	$555.92	$0.00	8/20	$579.55	J		
(O)	171	X Mobile Home ___ Rec. Vehicle	$579.55	03-10	$521.20	$0.00	8/20	$579.55	J		

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(O)	172	X Mobile Home ___ Rec. Vehicle	$579.55	10-16	$566.63	$0.00	8/20	$579.55	J		
(O)	173	X Mobile Home ___ Rec. Vehicle	$579.55	05-20	$579.55	$0.00	X	$579.55	J		
(O)	174	X Mobile Home ___ Rec. Vehicle	$579.55	10-07	$544.69	$0.00	8/20	$579.55	J		
(O)	175	X Mobile Home ___ Rec. Vehicle	$579.55	10-17	$651.58	$0.00	8/20	$579.55	J		
(O)	176	X Mobile Home ___ Rec. Vehicle	$579.55	06-10	$668.67	$0.00	8/20	$579.55	J		
(O)	177	X Mobile Home ___ Rec. Vehicle	$579.55	07-06	$492.23	$0.00	8/20	$579.55	J		
(O)	178	X Mobile Home ___ Rec. Vehicle	$579.55	01-15	$606.30	$0.00	8/20	$579.55	J		
(O)	179	X Mobile Home ___ Rec. Vehicle	$579.55	04-15	$596.74	$0.00	8/20	$579.55	J		
(O)	180	X Mobile Home ___ Rec. Vehicle	$579.55	06-16	$566.63	$0.00	8/20	$579.55	J		
(O)	181	X Mobile Home ___ Rec. Vehicle	$515.16	10-11	$459.02	$7.28	8/20	$522.44	J		
(O)	182	X Mobile Home ___ Rec. Vehicle	$579.55	01-16	$600.97	$0.00	8/20	$579.55	J		
(O)	183	X Mobile Home ___ Rec. Vehicle	$579.55	03-18	$579.55	$0.00	8/20	$579.55	J		
(O)	184	X Mobile Home ___ Rec. Vehicle	$579.55	09-19	$579.55	$0.00	X	$579.55	J		
(O)	185	X Mobile Home ___ Rec. Vehicle	$573.32	11-06	$474.33	$6.23	8/20	$579.55	J		
(O)	186	X Mobile Home ___ Rec. Vehicle	$579.55	02-17	$603.98	$0.00	8/20	$579.55	J		
(O)	187	X Mobile Home ___ Rec. Vehicle	$579.55	07-18	$579.55	$0.00	8/20	$579.55	J		
(O)	188	X Mobile Home ___ Rec. Vehicle	$579.55	04-15	$594.40	$0.00	8/20	$579.55	J		
(O)	189	X Mobile Home ___ Rec. Vehicle	$579.55	06-20	$579.55	$0.00	X	$579.55	J		
(O)	190	X Mobile Home ___ Rec. Vehicle	$559.58	11-02	$436.00	$7.28	8/20	$566.86	J		
(O)	191	X Mobile Home ___ Rec. Vehicle	$576.84	04-19	$567.00	$2.71	X	$579.55	J		
(O)	192	X Mobile Home ___ Rec. Vehicle	$579.55	07-19	$579.55	$0.00	X	$579.55	J		
(O)	193	X Mobile Home ___ Rec. Vehicle	$579.55	08-19	$579.55	$0.00	X	$579.55	J		
(O)	194	X Mobile Home ___ Rec. Vehicle	$579.55	03-17	$719.94	$0.00	8/20	$579.55	J		
(O)	195	X Mobile Home ___ Rec. Vehicle	$579.55	05-13	$602.93	$0.00	8/20	$579.55	J		
(O)	196	X Mobile Home ___ Rec. Vehicle	$579.55	08-17	$741.47	$0.00	8/20	$579.55	J		
(O)	197	X Mobile Home ___ Rec. Vehicle	$579.55	10-16	$661.36	$0.00	8/20	$579.55	J		

City of FRESNO

Mobile home Park: Westlake

(O)	198	X Mobile Home __ Rec. Vehicle	$579.55	10-03	$541.76	$0.00	8/20	$579.55	J		
(O)	199	X Mobile Home __ Rec. Vehicle	$579.55	06-03	$479.00	$0.00	8/20	$579.55	J		
(O)	200	X Mobile Home __ Rec. Vehicle	$579.55	07-09	$566.58	$0.00	8/20	$579.55	J		
(O)	201	X Mobile Home __ Rec. Vehicle	$579.55	09-12	$539.27	$0.00	8/20	$579.55	J		
(O)	202	X Mobile Home __ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	203	X Mobile Home __ Rec. Vehicle	$579.55	10-03	$497.96	$0.00	8/20	$579.55	J		
(O)	204	X Mobile Home __ Rec. Vehicle	$579.55	12-04	$503.94	$0.00	8/20	$579.55	J		
(O)	205	X Mobile Home __ Rec. Vehicle	$579.55	09-04	$489.27	$0.00	8/20	$579.55	J		
(O)	206	X Mobile Home __ Rec. Vehicle	$576.84	09-18	$567.00	$2.71	X	$579.55	J		
(O)	207	X Mobile Home __ Rec. Vehicle	$558.46	07-19	$548.62	$7.28	X	$565.74	J		
(O)	208	X Mobile Home __ Rec. Vehicle	$579.55	07-16	$611.36	$0.00	8/20	$579.55	J		
(O)	209	X Mobile Home __ Rec. Vehicle	$579.55	08-17	$617.29	$0.00	8/20	$579.55	J		
(O)	210	X Mobile Home __ Rec. Vehicle	$579.55	09-17	$576.20	$0.00	8/20	$579.55	J		
(O)	211	X Mobile Home __ Rec. Vehicle	$579.55	07-15	$638.24	$0.00	8/20	$579.55	J		
(O)	212	X Mobile Home __ Rec. Vehicle	$579.55	11-11	$578.03	$0.00	8/20	$579.55	J		
(O)	213	X Mobile Home __ Rec. Vehicle	$579.55	06-20	$579.55	$0.00	X	$579.55	J		
(O)	214	X Mobile Home __ Rec. Vehicle	$546.39	06-00	$408.00	$7.28	8/20	$553.67	J		
(O)	215	X Mobile Home __ Rec. Vehicle	$579.55	05-17	$640.67	$0.00	8/20	$579.55	J		
(O)	216	X Mobile Home __ Rec. Vehicle	$579.55	10-20	$579.55	$0.00	X	$579.55	J		
(O)	217	X Mobile Home __ Rec. Vehicle	$579.55	08-07	$537.92	$0.00	8/20	$579.55	J		
(O)	218	X Mobile Home __ Rec. Vehicle	$579.55	11-05	$514.26	$0.00	8/20	$579.55	J		
(O)	219	X Mobile Home __ Rec. Vehicle	$579.55	03-07	$575.59	$0.00	8/20	$579.55	J		
(O)	220	X Mobile Home __ Rec. Vehicle	$579.55	06-15	$627.74	$0.00	8/20	$579.55	J		
(O)	221	X Mobile Home __ Rec. Vehicle	$574.23	06-17	$551.84	$5.32	8/20	$579.55	J		
(O)	222	X Mobile Home __ Rec. Vehicle	$564.81	09-99	$416.00	$7.28	8/20	$572.09	J		
(O)	223	X Mobile Home __ Rec. Vehicle	$575.05	03-08	$490.23	$4.50	8/20	$579.55	J		

City of FRESNO

Mobile home Park: Westlake

(O)	224	X Mobile Home ___ Rec. Vehicle	$579.55	11-17	$639.09	$0.00	8/20	$579.55	J		
(O)	225	X Mobile Home ___ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	226	X Mobile Home ___ Rec. Vehicle	$579.55	05-10	$530.73	$0.00	8/20	$579.55	J		
(O)	227	X Mobile Home ___ Rec. Vehicle	$579.55	12-20	$579.55	$0.00	X	$579.55	J		
(O)	228	X Mobile Home ___ Rec. Vehicle	$544.18	06-01	$409.00	$7.28	8/20	$551.46	J		
(O)	229	X Mobile Home ___ Rec. Vehicle	$579.55	07-12	$592.07	$0.00	8/20	$579.55	J		
(O)	230	X Mobile Home ___ Rec. Vehicle	$556.13	12-00	$409.00	$7.28	8/20	$563.41	J		
(O)	231	X Mobile Home ___ Rec. Vehicle	$579.55	06-10	$534.34	$0.00	8/20	$579.55	J		
(O)	232	X Mobile Home ___ Rec. Vehicle	$565.90	12-97	$402.15	$7.28	8/20	$573.18	J		
(O)	233	X Mobile Home ___ Rec. Vehicle	$579.55	12-20	$579.55	$0.00	X	$579.55	J		
(O)	234	X Mobile Home ___ Rec. Vehicle	$579.55	04-03	$479.00	$0.00	8/20	$579.55	J		
(O)	235	X Mobile Home ___ Rec. Vehicle	$579.55	08-19	$579.55	$0.00	X	$579.55	J		
(O)	236	X Mobile Home ___ Rec. Vehicle	$579.55	02-17	$570.43	$0.00	8/20	$579.55	J		
(O)	237	X Mobile Home ___ Rec. Vehicle	$576.84	11-18	$567.00	$2.71	X	$579.55	J		
(O)	238	X Mobile Home ___ Rec. Vehicle	$579.55	11-16	$643.70	$0.00	8/20	$579.55	J		
(O)	239	X Mobile Home ___ Rec. Vehicle	$579.55	04-11	$531.92	$0.00	8/20	$579.55	J		
(O)	240	X Mobile Home ___ Rec. Vehicle	$576.84	05-19	$567.00	$2.71	X	$579.55	J		
(O)	241	X Mobile Home ___ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	242	X Mobile Home ___ Rec. Vehicle	$579.55	01-13	$537.60	$0.00	8/20	$579.55	J		
(O)	243	X Mobile Home ___ Rec. Vehicle	$579.55	01-14	$573.52	$0.00	8/20	$579.55	J		
(O)	244	X Mobile Home ___ Rec. Vehicle	$558.33	07-19	$548.49	$7.28	X	$565.61	J		
(O)	245	X Mobile Home ___ Rec. Vehicle	$579.55	02-20	$579.55	$0.00	X	$579.55	J		
(O)	246	X Mobile Home ___ Rec. Vehicle	$579.55	04-20	$579.55	$0.00	X	$579.55	J		
(O)	247	X Mobile Home ___ Rec. Vehicle	$574.23	06-17	$551.84	$5.32	8/20	$579.55	J		
(O)	248	X Mobile Home ___ Rec. Vehicle	$556.13	09-01	$409.00	$7.28	8/20	$563.41	J		
(O)	249	X Mobile Home ___ Rec. Vehicle	$579.55	04-20	$579.55	$0.00	X	$579.55	J		

City of FRESNO

Mobile home Park: Westlake

(O)	250	X Mobile Home ___ Rec. Vehicle	$579.55	11-17	$669.83	$0.00	8/20	$579.55	J		
(O)	251	X Mobile Home ___ Rec. Vehicle	$579.55	09-14	$596.55	$0.00	8/20	$579.55	J		
(O)	252	X Mobile Home ___ Rec. Vehicle	$551.80	08-99	$405.00	$7.28	8/20	$559.08	J		
(O)	253	X Mobile Home ___ Rec. Vehicle	$543.12	05-03	$423.00	$7.28	8/20	$550.40	J		
(O)	254	X Mobile Home ___ Rec. Vehicle	$579.55	11-20	$579.22	$0.00	X	$579.55	J		
(O)	255	X Mobile Home ___ Rec. Vehicle	$579.55	03-13	$637.35	$0.00	8/20	$579.55	J		
(O)	256	X Mobile Home ___ Rec. Vehicle	$576.72	09-06	$476.73	$2.83	8/20	$579.55	J		
(O)	257	X Mobile Home ___ Rec. Vehicle	$579.55	07-17	$691.95	$0.00	8/20	$579.55	J		
(O)	258	X Mobile Home ___ Rec. Vehicle	$569.18	07-89	$312.00	$7.28	8/20	$576.46	J		
(O)	259	X Mobile Home ___ Rec. Vehicle	$579.55	05-19	$579.55	$0.00	X	$579.55	J		
(O)	260	X Mobile Home ___ Rec. Vehicle	$579.55	04-16	$654.90	$0.00	8/20	$579.55	J		
(O)	261	X Mobile Home ___ Rec. Vehicle	$571.37	05-07	$476.72	$7.28	8/20	$578.65	J		
(O)	262	X Mobile Home ___ Rec. Vehicle	$579.55	01-21	$579.55	$0.00	X	$579.55	J		
(O)	263	X Mobile Home ___ Rec. Vehicle	$579.55	10-17	$577.49	$0.00	8/20	$579.55	J		
(O)	264	X Mobile Home ___ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	265	X Mobile Home ___ Rec. Vehicle	$579.55	08-09	$555.00	$0.00	8/20	$579.55	J		
(O)	266	X Mobile Home ___ Rec. Vehicle	$560.48	05-01	$413.00	$7.28	8/20	$567.76	J		
(O)	267	X Mobile Home ___ Rec. Vehicle	$579.55	12-16	$560.00	$0.00	8/20	$579.55	J		
(O)	268	X Mobile Home ___ Rec. Vehicle	$576.84	04-19	$567.00	$2.71	X	$579.55	J		
(O)	269	X Mobile Home ___ Rec. Vehicle	$547.47	05-01	$409.00	$7.28	8/20	$554.75	J		
(O)	270	X Mobile Home ___ Rec. Vehicle	$579.55	07-20	$579.55	$0.00	X	$579.55	J		
(O)	271	X Mobile Home ___ Rec. Vehicle	$579.55	08-07	$491.04	$0.00	8/20	$579.55	J		
(O)	272	X Mobile Home ___ Rec. Vehicle	$579.55	06-14	$489.87	$0.00	8/20	$579.55	J		
(O)	273	X Mobile Home ___ Rec. Vehicle	$579.55	09-15	$598.86	$0.00	8/20	$579.55	J		
(O)	274	X Mobile Home ___ Rec. Vehicle	$579.55	12-13	$601.97	$0.00	8/20	$579.55	J		
(O)	275	X Mobile Home ___ Rec. Vehicle	$579.55	05-00	$433.00	$0.00	8/20	$579.55	J		

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Mobile home Park: Westlake

(O)	276	X Mobile Home ___ Rec. Vehicle	$579.55	11-16	$601.26	$0.00	8/20	$579.55	J		
(O)	277	X Mobile Home ___ Rec. Vehicle	$579.55	09-09	$537.31	$0.00	8/20	$579.55	J		
(O)	278	X Mobile Home ___ Rec. Vehicle	$579.55	04-03	$479.00	$0.00	8/20	$579.55	J		
(O)	279	X Mobile Home ___ Rec. Vehicle	$579.55	10-14	$651.05	$0.00	8/20	$579.55	J		
(O)	280	X Mobile Home ___ Rec. Vehicle	$579.55	11-20	$579.55	$0.00	X	$579.55	J		
(O)	281	X Mobile Home ___ Rec. Vehicle	$579.55	07-19	$579.55	$0.00	X	$579.55	J		
(O)	282	X Mobile Home ___ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	283	X Mobile Home ___ Rec. Vehicle	$579.55	01-20	$579.55	$0.00	X	$579.55	J		
(O)	284	X Mobile Home ___ Rec. Vehicle	$579.55	05-10	$564.15	$0.00	8/20	$579.55	J		
(O)	285	X Mobile Home ___ Rec. Vehicle	$579.55	10-10	$553.43	$0.00	8/20	$579.55	J		
(O)	286	X Mobile Home ___ Rec. Vehicle	$579.46	07-19	$569.62	$0.09	X	$579.55	J		
(O)	287	X Mobile Home ___ Rec. Vehicle	$576.84	12-18	$567.00	$2.71	X	$579.55	J		
(O)	288	X Mobile Home ___ Rec. Vehicle	$579.55	03-13	$560.00	$0.00	8/20	$579.55	J		
(O)	289	X Mobile Home ___ Rec. Vehicle	$546.39	06-01	$287.00	$7.28	8/20	$553.67	J		
(O)	290	X Mobile Home ___ Rec. Vehicle	$579.55	10-17	$618.39	$0.00	8/20	$579.55	J		
(O)	291	X Mobile Home ___ Rec. Vehicle	$579.55	01-13	$635.38	$0.00	8/20	$579.55	J		
(O)	292	X Mobile Home ___ Rec. Vehicle	$578.92	04-88	$303.00	$0.63	8/20	$579.55	J		
(O)	293	X Mobile Home ___ Rec. Vehicle	$579.55	11-16	$653.84	$0.00	8/20	$579.55	J		
(O)	294	X Mobile Home ___ Rec. Vehicle	$573.48	10-19	$573.48	$0.00	X	$573.48	J		
(O)	295	X Mobile Home ___ Rec. Vehicle	$579.55	09-15	$551.20	$0.00	8/20	$579.55	J		
(O)	296	X Mobile Home ___ Rec. Vehicle	$579.55	07-18	$567.00	$0.00	X	$579.55	J		
(O)	297	X Mobile Home ___ Rec. Vehicle	$579.55	05-10	$611.65	$0.00	8/20	$579.55	J		
(O)	298	X Mobile Home ___ Rec. Vehicle	$579.55	02-16	$607.33	$0.00	8/20	$579.55	J		
(O)	299	X Mobile Home ___ Rec. Vehicle	VACANT	X	X	X	X	X			
(O)	300	X Mobile Home ___ Rec. Vehicle	$579.55	09-05	$501.07	$0.00	8/20	$579.55	J		
(O)	301	X Mobile Home ___ Rec. Vehicle	$579.55	03-15	$594.40	$0.00	8/20	$579.55	J		

City of FRESNO

Mobile home Park: Westlake

(O)	302	X Mobile Home ___ Rec. Vehicle	$575.06	06-13	$524.96	$4.49	8/20	$579.55	J		
(O)	303	X Mobile Home ___ Rec. Vehicle	$556.13	06-01	$409.00	$7.28	8/20	$563.41	J		
(O)	304	X Mobile Home ___ Rec. Vehicle	$579.55	10-16	$592.92	$0.00	8/20	$579.55	J		
(O)	305	X Mobile Home ___ Rec. Vehicle	$579.55	07-13	$549.99	$0.00	8/20	$579.55	J		
(O)	306	X Mobile Home ___ Rec. Vehicle	$579.55	10-14	$715.19	$0.00	8/20	$579.55	J		
(O)	307	X Mobile Home ___ Rec. Vehicle	$576.84	01-19	$567.00	$2.71	X	$579.55	J		
(O)	308	X Mobile Home ___ Rec. Vehicle	$579.55	01-18	$567.00	$0.00	8/20	$579.55	J		
(O)	309	X Mobile Home ___ Rec. Vehicle	$576.84	03-19	$567.00	$2.71	X	$579.55	J		
(O)	310	X Mobile Home ___ Rec. Vehicle	$579.55	07-16	$560.00	$0.00	8/20	$579.55	J		
(O)	311	X Mobile Home ___ Rec. Vehicle	$579.55	02-17	$683.55	$0.00	8/20	$579.55	J		
(O)	312	X Mobile Home ___ Rec. Vehicle	$579.55	06-16	$661.49	$0.00	8/20	$579.55	J		
(O)	313	X Mobile Home ___ Rec. Vehicle	$558.46	05-01	$409.00	$7.28	8/20	$565.74	J		
(O)	314	X Mobile Home ___ Rec. Vehicle	$579.55	07-20	$579.55	$0.00	X	$579.55	J		
(O)	315	X Mobile Home ___ Rec. Vehicle	$579.55	07-06	$507.74	$0.00	8/20	$579.55	J		
(O)	316	X Mobile Home ___ Rec. Vehicle	$557.21	04-01	$409.00	$7.28	8/20	$564.49	J		
(O)	317	X Mobile Home ___ Rec. Vehicle	$572.58	11-05	$462.85	$6.97	8/20	$579.55	J		
(O)	318	X Mobile Home ___ Rec. Vehicle	$579.55	03-05	$516.69	$0.00	8/20	$579.55	J		
(O)	319	X Mobile Home ___ Rec. Vehicle	$579.55	12-13	$560.42	$0.00	8/20	$579.55	J		
(O)	320	X Mobile Home ___ Rec. Vehicle	$579.55	09-16	$628.17	$0.00	8/20	$579.55	J		
(O)	321	X Mobile Home ___ Rec. Vehicle	$579.55	08-09	$625.06	$0.00	8/20	$579.55	J		
(O)	322	X Mobile Home ___ Rec. Vehicle	$579.55	07-16	$560.00	$0.00	8/20	$579.55	J		
(O)	323	X Mobile Home ___ Rec. Vehicle	$579.55	05-08	$574.61	$0.00	8/20	$579.55	J		
(O)	324	X Mobile Home ___ Rec. Vehicle	$579.55	11-17	$577.49	$0.00	8/20	$579.55	J		
(O)	325	X Mobile Home ___ Rec. Vehicle	$579.55	05-03	$520.00	$0.00	8/20	$579.55	J		
(O)	326	X Mobile Home ___ Rec. Vehicle	$579.55	03-20	$579.55	$0.00	X	$579.55	J		
(O)	327	X Mobile Home ___ Rec. Vehicle	$579.55	09-12	$598.05	$0.00	8/20	$579.55	J		

City of FRESNO

Mobile home Park: Westlake

(O)	328	X Mobile Home __ Rec. Vehicle	$579.55	09-13	$596.51	$0.00	8/20	$579.55	J		
(O)	329	X Mobile Home __ Rec. Vehicle	$579.55	04-13	$576.58	$0.00	8/20	$579.55	J		
(O)	330	X Mobile Home __ Rec. Vehicle	$579.55	09-11	$603.00	$0.00	8/20	$579.55	J		
(O)	331	X Mobile Home __ Rec. Vehicle	$579.55	04-13	$686.46	$0.00	8/20	$579.55	J		

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park:

WOODWARD BLUFFS MOBILE HOME ESTATES
Name

9360 N. BLACKSTONE AVE. FRESNO, CA. 93720
Address

WOODWARD BLUFFS MHP LLC
Park Owner

Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Ken Warkentin
Print Name

Westco, President
Print Title

Signature

2/5/2021
Date

Kwarkentin@west-co.com
E-Mail

Mailing Address
(Include business name if applicable)
C/O WESTCO EQUITIES, INC
1625 E. SHAW AVE. STE. #116
FRESNO, CA. 93710

Form MRR 1-1. Revised November, 2020

City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

Automatic and Non-Automatic Rent Increase
Application Summary of Relevant Factors

Mobilehome Park:

WOODWARD BLUFFS MOBILE HOME ESTATES
Name

9360 N. BLACKSTONE AVE. FRESNO, CA. 93720
Address

A. Automatic Increase – Consumer Price Index (FMC Chapter 12, Article 20, §12-2014)

1. Percent change in the previous year's Consumer Price Index (CPI) for the period between November 1 and October 31. 1.275%
2. Base rent, the average rents of all affected spaces from December 1 of the calendar year preceding the rent increase date. $421.15
3. Total dollar amount of the increase based upon the CPI. $5.37

B. Automatic Pass-Through of Annual Government Costs (FMC Chapter 12, Article 20, (§12-2013)

1. Government mandated costs, 12 months prior to date of application. _____
2. Government mandated costs effective on the date of application. _____
3. Percentage increase over a 12-month period. _____
4. Percentage amount which exceeds 5 percent. _____
5. Total dollar amount of the increase based on the annual government cost increases. 0

C. Non-Automatic Rent Increase (FMC Chapter 12, Article 20, §12-2009 and §12-2012)

If applying for a non-automatic rent increase, the Mobilehome Rent Review and Stabilization Commission will consider the factors described in §12-2012 (a-k) in determining the amount of the increase. Review §12-2012 (a-k) and mark the box next to each relevant factor to the non-automatic rent increase. The application is not complete unless supporting documentation for each relevant factor is attached as an exhibit.

____ a. Percentage change in the CPI.
____ b. State/federal wage and price guidelines
____ c. Comparable mobilehome spaces in comparable parks.
____ d. The length of time since the last increase
____ e. Completion of any capital improvements or rehabilitation work.
____ f. Changes in rent paid by the owner for lease of the land.
____ g. Changes in reasonable operating and maintenance expenses.
____ h. Repairs other than wear and tear.
____ i. The amount of services and amenities.
____ j. Any existing lease.
____ k. A just and reasonable rate of return on the owner's investment.

Total Amount Requested for Non-Automatic Rent Increase Application

D. Total Requested Rent Increase Amount (Automatic and Non-Automatic) $5.37

Form MRR 1-2 Revised December 2018

MOBILE HOME PARK: WOODWARD BLUFF MOBILE HOME PARK **PHONE:** 559-431-4200

ADDRESS: 9360 N BLACKSTONE AVENUE, FRESNO, CA 93720

REPORTING PERIOD: JANUARY 1, 2020 THRU DECEMBER 31, 2020 **NUMBER OF SPACES PER PARK PERMIT:**

ORDINANCE (O) OR LEASE (L)	SPACE	SPACE TYPE	RENT ON JANUARY 1ST	OCCUPANCY DATE	RENT ON DATE OF OCCUPANCY	MONTHLY RENT INCREASE	DATE OF LAST RENT INCREASE	CURRENT RENT
O	98	Mobilehome	$ 506.11	5/1/2009		$ 6.91	10/1/2019	$ 513.02
O	99	Mobilehome	$ 455.06	2/2/1995		$ 6.91	10/1/2019	$ 461.97
O	100	Mobilehome	$ 501.57	1/1/2015		$ 6.91	10/1/2019	$ 508.48
O	101	Mobilehome	$ 513.36	7/13/2018		$ 6.91	10/1/2019	$ 520.27
O	102	Mobilehome	$ 501.31	4/1/2013		$ 6.91	10/1/2019	$ 508.22
O	103	Mobilehome	$ 425.46	3/1/2015		$ 6.91	10/1/2019	$ 432.37
O	104	Mobilehome	$ 452.14	4/18/2014		$ 6.91	10/1/2019	$ 459.05
O	105	Mobilehome	$ 383.44	10/2/1996		$ 6.91	10/1/2019	$ 390.35
O	106	Mobilehome	$ 449.40	10/1/2008		$ 6.91	10/1/2019	$ 456.31
O	107	Mobilehome	$ 503.51	4/1/2007		$ 6.91	10/1/2019	$ 510.42
O	108	Mobilehome	$ 463.12	5/1/2020		$ 46.32	5/1/2020	$ 509.44
O	109	Mobilehome	$ 445.03	4/1/2015		$ 6.91	10/1/2019	$ 451.94
O	110	Mobilehome	$ 524.92	5/13/2016		$ 6.91	10/1/2019	$ 531.83
O	111	Mobilehome	$ 476.81	8/4/2017		$ 6.91	10/1/2019	$ 483.72
O	112	Mobilehome	$ 417.94	10/1/2007		$ 6.91	10/1/2019	$ 424.85
O	114	Mobilehome	$ 521.05	3/1/2014		$ 6.91	10/1/2019	$ 527.96
O	115	Mobilehome	$ 394.16	5/19/2019		$ 6.91	5/19/2019	$ 401.07
O	116	Mobilehome	$ 447.78	11/1/2009		$ 6.91	10/1/2019	$ 454.69
O	117	Mobilehome	$ 454.22	2/26/2019		$ 6.91	2/26/2019	$ 461.13
O	118	Mobilehome	$ 476.40	1/1/2015		$ 6.91	10/1/2019	$ 483.31
O	120	Mobilehome	$ 464.29	4/1/2016		$ 6.91	10/1/2019	$ 471.20
O	121	Mobilehome	$ 404.90	4/1/2005		$ 6.91	10/1/2019	$ 411.81
O	122	Mobilehome	$ 450.18	9/9/2020		$ 45.02	9/9/2020	$ 495.20
O	123	Mobilehome	$ 589.95	8/20/2015		$ 6.91	10/1/2019	$ 596.86
O	124	Mobilehome	$ 420.93	8/1/2016		$ 6.91	10/1/2019	$ 427.84

O	125	Mobilehome	$ 489.96	2/1/2015		$ 6.91	10/1/2019	$ 496.87
O	126	Mobilehome	$ 435.26	2/1/2004		$ 6.91	10/1/2019	$ 442.17
O	127	Mobilehome	$ 431.55	3/15/2004		$ 6.91	10/1/2019	$ 438.46
O	129	Mobilehome	$ 559.84	6/1/2016		$ 6.91	10/1/2019	$ 566.75
O	130	Mobilehome	$ 464.64	2/1/1999		$ 6.91	10/1/2019	$ 471.55
O	131	Mobilehome	$ 477.54	7/1/2007		$ 6.91	10/1/2019	$ 484.45
O	132	Mobilehome	$ 424.48	5/1/2015		$ 6.91	10/1/2019	$ 431.39
O	133	Mobilehome	$ 462.05	9/1/2006		$ 6.91	10/1/2019	$ 468.96
O	134	Mobilehome	$ 377.14	5/1/2020		$ 37.71	5/1/2020	$ 414.85
O	135	Mobilehome	$ 440.76	8/1/2003		$ 6.91	10/1/2019	$ 447.67
O	136	Mobilehome	$ 478.72	2/18/2020		$ 47.88	2/18/2020	$ 526.60
O	137	Mobilehome	$ 417.18	11/1/2009		$ 6.91	10/1/2019	$ 424.09
O	138	Mobilehome	$ 422.96	11/1/2015		$ 6.91	10/1/2019	$ 429.87
O	139	Mobilehome	$ 608.94	7/16/2018		$ 6.91	10/1/2019	$ 615.85
O	140	Mobilehome	$ 407.83	7/1/2015		$ 6.91	10/1/2019	$ 414.74
O	141	Mobilehome	$ 492.97	11/15/2015		$ 6.91	10/1/2019	$ 499.88
O	142	Mobilehome	$ 504.20	8/13/2004		$ 6.91	10/1/2019	$ 511.11
O	143	Mobilehome	$ 382.86	5/1/1981		$ 6.91	10/1/2019	$ 389.77
O	144	Mobilehome	$ 529.72	10/4/2019		$ 6.91	2/27/2019	$ 536.63
O	146	Mobilehome	$ 473.38	1/11/2007		$ 6.91	10/1/2019	$ 480.29
O	147	Mobilehome	$ 550.00	6/14/2019		$ 6.91	6/14/2019	$ 556.91
O	148	Mobilehome	$ 452.76	8/1/2004		$ 6.91	10/1/2019	$ 459.67
O	149	RV	$ 550.00	6/14/2019			6/14/2019	$ 550.00
O	150	Mobilehome	$ 429.19	5/1/2005		$ 6.91	10/1/2019	$ 436.10
O	151	RV	$ 488.52	9/1/2019			9/1/2019	$ 488.52
O	152	Mobilehome	$ 448.05	7/1/2008		$ 6.91	10/1/2019	$ 454.96
O	153	Mobilehome	$ 474.23	9/1/2016		$ 6.91	10/1/2019	$ 481.14
O	154	Mobilehome	$ 508.59	5/1/2016		$ 6.91	10/1/2019	$ 515.50
O	155	Mobilehome	$ 548.89	5/1/2012		$ 6.91	10/1/2019	$ 555.80
O	156	Mobilehome	$ 436.01	5/24/2005		$ 6.91	10/1/2019	$ 442.92
O	157	Mobilehome	$ 404.61	8/20/1999		$ 6.91	10/1/2019	$ 411.52
O	158	Mobilehome	$ 435.27	5/1/2015		$ 6.91	10/1/2019	$ 442.18
O	159	Mobilehome	$ 492.03	10/1/2018		$ 6.91	10/1/2019	$ 498.94
O	160	Mobilehome	$ 473.77	6/1/2019		$ 6.91	6/1/2019	$ 480.68

O	161	Mobilehome	$ 412.36	2/1/2003		$ 6.91	10/1/2019	$ 419.27
O	162	Mobilehome	$ 438.74	1/1/2017		$ 6.91	10/1/2019	$ 445.65
O	163	RV	$ 544.50	1/1/2020			1/1/2020	$ 544.50
O	164	Mobilehome	$ 489.32	10/1/2016		$ 6.91	10/1/2019	$ 496.23
O	165	Mobilehome	$ 478.72	4/4/2019		$ 6.91	4/4/2019	$ 485.63
O	166	Mobilehome	$ 456.52	8/31/2018		$ 6.91	8/31/2019	$ 463.43
O	167	Mobilehome	$ 581.69	10/30/2019		$ -	10/30/2019	$ 581.69
O	168	Mobilehome	$ 474.21	10/1/2013		$ 6.91	10/1/2019	$ 481.12
O	169	Mobilehome	$ 491.16	5/1/2012		$ 6.91	10/1/2019	$ 498.07
O	170	Mobilehome	$ 416.16			$ 6.91	10/1/2019	$ 423.07
O	171	Mobilehome	$ 382.86	8/25/1980		$ 6.91	10/1/2019	$ 389.77
O	172	Mobilehome	$ 487.17	4/5/2019		$ 6.91	4/5/2019	$ 494.08
O	173	Mobilehome	$ 470.81	11/9/2020		$ 47.08	11/9/2020	$ 517.89
O	174	Mobilehome	$ 461.56	8/21/2020		$ 46.16	8/21/2020	$ 507.72
O	175	Mobilehome	$ 464.88	8/25/2017		$ 6.91	10/1/2019	$ 471.79
O	177	Mobilehome	$ 445.68	6/1/2010		$ 6.91	10/1/2019	$ 452.59
O	178	Mobilehome	$ 392.61	10/7/1987		$ 6.91	10/1/2019	$ 399.52
O	179	Mobilehome	$ 440.83	10/1/2015		$ 6.91	10/1/2019	$ 447.74
O	180	Mobilehome	$ 464.92	8/1/2014		$ 6.91	10/1/2019	$ 471.83
O	181	Mobilehome	$ 393.87	11/8/2017		$ 6.91	10/1/2019	$ 400.78
O	182	Mobilehome	$ 412.61	10/23/1981		$ 6.91	10/1/2019	$ 419.52
O	183	Mobilehome	$ 417.01	10/21/2005		$ 6.91	10/1/2019	$ 423.92
O	184	Mobilehome	$ 389.66	7/1/2006		$ 6.91	10/1/2019	$ 396.57
O	185	Mobilehome	$ 528.54	7/1/2006		$ 6.91	10/1/2019	$ 535.45
O	186	Mobilehome	$ 450.82	10/30/2019		$ -	10/30/2019	$ 450.82
O	187	Mobilehome	$ 556.34	6/1/2017		$ 6.91	10/1/2019	$ 563.25
O	188	Mobilehome	$ 403.15	7/1/2004		$ 6.91	10/1/2019	$ 410.06
O	189	Mobilehome	$ 461.52	2/1/2019		$ 6.91	2/1/2019	$ 468.43
O	190	Mobilehome	$ 385.86	9/18/1989		$ 6.91	10/1/2019	$ 392.77
O	191	Mobilehome	$ 504.79	1/1/2015		$ 6.91	10/1/2019	$ 511.70
O	192	Mobilehome	$ 395.67	10/1/2002		$ 6.91	10/1/2019	$ 402.58
O	193	Mobilehome	$ 476.20	3/13/2013		$ 6.91	10/1/2019	$ 483.11
O	194	Mobilehome	$ 433.81	8/1/2016		$ 6.91	10/1/2019	$ 440.72
O	195	Mobilehome	$ 502.06	7/30/2018		$ 6.91	7/30/2019	$ 508.97

O	196	Mobilehome	$ 397.78	9/27/2002		$ 6.91	10/1/2019	$ 404.69
O	197	Mobilehome	$ 431.14	9/1/2010		$ 6.91	10/1/2019	$ 438.05
O	198	Mobilehome	$ 564.20	8/7/2020		$ 56.42	8/7/2020	$ 620.62
O	199	Mobilehome	$ 458.50	2/1/2016		$ 6.91	10/1/2019	$ 465.41
O	200	Mobilehome	$ 433.78	4/8/2008		$ 6.91	10/1/2019	$ 440.69
O	201	Mobilehome	$ 459.49	2/1/2011		$ 6.91	10/1/2019	$ 466.40
O	202	Mobilehome	$ 424.91	1/1/2017		$ 6.91	10/1/2019	$ 431.82
O	203	Mobilehome	$ 469.01	7/10/2019		$ 6.91	7/10/2019	$ 475.92
O	204	Mobilehome	$ 413.73	1/1/2005		$ 6.91	10/1/2019	$ 420.64
O	205	Mobilehome	$ 452.50	8/1/2018		$ 6.91	8/1/2019	$ 459.41
O	206	Mobilehome	$ 410.11	2/13/1979		$ 6.91	10/1/2019	$ 417.02
O	207	Mobilehome	$ 467.78	1/9/2007		$ 6.91	10/1/2019	$ 474.69
O	208	Mobilehome	$ 499.07	12/1/2016		$ 6.91	10/1/2019	$ 505.98
L	209	Apartment	$ 925.00	7/14/2017			10/1/2017	$ 925.00
O	210	Mobilehome	$ 523.46	8/1/2013		$ 6.91	10/1/2019	$ 530.37
O	211	Mobilehome	$ 464.01	7/1/2009		$ 6.91	10/1/2019	$ 470.92
O	212	Mobilehome	$ 526.97	5/1/2018		$ 6.91	10/1/2019	$ 533.88
O	213	Mobilehome	$ 522.82	10/4/2017		$ 6.91	10/1/2019	$ 529.73
O	214	Mobilehome	$ 414.30	3/1/2003		$ 6.91	10/1/2019	$ 421.21
O	215	Mobilehome	$ 433.45	9/1/2006		$ 6.91	10/1/2019	$ 440.36
O	216	Mobilehome	$ 452.14	5/1/2014		$ 6.91	10/1/2019	$ 459.05
O	217	Mobilehome	$ 420.49	1/1/1999		$ 6.91	10/1/2019	$ 427.40
O	218	Mobilehome	$ 430.29	4/1/1995		$ 6.91	10/1/2019	$ 437.20
O	219	Mobilehome	$ 419.20	2/14/2019		$ 6.91	10/1/2019	$ 426.11
O	220	Mobilehome	$ 499.69	4/16/2018		$ 6.91	10/1/2019	$ 506.60
O	221	Mobilehome	$ 410.11	3/17/1978		$ 6.91	10/1/2019	$ 417.02
O	222	Mobilehome	$ 440.60	1/29/2018		$ 6.91	10/1/2019	$ 447.51
O	223	Mobilehome	$ 410.11	11/11/1980		$ 6.91	10/1/2019	$ 417.02
O	224	Mobilehome	$ 389.61	8/5/1983		$ 6.91	10/1/2019	$ 396.52
O	225	Mobilehome	$ 378.80	9/1/2003		$ 6.91	10/1/2019	$ 385.71
O	226	Mobilehome	$ 418.36	11/1/2004		$ 6.91	10/1/2019	$ 425.27
O	227	Mobilehome	$ 416.81	7/9/1997		$ 6.91	10/1/2019	$ 423.72
O	228	Mobilehome	$ 478.01	8/1/2007		$ 6.91	10/1/2019	$ 484.92
O	229	Mobilehome	$ 457.46	3/1/2016		$ 6.91	10/1/2019	$ 464.37

O	230	Mobilehome	$ 408.83	11/1/2003		$ 6.91	10/1/2019	$ 415.74
O	231	Mobilehome	$ 427.31	11/1/2013		$ 6.91	10/1/2019	$ 434.22
O	232	Mobilehome	$ 526.67	9/1/2019		$ 6.91	10/1/2019	$ 533.58
O	233	Mobilehome	$ 511.47	2/6/2004		$ 6.91	10/1/2019	$ 518.38
O	234	Mobilehome	$ 432.46	12/1/2014		$ 6.91	10/1/2019	$ 439.37
O	235	Mobilehome	$ 392.61	1/29/1986		$ 6.91	10/1/2019	$ 399.52
O	236	Mobilehome	$ 375.44	6/15/2018		$ 6.91	10/1/2019	$ 382.35
O	237	Mobilehome	$ 442.51	11/1/2007		$ 6.91	10/1/2019	$ 449.42
O	238	Mobilehome	$ 440.83	6/1/2014		$ 6.91	10/1/2019	$ 447.74
O	239	Mobilehome	$ 423.96	2/1/2013		$ 6.91	10/1/2019	$ 430.87
O	241	Mobilehome	$ 403.24	5/1/2005		$ 6.91	10/1/2019	$ 410.15
O	242	Mobilehome	$ 454.67	10/27/2017		$ 6.91	10/1/2019	$ 461.58
O	243	Mobilehome	$ 479.00	3/11/2020		$ 47.90	3/11/2020	$ 526.90
O	244	Mobilehome	$ 455.12	7/1/2014		$ 6.91	10/1/2019	$ 462.03
O	245	Mobilehome	$ 434.41	7/1/2006		$ 6.91	10/1/2019	$ 441.32
O	246	Mobilehome	$ 423.69	6/1/2013		$ 6.91	10/1/2019	$ 430.60
O	247	Mobilehome	$ 479.20	2/1/2003		$ 6.91	10/1/2019	$ 486.11
O	249	Mobilehome	$ 452.50	10/1/2014		$ 6.91	10/1/2019	$ 459.41
O	250	Mobilehome	$ 410.73	9/1/2006		$ 6.91	10/1/2019	$ 417.64
O	251	Mobilehome	$ 473.75	6/1/2010		$ 6.91	10/1/2019	$ 480.66
O	252	Mobilehome	$ 440.94	8/1/2011		$ 6.91	10/1/2019	$ 447.85
O	253	Mobilehome	$ 437.28	3/1/2020		$ 43.73	3/1/2020	$ 481.01
O	254	Mobilehome	$ 469.20	10/24/2003		$ 6.91	10/1/2019	$ 476.11
O	255	Mobilehome	$ 474.93	11/1/1998		$ 6.91	10/1/2019	$ 481.84
O	256	Mobilehome	$ 383.26	11/24/1982		$ 6.91	10/1/2019	$ 390.17
O	257	Mobilehome	$ 390.47	12/1/2013		$ 6.91	10/1/2019	$ 397.38
O	258	Mobilehome	$ 511.21	1/1/2017		$ 6.91	10/1/2019	$ 518.12
O	259	Mobilehome	$ 498.79	8/1/2014		$ 6.91	10/1/2019	$ 505.70
O	260	Mobilehome	$ 407.36	7/21/1988		$ 6.91	10/1/2019	$ 414.27
O	261	Mobilehome	$ 452.15	8/1/2011		$ 6.91	10/1/2019	$ 459.06
O	262	Mobilehome	$ 392.61	10/1/1994		$ 6.91	10/1/2019	$ 399.52
O	263	Mobilehome	$ 463.75	9/28/2005		$ 6.91	10/1/2019	$ 470.66
O	264	Mobilehome	$ 446.68	4/1/2012		$ 6.91	10/1/2019	$ 453.59
O	265	Mobilehome	$ 452.41	4/21/2017		$ 6.91	10/1/2019	$ 459.32

O	266	Mobilehome	$ 431.39	7/1/2011		$ 6.91	10/1/2019	$ 438.30
O	267	Mobilehome	$ 544.60	5/9/2018		$ 6.91	10/1/2019	$ 551.51
O	268	Mobilehome	$ 455.32	10/14/1997		$ 6.91	10/1/2019	$ 462.23
O	269	Mobilehome	$ 516.95	6/1/2007		$ 6.91	10/1/2019	$ 523.86
O	270	Mobilehome	$ 460.52	9/1/2006		$ 6.91	10/1/2019	$ 467.43
O	271	Mobilehome	$ 455.11	4/9/2020		$ 45.52	4/9/2020	$ 500.63
O	272	Mobilehome	$ 499.13	2/22/2018		$ 6.91	10/1/2019	$ 506.04
O	273	Mobilehome	$ 424.92	5/1/2002		$ 6.91	10/1/2019	$ 431.83
O	274	Mobilehome	$ 408.84	4/1/2010		$ 6.91	10/1/2019	$ 415.75
O	275	Mobilehome	$ 486.72	5/1/2015		$ 6.91	10/1/2019	$ 493.63
O	276	Mobilehome	$ 445.38	5/1/2015		$ 6.91	10/1/2019	$ 452.29
O	278	Mobilehome	$ 494.61	9/1/2012		$ 6.91	10/1/2019	$ 501.52

$ 81,078.78

1	$ 509.44
2	$ 495.20
3	$ 414.85
4	$ 526.60
5	$ 550.00
6	$ 488.52
7	$ 544.50
8	$ 581.69
9	$ 517.89
10	$ 507.72
11	$ 450.82
12	$ 620.62
13	$ 925.00
14	$ 526.90
15	$ 481.01
16	$ 500.63

$ 8,641.39

$ 81,078.78
$ (8,641.39)
$ 72,437.39

$ 72,437.39
172
$ 421.15 Average space rent

EXHIBIT B

CITY-MANDATED REHABILITATION COSTS

CITY-MANDATED REHABILITATION COSTS

Invoice Total:	**$402,223.54**	
Number of Spaces:	**60**	
Rehabilitation Cost Per Space:	**$6,703.73**	
Per Space (Monthly):	**$558.64**	

Exhibit B, Attachment 1:	Court documents from the City of Fresno's PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND ORDERS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE (Fresno County Superior Court Case No. 21CECG02816).
Exhibit B, Attachment 2:	Invoices for the rehabilitation work mandated by the City of Fresno and the Fresno County Superior Court through its receiver California Receivorship Group, Inc. appointed pursuant Health and Safety Code sections 1804(b) and 17980.7(c), and Code of Civil Procedure section 564 et seq.

ATTACHMENT 1

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CITY OF FRESNO
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Attorneys for Petitioners City of Fresno
and People of the State of California

E-FILED
9/20/2021 9:45 AM
Superior Court of California
County of Fresno
By: I. Herrera, Deputy

Exempt from Filing Fees Pursuant to Government Code section 6103

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA

Petitioners,

vs.

JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS CO-TRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; AND DOES 1 THROUGH 50, inclusive

Respondents.

Case No.: 21CECG02816

PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND ORDERS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE; DECLARATIONS OF AMANDA YANOVSKY, MICHAEL BARBERI, AND JAY TRACY IN SUPPORT OF PETITION

I. INTRODUCTION

1. This is an action brought by Petitioner, City of Fresno (City), against Respondents, Joan Kevorkian, and George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust dated 3/14/96 (Owners), owners of the real property located at 104 East Sierra Avenue, Fresno, California, Assessor's Parcel Numbers (APN) 408-050-04, 408-050-05, and 408-050-09 (Subject Property). Petitioner is informed and believes, and thereon alleges that Owners have neglected the Subject Property in violation of the Fresno Municipal Code (FMC), the California Health and Safety Code (Health and Safety Code), and regulations adopted pursuant thereto. The Subject Property's dilapidated and substandard state,

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FRESNO, CA 93721

excessive amount of junk and rubbish, refuse and combustible flammable waste, deteriorated and damaged roadways, unmarked lot addresses, and abandoned and improperly parked cars endangers the health and safety of the neighborhood and general public by encouraging the presence of transients, criminal activity, and creating numerous significant fire hazards within a residential community. Therefore, pursuant to Health and Safety Code sections 18404 and 17980.7(c), Petitioner seeks an order appointing a Receiver to abate the dangerous substandard and nuisance conditions in existence on the Subject Property.

II. SUBJECT PROPERTY

2. The Subject Property is a mobilehome park located in the City of Fresno, comprised of sixty (60) mobilehome units on three adjoining APNs. It is located on East Sierra Avenue, to the east of Blackstone Avenue and the west of California State Route 41. Two of the mobilehome units have burned completely to the ground due to a recent fire in April 2021, and three other mobilehome units have significant fire damage due to a second fire in June 2021.

3. The Subject Property constitutes a public nuisance, with substandard buildings and has been the subject of investigation for over two years, by the California Department of Housing and Community Development (HCD) and the City of Fresno Code Enforcement Division (Code Enforcement) as the successor agency for code enforcement within City of Fresno mobilehome parks. The current Code Enforcement case was opened on approximately June 25, 2021, upon inheriting enforcement rights from HCD, due to the continued substandard health and safety and nuisance conditions posed by the fire-damaged units, and overall dilapidated and substandard conditions throughout the Subject Property. To date, there have been no efforts made by Owners to bring the Subject Property into compliance.

III. PARTIES, RECORDED INTERESTS

4. Petitioner, City, is a municipal corporation, duly organized and existing as a Charter City under the laws of the State of California, and located in Fresno County, California.

5. At all times material to this action, Respondents, Joan Kevorkian, and George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust dated 3/14/96, have been the record owners of the Subject Property.

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6. A title profile was commissioned by the City and title to the Subject Property is vested in Joan Kevorkian, George L. Wallet, and Sara J. Wallet. A true and correct copy of the Litigation Guarantee is attached hereto as Exhibit 1.

7. In addition to the Respondents named above, Petitioner also brings suit against fictitiously named Respondents, DOES 1-50, inclusive, pursuant to Code of Civil Procedure section 474, because their names, capacities, status or facts showing them to be liable are not presently known. Petitioner is informed and believes, and thereon alleges, that each of the fictitiously named Respondents is responsible in some manner for the occurrences alleged herein. Petitioner will amend this Petition to show the true names of each when they have been ascertained.

8. Other parties with a recorded interest in the Subject Property are the Fresno Metropolitan Flood Control District and the Fresno County Auditor-Controller/Treasurer-Tax Collector's office.

IV. VENUE

9. Venue is proper in this judicial district as the Subject Property is real property located in Fresno, California, which is in Fresno County.

V. JURISDICTION

10. Health and Safety Code section 18300 authorizes the City to assume responsibility for the enforcement of mobilehome parks laws codified in Health and Safety Code sections 18200-18700, known as the Mobilehome Parks Act (MPA) and the regulations adopted pursuant thereto, following HCD approval.

11. Health and Safety Code section 18404 authorizes the City to institute any action or proceeding to prevent, restrain, correct, or abate violations within a mobilehome park.

12. Health and Safety Code section 17960 authorizes the City to enforce the State Housing laws concerning the regulation of buildings used for human habitation, which is codified in Health and Safety Code sections 17960-17998.3.

13. Health and Safety Code section 17980 authorizes the City to institute any action or proceeding to abate a violation or nuisance, which is an immediate threat to the health and safety of occupants or the general public.

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14. Health and Safety Code sections 17980.6 and 17980.7(c) authorize the Court to appoint a Receiver over a nuisance building when the violations thereon are "so extensive and of such a nature that the health and safety of occupants or the public is substantially endangered."

15. California Code of Civil Procedure section 564(a) authorizes the Court to appoint a Receiver when "an action or proceeding is pending in any case in which the court is empowered by law to appoint a receiver."

VI. NOTICE PURSUANT TO HEALTH AND SAFETY CODE § 17980.6

16. Pursuant to Health and Safety Code section 17980.6, the receivership process is initiated by the issuance of an order or notice to repair or abate posted in a conspicuous place on the Subject Property.

17. A Notice to Abate pursuant to Health and Safety Code section 17980.6 was posted on July 28, 2021, at multiple conspicuous places throughout the Subject Property. (See Declaration of Amanda Yanovsky (Yanovsky Decl.) ¶ 11, filed concurrently herewith.) Copies were posted by both driveway entrances of East Sierra Avenue, by the walk-in entrance off North Clark Street, and in a prominent place on each of the twenty-three specific lots cited within the Notice. (*Ibid.*) The Notice to Abate required the unlawful conditions be abated by 5:00 p.m. on August 15, 2021. (Yanovsky Decl. ¶ 12.) A true and correct copy of the Notice to Abate is attached hereto as Exhibit 6; and photographs of the postings are attached hereto as Exhibit 7.

18. In addition to posting at the Subject Property, the Notice to Abate was mailed by first-class mail to Owners at their addresses of record on July 28, 2021. (Yanovsky Decl. ¶ 11.) A true and correct copy of the letter to Owners is attached hereto as Exhibit 8.

VII. NOTICE PURSUANT TO HEALTH & SAFETY CODE § 17980.7

19. In addition to posting the Notice to Abate at the Subject Property, Health and Safety Code section 17980.7(c) requires Petitioners seeking the appointment of a receiver to post notice of the petition in a prominent place at the Subject Property, and mail a copy first-class mail to all persons with a recorded interest in the Subject Property no less than three days prior to filing the petition. Consistent with the aforementioned title profile, the City served notice on all parties with a recorded interest in the Subject Property at least three days prior to the filing of this Petition. True

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and correct copies of the 72-Hour Notice, Proofs of Service, and Posting Photos are attached hereto as Exhibit 9.

a. Copies of the 72-Hour Notice were posted at the Subject Property on September 14, 2021, in the following locations: both Sierra Avenue entrances; the Clark Street entrance; and Spaces 2, 4, 5, 10, 10B, 10C, 11, 15C, 16, 22, 23, 24, 27, 28, 38, 39, 40, 43, 45, 47, and 49.

b. Copies of the 72-Hour Notice were posted at the Subject Property on September 16, 2021, in the following locations: Spaces 25 and 33.

c. Copies of the 72-Hour Notice were mailed first-class mail to Owners at their addresses of record on September 14, 2021.

d. Fresno Metropolitan Flood Control District has previously agreed with the City to accept service via e-mail. The 72-Hour Notice was served via e-mail to attorney Lauren Layne, and Paul Marvin of the Fresno Metropolitan Flood Control District on September 14, 2021. A true and correct copy of the Flood Control Agreement regarding e-mail service is attached hereto as Exhibit 2.

e. Fresno County Treasurer-Tax Collector's office has previously agreed with the City to accept service via e-mail. The 72-Hour Notice was served via e-mail to Chief Deputy County Counsel Catherine Basham, and to Arthur Wille, Sr., Senior Deputy County Counsel, of the Fresno County Counsel's Office on September 14, 2021. A true and correct copy of the Agreement regarding e-mail service is attached hereto as Exhibit 3.

f. The City will notice and record the proposed lis pendens on the Property with the Fresno County Recorder once this Petition is filed. A true and correct copy of the proposed lis pendens is attached hereto as Exhibit 4.

g. The City of Fresno, as Petitioner, waives notice as to this Petition.

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VIII. FACTS

20. The current case relating to the Subject Property was initiated by the California Department of Housing and Community Development (HCD) in July 2019, after receiving a complaint from the City of Fresno regarding the condition of the Subject Property. (See Declaration of Michael Barberi (Barberi Decl.) ¶ 5, filed concurrently herewith.)

21. HCD Inspector Barberi repeatedly inspected the Subject Property between July 2020 and June 2021, and consistently observed junk, rubbish and garbage throughout the park, homeless encampments on empty lots, inoperable vehicles, tent structures, and continuing substandard and nuisance conditions. (Barberi Decl. ¶¶ 6, 8-10, 13.)

22. On or about January 21, 2021, HCD suspended the Subject Property's permit to operate a mobilehome park, based on continued failure to abate the substandard conditions at the Subject Property. (Barberi Decl. ¶ 7.) A true and correct copy of the Notice of Suspension is attached hereto as Exhibit 11.

23. On or about April 29, 2021, the Fresno Fire Department (FFD) responded to a fire at the Subject Property. (See Declaration of Jay Tracy (Tracy Decl.) ¶ 5, filed concurrently herewith.) Two mobilehome units sustained significant fire damage in the incident, one male victim was transported to a medical facility with significant burn injuries, and another victim died in the fire. (*Ibid.*) The FFD investigation determined the origin of the fire was a person filling up a gas-powered generator with fuel when it caught fire, and there were many items such as bicycles, motorcycles, and other trash and debris in the area of origin. (*Ibid.*)

24. On or about May 11, 2021, HCD issued a Notice of Five Days to Abate Nuisances to Owners, and posted copies at the Subject Property. (Barberi Decl. ¶ 9.) A true and correct copy of the Activity Report detailing the Notice is attached hereto as Exhibit 12. Upon their return on May 20, 2021, HCD observed no effort had been made of owners to abate the substandard conditions at the Subject Property. (Barberi Decl. ¶ 10.)

25. On or about June 9, 2021, FFD responded to a second fire at the Subject Property. (Tracy Decl. ¶ 6.) Three mobilehome units sustained significant fire damage in the incident, though fortunately, there were no injuries or fatalities from the second fire incident. (*Ibid.*)

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26. On or about June 10, 2021, as a result of Owners' continued noncompliance, HCD issued a Notice of Abatement of All Public Nuisances and Outstanding Violations and Order to Abate All Public Nuisances and Outstanding Violations to Owners, and posted copies at the Subject Property. (Barberi Decl. ¶ 11.) A true and correct copy of the Activity Report from June 10, 2021, is attached hereto as Exhibit 14; and a true and correct copy of the Notice of Abatement of All Public Nuisances and Outstanding Violations and Order to Abate All Public Nuisances and Outstanding Violations is attached hereto as Exhibit 15.

27. This Notice of Abatement of All Public Nuisances and Outstanding Violations and Order to Abate All Public Nuisances and Outstanding Violations outlined three substantive violations of State MPA laws, and gave Owners until June 26, 2021, to abate said violations, and submit proof of compliance to HCD. (Barberi Decl. ¶ 12.)

28. On or about June 28, 2021, HCD and FFD inspectors returned to the Subject Property. (Barberi Decl. ¶ 13; Tracy Decl. ¶ 7.) HCD observed that the previously noticed violations had not been abated, and as a result of the continued non-compliance, requested a letter be issued to the City requesting they move forward with filing a civil action to halt the imminent health and safety hazards at the Property. (Barberi Decl. ¶ 13.) A true and correct copy of HCD's June 28, 2021, Activity Report is attached hereto as Exhibit 17.

29. During that inspection, FFD observed significant fire and life safety hazards at the Subject Property, including, but not limited to, unidentified fire lanes, unmaintained fire lanes, open junction boxes with wiring spliced together, unpermitted electrical installations, electrical power being shared between multiple lots, combustible waste throughout the lots that encroached on the access roads and blocked egress, dilapidated stairs leading to mobilehome units, trees growing into and contacting overhead power lines, and unstable construction of additions to mobilehome units. (Tracy Decl. ¶ 7.)

30. On or about June 29, 2021, HCD Deputy Director Kyle Krause issued a letter to the City requesting they move forward with filing a civil action to halt the imminent health and safety hazards at the Subject Property. (Barberi Decl. ¶ 13.) A true and correct copy of the HCD letter is attached hereto as Exhibit 18.

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31. On or about July 1, 2021, Code Enforcement inspected the Subject Property to assess its current state, and discovered a wide array of substandard and hazardous conditions. (Yanovsky Decl. ¶ 10.) Aside from other code violations associated with individual units, inspectors observed that trash, rubbish, and combustible materials had been allowed to accumulate on lots and throughout the common areas; vehicles were improperly parked on Subject Property roadways such that they hindered access to lots and egress and ingress from the Subject Property; the roadways were deteriorated with stagnant water accumulated in many potholes; twenty-two units did not have visible lot address identification numbers; no Emergency Preparedness Plan was posted on site; and five units were left in a substandard condition after fires had occurred, with accumulations of refuse, rubbish, debris, and combustible flammable waste throughout the lots. (*Ibid.*) A true and correct copy of photographs taken at the Subject Property that day are attached hereto as Exhibit 19.

32. As a result of Owners' longstanding noncompliance with HCD notices, in conjunction with the HCD letter requesting the City institute a civil action, the City issued a Notice to Abate pursuant to Health and Safety Code section 17980.6 on July 28, 2021. (Yanovsky Decl. ¶ 11.) The notice was posted in conspicuous places on the Subject Property, and in prominent places on each of the twenty-three specific lots cited within the notice. (*Ibid.*) Copies, including an explanatory letter, were mailed via first-class and certified mail to Owners at their addresses of record. (*Ibid.*) True and correct copies of the Notice to Abate, posting photographs, and the letter are attached hereto, respectively, as Exhibits 6, 7, and 8.

33. The Notice to Abate outlined the existing violations of the Health and Safety Code and the regulations adopted pursuant thereto. (Yanovsky Decl. ¶ 12.) The Notice consisted of eight different violations, and gave the Owners until 5:00 pm on August 15, 2021, to correct all violations. (*Ibid.*)

34. On or about August 16, 2021, the City returned to the Property and observed that the violations listed in the Notice to Abate remained. (Yanovsky Decl. ¶ 13.) There was no sign of any attempt at compliance by the Owners to abate the violations. (*Ibid.*) A true and correct copy of photographs taken at the Subject Property that day are attached hereto as Exhibit 20.

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35. To date, Owners have made no effort in abating the substandard conditions at the Property, though HCD and the City have provided Owners a more than reasonable amount of time. (Yanovsky Decl. ¶ 15; Barberi Decl. ¶ 14.) At no time did Owners request any informal conference or hearing to challenge the issuance of HCD orders, appeal the Notice issued by the City, or make any efforts to heed HCD and City timelines and bring the Subject Property into compliance. (*Ibid.*)

36. Due to Owners' inability or indifference to bring the Subject Property into conformance with the minimum standards of the law, the City, at public expense, has repeatedly abated the conditions at the Property. (Yanovsky Decl. ¶ 17.) Furthermore, the City has provided Owners a reasonable amount of time to make repairs, or to at least show a good faith effort to make progress with repairs in a timely manner. However, Owners have failed to bring the Subject Property into the minimum standard of compliance.

IX. PETITION FOR APPOINTMENT OF A RECEIVER

37. Petitioner re-alleges and incorporates by reference the foregoing Paragraphs 1 through 36 above with the same force and effect as if they were herein set out in full.

38. Health and Safety Code section 18300(b), part of the Mobilehome Parks Act (MPA), provides that "any city, county, or city and county may assume the responsibility for the enforcement of both this part and Part 2.3 (commencing with Section 18860) and the regulations adopted pursuant to this part and Part 2.3 (commencing with Section 18860) following approval by the department for the assumption."

39. Health and Safety Code section 18404, part of the MPA, provides that "if any park or portion thereof governed by this part is constructed, altered, converted, used, occupied, or maintained in violation of this part, the regulations adopted pursuant to this part, or any order or notice issued by the enforcement agency which allows a reasonable time to correct the violation, the enforcement agency may institute any appropriate action or proceeding to prevent, restrain, correct, or abate the violation."

40. Health and Safety Code section 17980.7(c) provides that "the enforcement agency may seek, and the court may order, the appointment of a Receiver for the substandard building pursuant to this subdivision."

41. Health and Safety Code section 17980.6 provides that, "if any building is maintained in a manner that violates [1] any provisions of this part, [2] the building standards published in the State Building Code Standards, [3] any other rule or regulation adopted pursuant to the provisions of this part, or [4] any provision in a local ordinance that is similar to a provision in this part *and* the violations are so extensive and of such a nature that the health and safety of residents or the public is substantially endangered, the enforcement agency may issue an order or notice to repair."

42. The Subject Property's current violations of local ordinances consist of:

a. FMC section 10-1904 based on violations of Division 13, Part 2.1, commencing with section 18200 (Mobilehome Parks Act) of the California Health and Safety Code and its implementing regulations set forth in Title 25, California Code of Regulations, Division 1, Chapters 2, and the building standards published in the California State Building Standards Code relating to mobilehome parks.

b. FMC section 10-605(n), based on the public nuisance posed by the aforementioned violations of the MPA and California Code of Regulations.

43. The Subject Property's current violations of Division 13, Part 2.1, commencing with section 18200 (Mobilehome Parks Act) of the California Health and Safety Code [as adopted by FMC section 10-1904] consist of section 18402, pertaining to Owners' failure to abate nuisances at the Subject Property in the timelines provided by HCD and the City; and section 18420(a)(3), pertaining to Owners' failure to correct violations after being issued a notice of violation.

44. The Subject Property's current violations of the implementing regulations set forth in the California Code of Regulations, Title 25, Division 1, Chapter 2, [as adopted by FMC section 10-1904] consist of:

a. Section 1002(n)(3) based on the definition of "nuisance" as defined in Civil Code section 3479; and "public nuisance" is as defined in Civil Code section 3480 and Penal Code section 370.

b. Section 1013(c)(2) based on the failure to post a notice within the park describing how residents may obtain the Emergency Preparedness Plan.

c. Section 1102 pertaining to Owners' responsibility for the safe operation and maintenance of all common areas; and duty to ensure all units, accessory buildings, or accessory structures within the park are properly constructed, installed, used, and maintained.

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d. Section 1104 based on the lack of lot address identification numbers at Spaces #2, #4, #5, #10, #10B, #10C, #11, #15C, #16, #22, #23, #25, #27, #28, #33, #38, #39, #40, #43, #45, #47, and #49.

e. Section 1106 based on vehicles parked on roadways blocking access to lots, egress and ingress of the Subject Property, Subject Property common areas, and fire lanes; as well as failure to mark roadways to show permitted direction of traffic, and where parking is permitted.

f. Section 1116(a) based on the damaged and deteriorated roadways throughout the Subject Property, leading to lack of proper grading and accumulations of surface water.

g. Section 1120 based on the accumulation of trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials throughout the Subject Property.

45. In addition to the aforementioned violations of the State MPA and implementing regulations set forth in California Code of Regulations Title 25 as adopted by local ordinance, the conditions of the Subject Property, specifically at Spaces #22, #23, #24, #27, and #28, are substandard under Cal. Code Regs., tit. 25 section 1606 subsections (a)(6), (b)(3), (b)(4), (c), (d)(1), (d)(6), (e)(1), (f)(1), (g), (h), (i), and (j). In relevant part, Cal. Code Regs., tit. 25 section 1606 defines substandard conditions as follows:

> Any MH-unit shall be deemed substandard and a nuisance when any of the following conditions exist that endanger the life, limb, health, property, safety, or welfare of the occupants or the public.
>
> (a) Health hazards or inadequate sanitation that include, but not be limited to, the following:
>
> …
>
> (6) General dilapidation or improper maintenance.
>
> …
>
> (b) Structural hazards include, but are not limited to, the following:
>
> …
>
> (3) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
>
> (4) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
>
> …
>
> (c) Nuisance as defined in section 1002.

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(d) Electrical hazards include, but are not limited to, the following:

(1) All electrical wiring that did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good and safe condition, or is not being used in a safe manner.

…

(6) Lack of, inoperable or defective electrical lighting.

(e) Plumbing hazards include, but are not limited to, the following:

(1) Plumbing that did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good or safe condition, or has cross-connections and siphonage between fixtures.

(f) Hazardous mechanical equipment shall include, but not be limited to, the following:

(1) Mechanical equipment, including all heating equipment and its vent, that did not conform with all applicable laws and regulations in effect at the time of its installation or which has not been maintained in good and safe condition, or is not being used in a safe manner.

(g) Faulty weather protection shall include, but not be limited to deteriorated or ineffective waterproofing of exterior walls, roof, or floors, including broken windows or doors.

(h) Any MH-unit or portion thereof, device, apparatus, equipment, or combustible material which is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(i) Materials or construction not allowed or approved by this chapter, or which have not been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

X. CONCLUSION

60. In sum, the Subject Property is currently in violation of the FMC, Health and Safety Code, and the California Code of Regulations. The violations stem from the inability or indifference of Owners to properly maintain the Subject Property. While under the current ownership, the Subject Property's dilapidated and substandard state, excessive amount of junk and rubbish, refuse and combustible flammable waste, deteriorated and damaged roadways, unmarked lot addresses, and abandoned and improperly parked cars endangers the health and safety of the neighborhood and general public by encouraging the presence of transients, criminal activity, and creating numerous

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significant fire hazards within a residential community. Two fires have already occurred within the past six months, claiming the life of one man and severely injuring another.

61. For the reasons stated herein, the Subject Property has been found to have substandard buildings as defined by the California Code of Regulations and is a public nuisance by local ordinance. The substandard nature of the Subject Property is a significant danger to the health and safety of the public as provided in Health and Safety Code section 17980.6. Therefore, Health and Safety Code sections 18404(b) and 17980.7 authorizes this Court to issue an order appointing a Receiver to abate all violations and rehabilitate the Subject Property.

XI. PRAYER FOR RELIEF

WHEREFORE, the City of Fresno prays for relief as follows:

62. An order pursuant to Health and Safety Code section 17980.7(c) and Code of Civil Procedure section 564 et seq., appointing a Receiver to correct the violations, immediately abate all threats to life, health, and safety, and to provide a recommended plan for remediation of the Subject Property. A true and correct copy of the Curriculum Vitae for City's nominated Receiver, California Receivership Group, Inc., a California Benefit Corporation, through its President Mark Adams, Esq. is attached hereto as Exhibit 5.

63. An order that said receivership shall be in full force and effect until such time as said receivership is terminated by order of this Court.

64. An order, pursuant to Health and Safety Code section 17980.7(c)(3), enjoining any persons or business entity, agent, and representative from interfering with the Receiver in the operation of the substandard building, and encumbering or transferring the substandard building or real property upon which the building is situated.

65. An order allowing the Fresno Police Department and/or Fresno County Sheriff's Department to forcibly remove anyone occupying the Subject Property unlawfully.

66. An order pursuant to Health and Safety code section 17980.7(c)(4) authorizing all powers contained within that section, and specifically subsection 17980.7(c)(4)(G) to borrow funds, on an emergency basis (if deemed necessary), to pay for any work authorized under the instant application.

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67. Health and Safety Code section 17980.7(c)(4)(H)(6) which provides: "If the conditions of the premises or the repair or rehabilitation thereof significantly affect the safe and sanitary use of the substandard building by any tenant, to the extent that the tenant cannot safely reside in his or her unit, then the receiver shall provide relocation benefits in accordance with subparagraph (A) of paragraph (3) or subdivision (d)."

68. An order that any such funds borrowed shall have superior priority status over any other encumbrances on the Subject Property, excepting federal, state, or county tax liens.

69. An order pursuant to Health and Safety Code section 17980.7(d)(1) requiring Respondent to reimburse the City for its complete enforcement costs with respect to the Subject Property, including but not limited to, inspection costs, investigation costs, enforcement costs, attorney's fees and costs, costs to repair and eliminate substandard conditions, and all costs of prosecution. This reimbursement is based on a finding that the Subject Property was in a condition that substantially endangered the health and safety of occupants pursuant to Health and Safety Code section 17980.6.

70. An order that the City's attorney's fees, court costs, and enforcement costs have superior priority status over any other encumbrances on the Subject Property, excepting federal tax liens, state tax liens, county tax liens, and Receiver's certificates of indebtedness.

71. An order pursuant to Health and Safety Code section 17980.7(b)(1) disallowing Respondent any tax deduction with respect to state taxes for interest, taxes, expenses, depreciation, or amortization paid or incurred with respect to the Subject Property continuing through such time as all substandard conditions at the Subject Property have been cured.

72. An order stating that any reimbursement requirement is a personal obligation of Respondent, which the City may recover in the same manner as any civil judgment. Further, and at the City's sole election, part of this entire reimbursement requirement shall be equally recoverable as a special assessment against the Subject Property according to the provisions of Government Code section 38773.5 and FMC section 1-304.

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73. An order granting such other relief as this Court deems just and proper.

DATED: September 20, 2021

Respectfully submitted,

DOUGLAS T. SLOAN
City Attorney

By: _____
Christina A. Roberson, Assistant City Attorney
Sarah A. Papazian, Deputy City Attorney
Attorneys for Petitioners City of Fresno and
People of the State of California

SP:th

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Rent Increase Application Page 0328

EXHIBIT 1

CLTA LITIGATION

Issued By:

Fidelity National Title
Insurance Company

Guarantee Number:

FFOM-TO21001602

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

FIDELITY NATIONAL TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

Fidelity National Title Insurance Company

By:

Randy Quirk, President

Fidelity National Title Company
2540 West Shaw Lane, #112
Fresno, CA 93711

Countersigned By:

Andy Kern
Authorized Officer or Agent

SEAL

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Erica Madrigal Fidelity National Title Company 2540 West Shaw Lane, #112 Fresno, CA 93711 Phone: (559)492-4228 Fax: (559)448-8530 Main Phone: (559)492-4223 Email: eamadrigal@fnf.com

SCHEDULE A

Amount of Liability	Fee	Title Officer
$60,000.00	$600.00	Erica Madrigal

Date of Guarantee: August 12, 2021 at 08:00 AM

1. Name of Assured: City of Fresno

2. The estate or interest in the Land that is the subject of this Guarantee is:

   Fee as to Parcels, 1, 2 and 3, Easement as to Parcel 4

3. The Land referred to in this Guarantee is situated in the State of California, County of Fresno, and is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

4. This Litigation Guarantee is furnished solely for the purpose of facilitating the filing of an action to Health and Safety Receivership. It shall not be used or relied upon for any other purpose.

5. ASSURANCES:

   According to the Public Records as of the Date of Guarantee,

   a. Title to the estate or interest is vested in:

      Joan L. Kervorkian, as Trustee of the "Joan L. Kevorkian Declaration of Trust established March 17, 2006, as to an undivided 13/24 interest; and

      George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust dated 3/14/96 as Amended and Restated, as to an undvided 11/24 interest, **AS TO PARCEL 1:**

      Joan L. Kervorkian, as Trustee of the "Joan L. Kevorkian Declaration of Trust established March 17, 2006, as to an undivided 13/24 interest, **SUBJECT TO ITEMS #1 AND 2 OF SUBORDINATE MATTERS, HEREIN**; and

      George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust dated 3/14/96 as Amended and Restated, as to an undvided 11/24 interest, **AS TO PARCELS 2 AND 3**

   b. Except for the matters shown in Schedule B, there are no defects, liens, encumbrances or other matters affecting title to the estate or interest in the land shown in Schedule A, which matters are not necessarily shown in the order of their priority.

SCHEDULE A
(continued)

c. The current interest holders claiming some right, title or interest by reason of the matters shown in Part II of Schedule B are as shown therein. The vestee named herein and parties claiming to have some right, title or interest by reason of the matters shown in Part II of Schedule B may be necessary parties defendant in an action, the nature of which is referred to above in paragraph 4.

d. The current interest holders claiming some right, title or interest by reason of the matters shown in Part I of Schedule B may also be necessary parties defendant in an action, the nature of which is referred to above in paragraph 4. However, no return address for mailing after recording is shown in Schedule C as to those current interest holders.

e. The return address for mailing after recording, if any, as shown on each document referred to in Part II of Schedule B by specific recording information, and as shown on the document(s) vesting title as shown above in paragraph 5(a), are as shown in Schedule C.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 408-050-04, 408-050-05 and 408-050-09

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 408-050-04

THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 204 OF PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

ALSO EXCEPTING THEREFOM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 2: APN: 408-050-05

THE WEST 70 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 AND THE EAST 10 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 204 OF PERRIN COLONY 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFOM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 3: APN: 408-050-09

THE SOUTH HALF OF THE NORTHEAST QUARTER OF LOT 204, PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTIING THEREFROM THE WEST 30 FEET THEREOF.

ALSO EXCEPTING THEREFOM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 4:

RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE WEST 115 FEET AND OVER THE EAST 30 FEET OF THE WEST 244.5 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 204 OF PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PALTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

SCHEDULE B

PART I

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	005-398
Tax Identification No.:	408-050-04 (Parcel 1)
Fiscal Year:	2020-2021
1st Installment:	$4,267.21 Paid
2nd Installment:	$4,267.21 Paid
Exemption:	$0.00
Land:	$620,387.00
Improvements:	$28,497.00
Personal Property:	$0.00

The lien of the assessment shown below, which assessment is or will be collected with, and included in, the property taxes shown above.

Assessment:	Met Flood Assmt
Amount:	$280.96

3. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	005-398
Tax Identification No.:	408-050-05 (Parcel 2)
Fiscal Year:	2020-2021
1st Installment:	$1,036.28 Paid
2nd Installment:	$1,036.28 Paid
Exemption:	$0.00
Land:	$137,674.00
Improvements:	$14,243.00
Personal Property:	$0.00

The lien of the assessment shown below, which assessment is or will be collected with, and included in, the property taxes shown above.

Assessment:	Met Flood Assmt
Amount:	$140.48

4. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	005-398
Tax Identification No.:	408-050-09 (Parcel 3)
Fiscal Year:	2020-2021
1st Installment:	$4,750.36 Paid
2nd Installment:	$4,750.36 Paid
Exemption:	$0.00
Land:	$708,993.00
Improvements:	$15,867.00
Personal Property:	$0.00

SCHEDULE B
(continued)

5. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

6. The herein described property lies within the boundaries of the Fresno Metropolitan Flood Control District and may be subject to assessment for drainage fees and/or requirements to construct planned local drainage facilities

Disclosed by: FMFCD Resolution No. 1816
Recording Date: July 31, 1995
Recording No.: 95092128 of Official Records

No assessments have been levied at this time.

7. Taxes and assessments levied by the Fresno Irrigation District.

THE FOLLOWING MATTERS AFFECT PARCEL 1:

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Ditch
Affects: as shown upon said map
Recording No.: Book 4, Page 68 of Plats

9. Matters contained in that certain document

Entitled: Agreement
Dated: May 11, 1954
Executed by: R. C. Holiday, et al
Recording Date: May 17, 1954
Recording No.: Book 3447, Page 51, Document No. 30291 of Official Records

Reference is hereby made to said document for full particulars.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Donald A. Davis and E. Genevieve Davis, husband and wife, as joint tenants
Purpose: ingress to and egress from
Recording Date: July 28, 1969
Recording No.: Book 5707, Page 481, Document No. 51648 of Official Records
Affects: as more fully described in said document

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company
Purpose: pipe line, suitable service pipes, ingress and egress
Recording Date: May 22, 1970
Recording No.: Book 5788, Page 242, Document No. 35438 of Official Records
Affects: as more fully described in said document

SCHEDULE B
(continued)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	County of Fresno
Purpose:	public road
Recording Date:	November 5, 1970
Recording No.:	Book 5834, Page 44, Document No. 77744 of Official Records
Affects:	as more fully described in said document

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Bill J. Gillum, et al
Purpose:	Ingress and egress
Recording Date:	February 9, 1971
Recording No.:	Book 5860, Page 765, Document No. 10081 of Official Records
Affects:	as more fully described in said document

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Gas and Electric Company
Purpose:	Utilities
Recording Date:	August 21, 1985
Recording No.:	85083003 of Official Records
Affects:	as more fully described in said document

THE FOLLOWING MATTERS AFFECT PARCEL 2:

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	Ditch
Affects:	as shown upon said map
Recording No.:	Book 4, Page 68 of Plats

16. Matters contained in that certain document

Entitled:	Agreement
Dated:	May 11, 1954
Executed by:	R. C. Holiday, et al
Recording Date:	May 17, 1954
Recording No.:	Book 3447, Page 51, Document No. 30291 of Official Records

Reference is hereby made to said document for full particulars.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	County of Fresno
Purpose:	Public road
Recording Date:	September 30, 1971
Recording No.:	Book 5941, Page 815, Document No. 78873 of Official Records
Affects:	as more fully described in said document

SCHEDULE B
(continued)

18. Matters contained in that certain document

Entitled:	Agreement of Sale
Dated:	May 15, 1972
Executed by:	Tillinghast & Associates, Inc., et al
Recording Date:	February 15, 1974
Recording No.:	Book 6267, Page 264, Document No. 12309 of Official Records

Reference is hereby made to said document for full particulars.

THE FOLLOWING MATTERS AFFECT PARCEL 3:

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	Ditch
Affects:	as shown upon said map
Recording No.:	Book 4, Page 68 of Plats

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Gas and Electric Company
Purpose:	poles wires
Recording Date:	October 29, 1946
Recording No.:	Book 2455, Page 429, Document No. 74195 of Official Records
Affects:	as more fully described in said document

21. Matters contained in that certain document

Entitled:	Agreement
Dated:	May 11, 1954
Executed by:	R. C. Holiday, et al
Recording Date:	May 17, 1954
Recording No.:	Book 3447, Page 51, Document No. 30291 of Official Records

Reference is hereby made to said document for full particulars.

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Gas and Electric Company
Purpose:	pipe line, suitable service pipes, ingress and egress
Recording Date:	May 22, 1970
Recording No.:	Book 5788, Page 242, Document No. 35438 of Official Records
Affects:	as more fully described in said document

SCHEDULE B
(continued)

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	County of Fresno
Purpose:	public road
Recording Date:	November 5, 1970
Recording No.:	Book 5834, Page 44, Document No. 77744 of Official Records
Affects:	as more fully described in said document

24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Gas and Electric Company
Purpose:	underground main or pipe line, ingress and egress
Recording Date:	June 24, 1971
Recording No.:	Book 5907, Page 768, Document No. 49784 of Official Records
Affects:	as more fully described in said document

25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Gas and Electric Company
Purpose:	poles, ingress and egress
Recording Date:	August 30, 1971
Recording No.:	Book 5932, Page 69, Document No. 70290 of Official Records
Affects:	as more fully described in said document

26. Matters contained in that certain document

Entitled:	Agreement of Sale
Dated:	May 15, 1972
Executed by:	Tillinghast & Associates, Inc., et al
Recording Date:	February 15, 1974
Recording No.:	Book 6267, Page 264, Document No. 12309 of Official Records

Reference is hereby made to said document for full particulars.

END OF SCHEDULE B - PART I

SCHEDULE B

PART II

THE FOLLOWING MATTERS AFFECT PARCELS 2 AND 3:

1. The effect of a Grant Deed

   From: Art S. Kevorkian and Joan L. Kevorkian, husband and wife, as joint tenants, as to an undivided 1/12 interest
   To: Art S. Kevorkian and Joan L. Kevorkian, husband and wife as community property, as to an undivided 1/2 interest
   Dated: September 20, 1991
   Recording Date: October 17, 1991
   Recording No.: 91129381 of Official Records

   Note: Said Grant Deed purports to transfer title for Parcels 2 and 3 as described herein by assessors parcel number but does not contain a legal description.

   and Re-Recording Date: November 12, 1991
   and Re-Recording No.: 91139311 of Official Records

2. The effect of a Affidavit - By Surviving Spouse

   Executed by: Joan L. Kevorkian
   Dated: August 21, 2002
   Recording Date: September 11, 2002
   Recording No.: 2002-0157293 of Official Records

   Note: Said Grant Deed purports to transfere title for Parcels 2 and 3 as described herein by assessors parcel number but does not contain a legal description.

3. Please be advised that our search did not disclose any open Deeds of Trust of record.

   Affects: all parcels

END OF SCHEDULE B - PART II

SCHEDULE C

ADDRESSES

SITUS ADDRESS:

Parcels 1 and 3:

104 E. Sierra Avenue
Fresno, CA 93710

Parcel 2:

158 E. Sierra Avenue
Fresno, CA 93710

REGARDING VESTING OBTAINED FROM QUITCLAIM DEED 10-0148342 OF OFFICIAL RECORDS

JOAN L. KERVORKIAN, AS TRUSTEE OF THE "JOAN L. KEVORKIAN DECLARATION OF TRUST ESTABLISHED MARCH 17, 2006
C/O
Joan L. Kevorkian
1207 W. Fremont
Fresno, CA 93711

JOAN L. KERVORKIAN, AS TRUSTEE OF THE "JOAN L. KEVORKIAN DECLARATION OF TRUST ESTABLISHED MARCH 17, 2006
C/O
Dale A. De Goede
McCallum & De Goede
1322 East Shaw Ave., Ste. 400
Fresno, CA 93710

REGARDING VESTING OBTAINED FROM INDIVIDUAL QUITCLAIM DEED 12-0065017 OF OFFICIAL RECORDS

George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corine M. Wallet Separate Property Trust dated 3/14/1996
C/O
George L. Wallet
5288 N. Parrish Way
Fresno, CA 93711

George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corine M. Wallet Separate Property Trust dated 3/14/1996
C/O
Dale A. De Goede
McCallum & De Goede
1322 East Shaw Ave., Ste. 400
Fresno, CA 93710

REGARDING VESTING OBTAINED FROM FRESNO COUNTY TAX ROLL

Joan L. Kevorkian, Trustee
George L. Wallet, Trustee
5288 N. Parrish
Fresno, CA 93711

SCHEDULE C
(continued)

Joan L. Kevorkian, Trustee
George L. Wallet, Trustee
104 E. Sierra Avenue
Fresno, CA 93710

REGARDING ITEM #1, SCHEDULE B, PART II

Joan L. Kevorkian
C/O
Robyn L. Esraelian
Richardson, Jones & Esraelian
2660 W. Shaw Ave., Suite 100
Fresno, CA 93711

REGARDING ITEM #2, SCHEDULE B, PART II

Joan L. Kevorkian
C/O Robyn L. Esraelian, Esq.
Richardson, Jones & Esraelian
2660 W. Shaw, Suite 100
Fresno, CA 93711

END OF SCHEDULE C

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.

(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.

(c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.

(d) The identity of any party shown or referred to in any of the schedules of this Guarantee.

(e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.

(f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.

(g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in the Guarantee mean:

(a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.

(b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

(c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(d) "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.

(f) "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4 (a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

(continued)

5. PROOF OF LOSS OR DAMAGE

(a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

(b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

(b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or

(c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. LIMITATION OF LIABILITY

(a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.

(b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.

(d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. PAYMENT OF LOSS

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

(continued)

11. ARBITRATION

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is Two Million And No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of Two Million And No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. SEVERABILITY

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. CHOICE OF LAW; FORUM

(a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at:

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

EXHIBIT 2

City of FRESNO

Douglas T. Sloan
City Attorney

April 13, 2017

Lauren D. Layne
Via E-mail to: llayne@bakermanock.com
BAKER, MANOCK & JENSEN

RE: Health and Safety Receiverships filed by the City of Fresno

Dear Ms. Layne:

This will confirm our conversation wherein the Fresno Metropolitan Flood Control District (FMFCD) agrees to accept via electronic mail, all Pre-Petition papers, pleadings, and documents that the City of Fresno files in its Petitions for an Order to Abate Substandard Buildings and Appointment of a Health & Safety Receiverships, for properties located in Fresno, California. Henceforth, all papers, including the Health & Safety Code section 17980.7(c) Pre-Petition Notice, will be served on FMFCD via electronic mail to you and Mr. Remus.

If you agree, please sign below and return this correspondence to us at your earliest convenience.

Sincerely,

Felicia A. Espinosa
Deputy City Attorney

FAE:cg:74739cg/fae

••••••••••••••••

I, the undersigned, have read the above and agree to service via electronic mail of any and all papers the City of Fresno serves FMFCD regarding substandard properties it petitions for a court order to abate and appoint a health & safety receiver.

BAKER, MANOCK & JENSEN

By: _____
Lauren D. Layne, Esq.
Attorneys for Fresno Metropolitan Flood Control District

c: Andrew E. Remus, FMFCD

EXHIBIT 3

City of FRESNO

Douglas T. Sloan
City Attorney

November 6, 2018

VIA E-MAIL AND FIRST CLASS MAIL

cbasham@fresnocountyca.gov
Catherine Basham
Chief Deputy County Counsel
Fresno County Counsel's Office
2220 Tulare St., Fifth Floor
Fresno, CA 93721

RE: Health and Safety Receiverships filed by the City of Fresno

Dear Ms. Basham:

This will confirm my conversation with Deputy County Counsel Jaspreet Klar of October 29, 2018 wherein the County of Fresno (County) agrees to accept via electronic mail, all Pre-Petition papers, pleadings, and documents that the City of Fresno files in its Petitions for an Order to Abate Substandard Buildings and Appointment of a Health & Safety Receiverships, for properties located in Fresno, California. This will apply to cases where the County's sole interest is a tax lien or child support lien. Henceforth, all papers, including the Health & Safety Code section 17980.7(c) Pre-Petition Notice, will be served on County via electronic mail to you and Arthur Wille, Sr., Senior Deputy County Counsel, at cbasham@fresnocountyca.gov and awille@fresnocountyca.gov. This will be effective for all service on ongoing cases and future cases.

If you agree, please sign below and return this correspondence to us at your earliest convenience.

Sincerely,

Christina A. Roberson
Supervising Deputy City Attorney

CAR:cg:55929cg

●●●●●●●●●●●●●●●

I, the undersigned, have read the above and agree to service via electronic mail of any and all papers the City of Fresno serves on the County regarding substandard properties it petitions for a court order to abate and appoint a health & safety receiver, as set forth above.

COUNTY COUNSEL'S OFFICE

By: _____
Catherine Basham
Chief Deputy County Counsel
Attorneys for County of Fresno

EXHIBIT 4

DOUGLAS T. SLOAN, City Attorney
CITY OF FRESNO
By: Christina Roberson, Assistant City Attorney (284512)
Sarah A. Papazian, Deputy City Attorney (318270)
2600 Fresno Street, Room 2031
Fresno, California 93721-3602
Telephone: (559) 621-7500
Facsimile: (559) 488-1084

Attorneys for Petitioners City of Fresno and People of the State of California

Exempt from Filing Fees Pursuant to Government Code section 6103

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, vs. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS CO-TRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; AND DOES 1 THROUGH 50, inclusive Respondents.	Case No.: 21CECG[_____] **NOTICE OF PENDENCY OF ACTION (LIS PENDENS)** Action filed: [_]

TO JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS CO-TRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST, and DOES 1 through 50, inclusive, PLEASE TAKE NOTICE THAT the City of Fresno (City) filed a Petition for Order to Abate Substandard Building, Appointment of Receiver, and Orders Pursuant to California Health & Safety Code in Fresno County Superior Court for the real property located at 104 East Sierra Avenue, Fresno, California, Assessor's Parcel Numbers (APN) 408-050-04, 408-050-05, and 408-050-09 (Property) described as:

PARCEL 1: APN: 408-050-04

THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 204 OF PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

ALSO EXCEPTING THEREFROM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 2: APN: 408-050-05

THE WEST 70 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 AND THE EAST 10 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 204 OF PERRIN COLONY 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 3: APN: 408-050-09

THE SOUTH HALF OF THE NORTHEAST QUARTER OF LOT 204, PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE WEST 30 FEET THEREOF.

ALSO EXCEPTING THEREFROM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 4:

RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE WEST 115 FEET AND OVER THE EAST 30 FEET OF THE WEST 244.5 FEET OF THE FOLLOWING DESCRIBED PARCEL;

CITY ATTORNEY
CITY HALL
FRESNO, CA 93721

THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 204 OF PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PALTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

A hearing on the matter will be held in the Fresno County Superior Court on [_____], 2021. The relief sought by the City may affect title or possession of this property.

DATED: September [_], 2021

Respectfully submitted,

DOUGLAS T. SLOAN
City Attorney

By: _____
Christina Roberson, Assistant City Attorney
Sarah A. Papazian, Deputy City Attorney
Attorneys for Petitioners City of Fresno and People of the State of California

CITY ATTORNEY
CITY HALL
FRESNO, CA 93721

Rent Increase Application Page 0352

EXHIBIT 5

DOUGLAS T. SLOAN, City Attorney
CITY OF FRESNO
By: Christina A. Roberson, Assistant City Attorney (284512)
Sarah A. Papazian, Deputy City Attorney (318270)
2600 Fresno Street, Room 2031
Fresno, California 93721-3602
Telephone: (559) 621-7500
Facsimile: (559) 457-1084

Attorneys for Petitioners City of Fresno and People of the State of California

Exempt from Filing Fees Pursuant to Government Code section 6103

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, vs. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS CO-TRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; AND DOES 1 THROUGH 50, inclusive Respondents.	Case No.: **DECLARATION OF MARK ADAMS IN SUPPORT OF PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS**

DECLARATION OF MARK ADAMS

I, Mark Adams, declare as follows:

1. I am the President of the California Receivership Group, Inc., a California Benefit Corporation ("CRG"), a company with vast experience in Health and Safety Code receiverships over properties similar to the one in question in this case. I am submitting this Declaration in support of the City of Fresno's ("City") Petition for Order to Abate Substandard Building, Appointment of Receiver, and Requiring Reimbursements for the real property located at 104 East

Sierra Avenue, Fresno, California, Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09 ("Property"). The following is true and correct to the best of my knowledge, and if called upon to do so, I could and would testify competently thereto in a court of law.

2. As President of CRG, I have been appointed as a receiver by 151 different Superior Court Judges and one United States District Court Judge. As a Receiver, I have overseen the abatement of 259 nuisance properties throughout the state. A copy of my curriculum vitae, along with a synopsis of my professional experience as a receiver, is attached to this Declaration as **Exhibit 1**.

3. My team members are billed out at various rates and it is my practice to have receivership activities worked on by the most inexpensive member of our team who also has the requisite knowledge and experience to accomplish a professional result. A rate sheet for all our team members is attached as **Exhibit 2** to this Declaration and it is incorporated herein. Our monthly accounting reports show all billed time by line item and broken out by team member, and any rate or employee changes will be reflected in the monthly accounting reports filed with this Court.

4. I am familiar with the Property, and the City's request for the appointment of a receiver, and with the general conditions thereof and ongoing violations thereon. I am familiar with the necessary tasks to bring the Property into compliance with State and local laws. The members of the CRG team and I are qualified and willing to act as Receiver for the Property.

5. I am not a party to this action, I do not represent any parties to this action, and I am not related to any judge of the Court by consanguinity or affinity within the third degree. I have made no agreements or contracts regarding this matter.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Executed on this 14th day of September, 2021, at Santa Monica, California.

Mark Adams, President
California Receivership Group

Exhibit 1

MARK S. ADAMS
ATTORNEY AT LAW
3435 Ocean Park Blvd., Suite 107
Santa Monica, CA 90405
madams@calreceivers.com
Phone (310) 471-8181
Fax (310) 471-8180

RECEIVERSHIP EXPERIENCE

The most experienced health and safety receiver working in California. Appointed by 151 different Superior Court judges and one United States District Court judge in 113 municipalities and 34 different counties as a health and safety receiver on 259 different dilapidated properties.

Innovative approach includes arranging first-of-its-kind receivership certificate financing, hiring contractors and cleanup crews, and managing properties ranging from single-family residences to large apartment complexes and motels. In various projects, has overseen: removal of 1,100 tons (2.4 million pounds) of debris from one 5-acre site (including $170,000 in recycling revenue); clean-out of an apartment building overrun by a drug dealer and a prostitute; recovery of $120,000 from a mortgage-fraud perpetrator on behalf of a 75-year-old previous owner; management of a 267-pad mobile home park housing over 3,000 migrant farmworkers. Appointed on approximately 10 motels throughout the state, including: the 73,000-square-foot Saddleback Inn in Santa Ana, which was demolished after a fire; a dilapidated, historic Route 66 motel in Needles, which was opened to the county fire department for training purposes; a large, thoroughly vandalized motel in Palmdale that was thoroughly rehabilitated and brought back up to code; and a century-old hotel in Oroville that was cleared of drug dealers and vagrants, then revitalized to become housing for a local college.

Special expertise in dealing with recalcitrant property owners, whether they be passive investors, slumlords, convicted felons, drug addicts, hoarders, or the mentally ill.

Nominated as receiver by attorneys for Los Angeles County, Alhambra, San Fernando, Westminster, West Covina, Rolling Hills Estates, La Habra, Rancho Cucamonga, Upland, Costa Mesa, Highland, Palos Verdes Estates, Crescent City, Rancho Palos Verdes, Buena Park, Norco, Santa Clarita, Fullerton, Rialto, Chula Vista, Whittier, Hawthorne, Eureka, Oroville, Glendale, Santa Ana (on nomination of the Orange County District Attorney and in a separate case by the City Attorney), Brea, Anaheim, Arroyo Grande, Gardena, Palm Desert, Needles, San Juan Capistrano, Mariposa County, Fontana, Newport Beach, Pomona, Dana Point, Davis, Cathedral City, Desert Hot Springs, Los Banos, La Mirada, Mammoth Lakes, Thousand Oaks, Vista, Ridgecrest, El Centro, Merced, San Luis Obispo, Tustin, Paradise, Stockton, Newark, Oakland, Chino, Montebello, Compton, Rancho Mirage, Indio, Walnut, Coachella, Exeter, Paso Robles, Porterville, El Cerrito, Healdsburg, Lake Elsinore, Cazadero, Lawndale, Irvine, Anderson, Banning, Brawley, Modesto, Ojai, Sacramento, Ventura, Ukiah, Santee, Williams, Lompoc, Sonoma County, Palmdale, Salinas, Rancho Cordova, Sierra County, Fresno, Ceres, Forestville, Duarte, Azusa, Capitola, Menlo Park, Placerville, San Diego, Portola Valley, Sunnyvale, Beaumont, Reedley, Claremont, Watsonville, San Jose, Santa Cruz, Guadalupe, Poway, Fowler, and Rancho Cucamonga.

PROFESSIONAL EXPERIENCE

CALIFORNIA RECEIVERSHIP GROUP, INC.

PRESIDENT, 1999-Present

Specializing in real estate, real estate finance, and litigation for appointment of slum housing receivers under Health and Safety Code Section 17980.7, Penal Code, Code of Civil Procedure Section 564 *et seq.*, and Business and Professions Code Section 17203.

PRINCIPAL, CIVITAS HOUSING CO.

SENIOR V.P., DE MIRANDA MANAGEMENT

1997-1999

Responsible for affordable housing management for a professional property management firm, managing 4,400 apartment units in the Los Angeles metropolitan area. Worked with various clients in arranging bank financing for real estate projects.

Co-founded and helped administer the Blue Ribbon Citizens Committee on Slum Housing, the catalyst for the City of Los Angeles' substantially expanded inspection program.

SOUTHERN CALIFORNIA HOUSING DEVELOPMENT CORPORATION

DIRECTOR, LOS ANGELES DIVISION, 1995-1998

Managed Los Angeles operations for this nonprofit housing developer.

FANNIE MAE

DIRECTOR OF PUBLIC AFFAIRS, 1992-1995

Responsible for congressional relations in the nine western states.

ATTORNEY/CONSULTANT

1988-1992

Corporate and housing finance work for clients such as the California Housing Finance Agency and Great Western Bank.

CALLIE MAE, INC.

PRESIDENT, 1982-1987

Founded and managed a mortgage banking company which sold over $500 million in home mortgage loans to California public pension funds and other institutional investors.

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

CONSULTANT, 1978-1981

Worked in the policy development arm of the Governor's office.

BALL, HUNT, HART, BROWN AND BAERWITZ

ATTORNEY, 1976-1978

Associate in the litigation department.

EDUCATION

GEORGETOWN UNIVERSITY LAW CENTER – J.D. 1975
LOYOLA MARYMOUNT UNIVERSITY – B.A. 1972

Exhibit 2

Employee Rates

Last Name	First Name	Title	Billing Rate
Adams	Mark	President/Receiver	$465/hr
Adams	Andrew	General Counsel/Receiver	$415/hr
Chon	Lyna	Of Counsel	$335/hr
Yatteau	Tom	Counsel	$330/hr
Vossough	Sheila	Counsel	$315/hr
Wehde	Marcia	Vice President of Operations	$265/hr
Weinstein	Elizabeth	Controller	$265/hr
Laurenti	Lou	Director of Security	$245/hr
Albiol	Trish	Director of Construction Management	$235/hr
Gao	Eddie	Project Manager	$220/hr
Axt	Trevor	Paralegal	$215/hr
Jaques	Leah	Paralegal	$200/hr
Xu	Karen	Assistant Paralegal	$185/hr
Connelly	Erica	Operations and Resource Consultant	$185/hr
Stewart	Margie	Professional Organizer	$175/hr
Spence	Suzanne	Accounting Manager	$170/hr
Connelly	Matthew	Construction Consultant	$100/hr

Rates current as of January 1, 2020

EXHIBIT 6

NOTICE TO ABATE

[California Health & Safety Code § 17980.6]

Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09

The conditions currently existing on this property constitute a public nuisance, which represents an immediate risk to life, public health, and community safety, and are nuisances. These conditions violate multiple provisions of law, including but not limited to, the California Health and Safety Code and the California Code of Regulations. Specifically, the following violations are found at this property:

1. Excess trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the lots and in the common areas of the Property.
   (Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1120, 1606(j).)
   Remove all excess trash, rubbish, tent-like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.
2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes.
   (Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1106.)

Remove all abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes.

3. The roadways throughout the Property are not marked to show permitted direction of traffic, and where parking is prohibited.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1102, 1106(b) & (c).)
Provide signs or markings clearly visible at any given point on the roadway, identifying the permitted direction of traffic, and where parking is prohibited.

4. The lot address identification numbers of Lots #2, #4, #5, #10, #10B, #10C, #11, #15C, #16, #22, #23, #25, #27, #28, #33, #38, #39, #40, #43, #45, #47, and #49 are not visible.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1104.)
Repair or replace the unmaintained lot address identification numbers in a conspicuous location facing the roadway.

5. There is an accumulation of refuse, rubbish, debris, and combustible flammable waste upon Lots #22, #23, #24, #27, and #28.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1120(b) & (c), 1606(j).)
Remove all refuse, rubbish, debris, and combustible flammable waste from Lots #22, #23, #24, #27, and #28 of the Property.

6. There are substandard mobilehome units upon Lots #22, #23, #24, #27, and #28.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(m)(1), 1606(a)-(l).)
Remove or repair the substandard mobilehome units on Lots #22, #23, #24, #27, and #28 of the Property.

***B** Note: Obtain all required permits and inspections.

7. The roadways throughout the Property are damaged and deteriorated, resulting in a lack of proper grading.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1102(a), 1106, 1116(a).)
Repair the roadways such that they are properly maintained, with no depressions in the surfaces in which surface water will accumulate.

8. Notice of the park's Emergency Preparedness Plan is not posted in any publicly accessible area within the Property.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18603(c)(1), 18610; Cal. Code Regs., tit. 25, § 1013(c)(2).)
Post a notice in a publicly accessible area within the Property, notifying residents of how they may obtain a copy of the Plan.

[See next page for additional information]

PERMITS:

All items marked with an * (asterisk) and a letter (*B, *P, *M, *E) may require Development Permit(s), inspections, and final approval upon completion.
The Building and Safety Division determines whether a permit will be required to address the violation(s) identified herein.
It is important to bring this Notice with you to the City of Fresno Building and Safety Permit Counter when obtaining permits, to determine if a permit is required and how to file an application for permit(s).
Note: A permit may also be required on unmarked items depending on the extent of the repair. Permit Counter phone number: (559) 621-8084.

LANDLORDS ARE PROHIBITED FROM RETALIATING AGAINST TENANTS WHO SEEK TO ENFORCE THIS HEALTH & SAFETY CODE AND/OR ANY OTHER CODE VIOLATIONS CITED WITHIN THIS NOTICE PURSUANT TO SECTION 1942.5 OF THE CIVIL CODE.

Pursuant to Section 17980(a) et seq. of the Health and Safety Code, the conditions on your property constitute a nuisance and substandard building. Moreover, it has been determined the circumstances present at the property constitute an immediate threat to health and safety. As such, pursuant to Health and Safety Code Section 17980.6, you are hereby ordered to abate all of the violations cited herein within **18 DAYS** (from the date of this posting).

Failure to rectify these conditions on your property by ***August 15, 2021, at 5:00 P.M.*** will result in the initiation of further legal proceedings up to and including an emergency application to appoint a receiver to prevent, restrain, correct, or abate the violations with costs of abatement including attorneys' fees payable by you. (Cal. Health & Safety Code §§ 17980.6 & 17980.7).

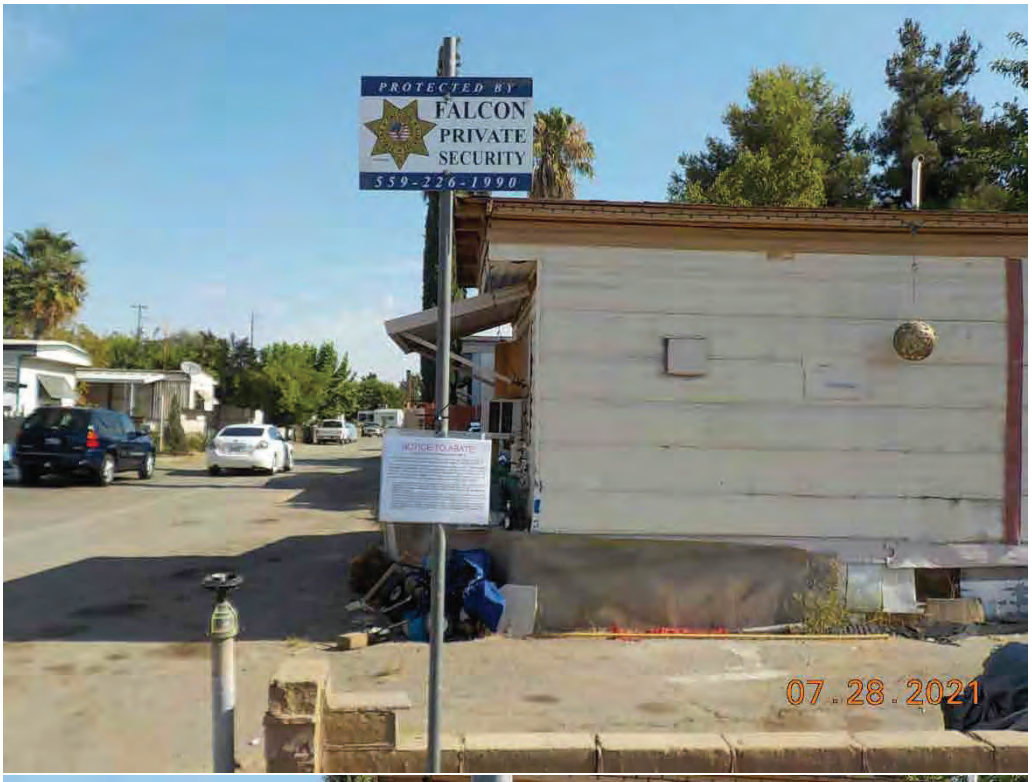
This notice is being generated by the City of Fresno City Attorney's Office, located at 2600 Fresno Street, Third Floor, Fresno, California, 93721, which can be reached by telephone at (559) 621-8400. If you have any questions regarding this matter, please contact City of Fresno Code Enforcement Community Revitalization Specialist Amanda Yanovsky at the aforementioned address or phone number.

SP:th[190380]

EXHIBIT 7

Clark Street Entrance

Sierra Avenue Entrance 1



Sierra Avenue Entrance 2

Space 2

NOTICE TO ABATE
07 . 28 . 2021

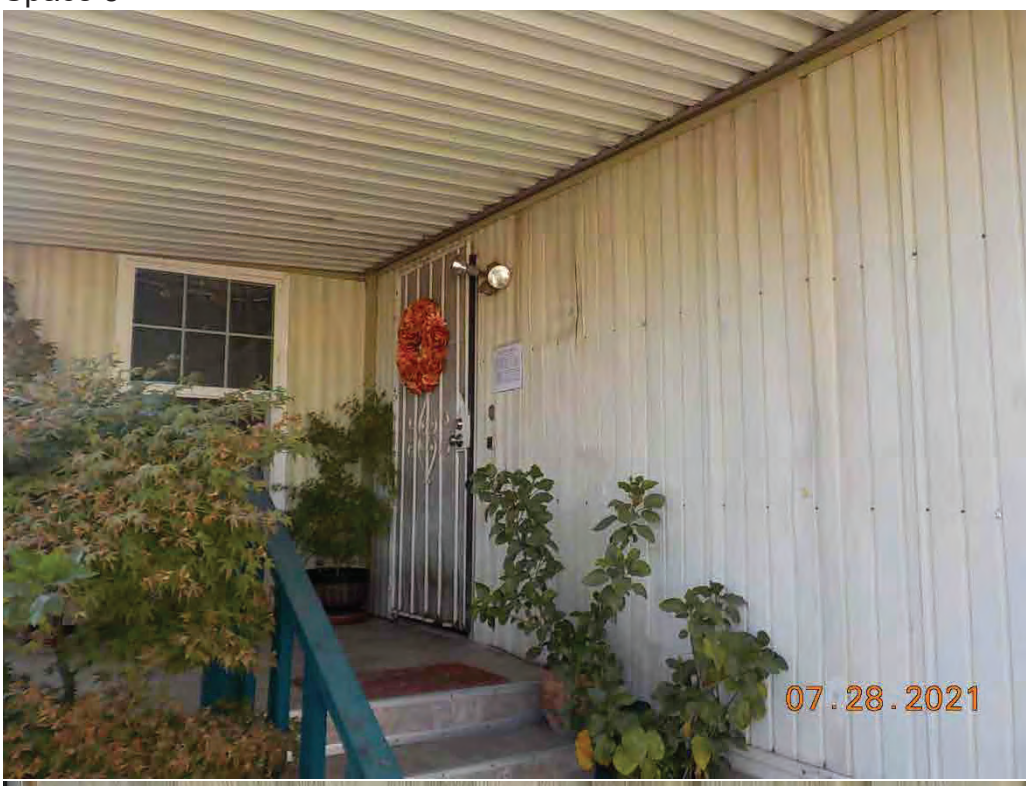
NOTICE TO ABATE
(California Health & Safety Code § 17980.6)
07 . 28 . 2021

Space 4

07 . 28 . 2021

NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710.
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09.
The conditions currently existing on this property constitute a public nuisance, which represents an immediate risk to life, public health, and community safety, and are nuisances. These conditions violate multiple provisions of law, including (but not limited to, the California Health and Safety Code and the California Code of Regulations. Specifically, the following violations are found at this property.
1. Excess trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the lots and in the common areas of the Property.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1120, 1408(g).)
Remove all excess trash, rubbish, tent-like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.
2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1106.)
Page 1
07 . 28 . 2021

Space 5


07.28.2021

NOTICE TO ABATE
(California Health & Safety Code § 17980.6)
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
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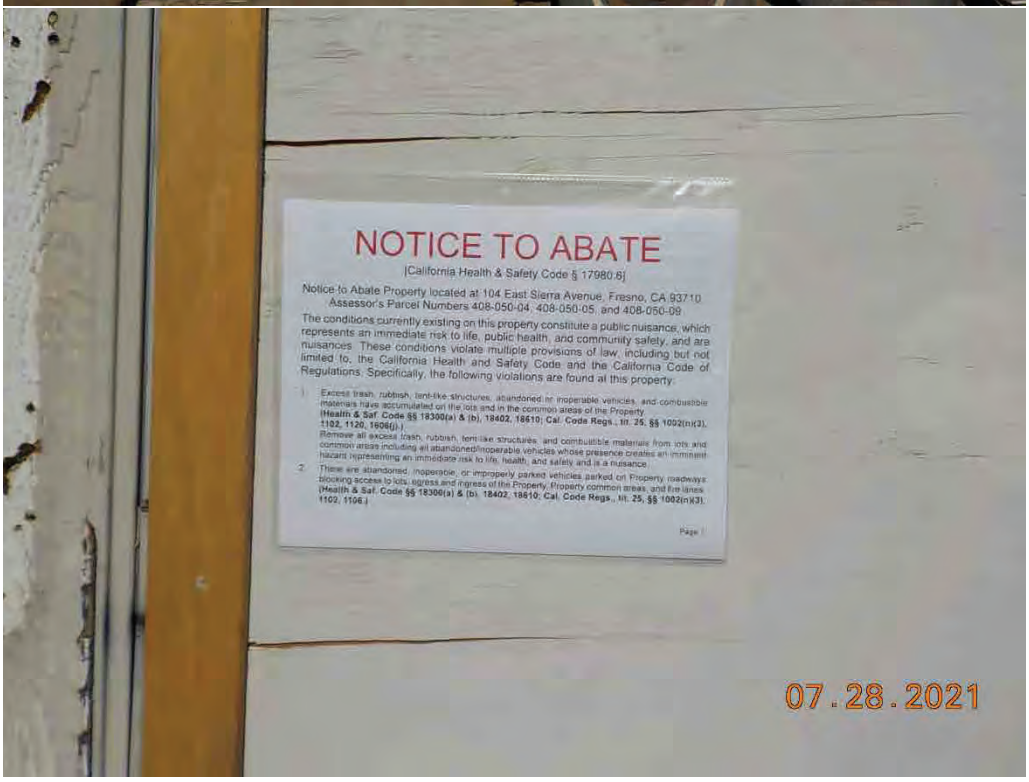
1. Excess trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the lots and in the common areas of the Property.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18810; Cal. Code Regs., tit. 25, §§ 1002(m)(3), 1103, 1120, 1509(g).)
Remove all excess trash, rubbish, tent-like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.
2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to fire, egress and ingress of the Property, Property common areas, and fire lanes.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18810; Cal. Code Regs., tit. 25, §§ 1002(m)(3), 1103, 1106.)
Page 1
07.28.2021

Space 10

07.28.2021


NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
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1. Excess trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the lots and in the common areas of the Property. (Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(2), 1102, 1120, 1906(j).)
Remove all excess trash, rubbish, tent-like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.
2. These are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes. (Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1106.)
Page 1
07.28.2021

Space 10B

07.28.2021

NOTICE TO ABATE
(California Health & Safety Code § 17980.6)
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
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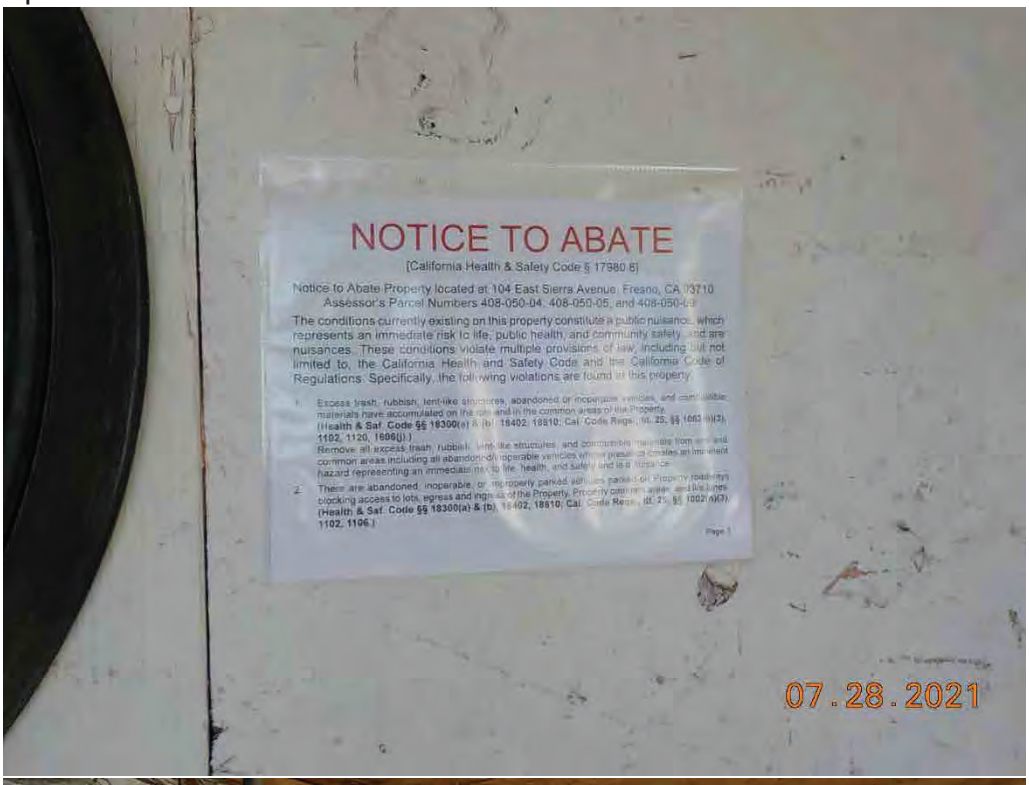
1. Excess trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the lots and in the common areas of the Property. (Health & Saf. Code §§ 18300(a) & (h), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1120, 1606(j).)
Remove all excess trash, rubbish, tent-like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.
2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways, blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes. (Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1106.)
Page 1
07.28.2021

Space 10C


NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
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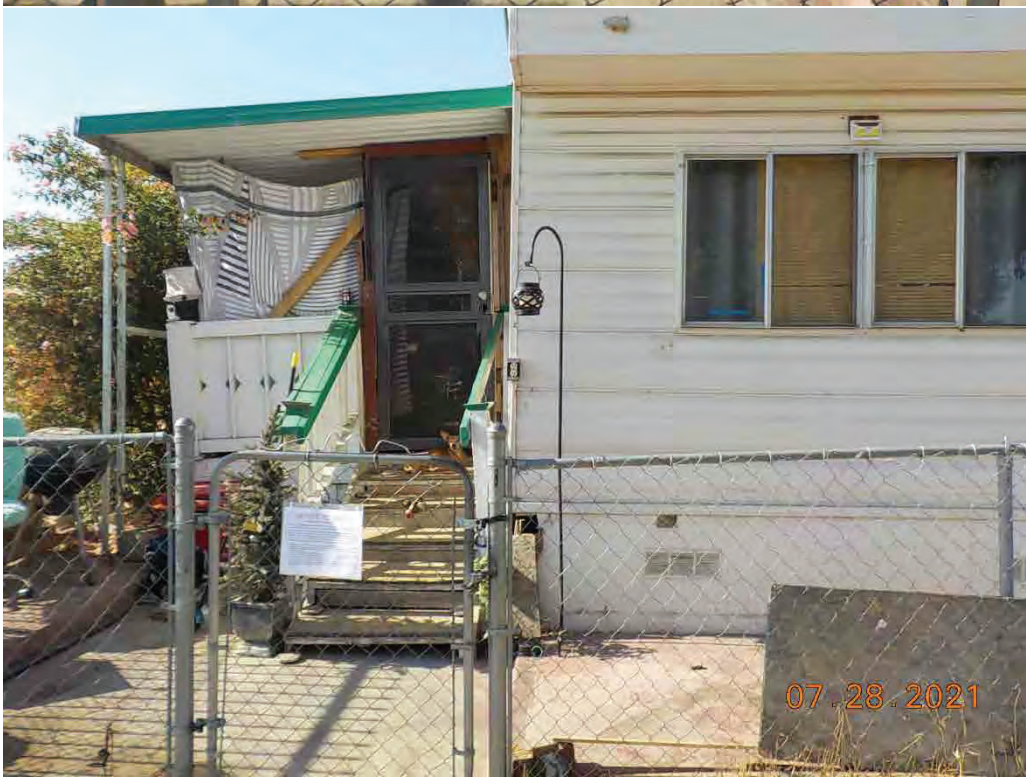
1. Excess trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the site and in the common areas of the Property.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18810; Cal. Code Regs., tit. 25, §§ 1603.1(a)(3), 1102, 1120, 1606(j).)
Remove all excess trash, rubbish, tent-like structures, and combustible materials from site and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.
2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property. Property common areas and lots
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18810; Cal. Code Regs., tit. 25, §§ 1602.a)(3), 1102, 1106.)
07.28.2021

07.28.2021

Space 11

Space 15C

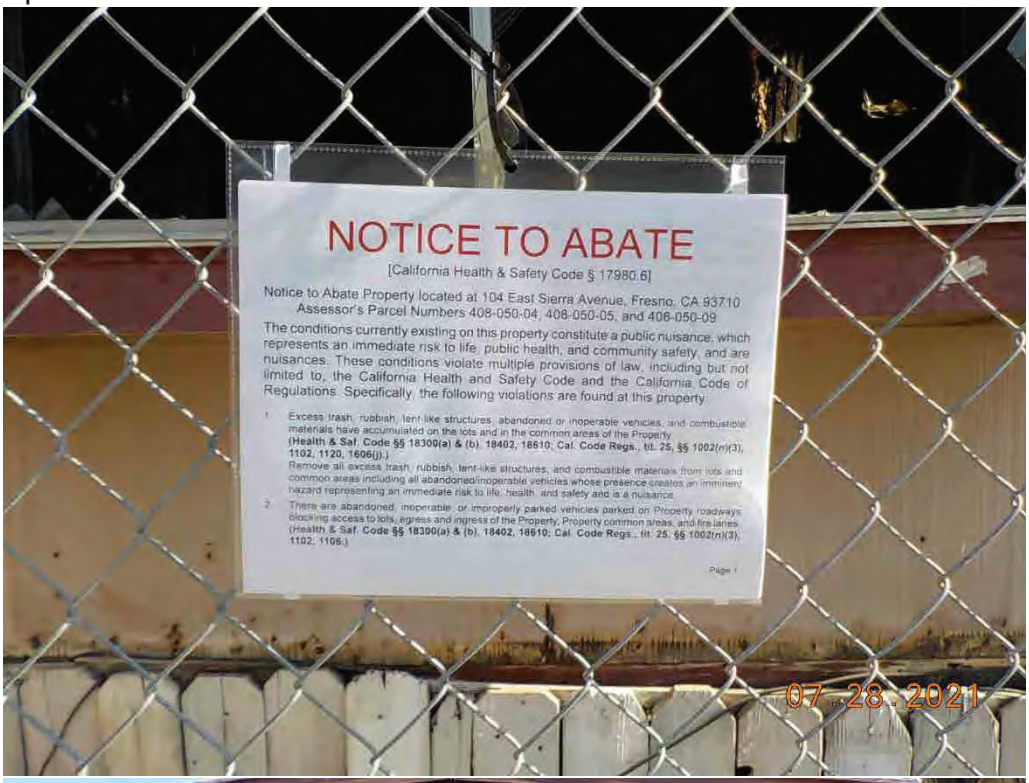


Space 16

NOTICE TO ABATE
(California Health & Safety Code § 17980.6)
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
The conditions currently existing on this property constitute a public nuisance, which represents an immediate risk to life, public health, and community safety, and are nuisances. These conditions violate multiple provisions of law, including but not limited to, the California Health and Safety Code and the California Code of Regulations. Specifically, the following violations are found at this property:
1. Excess trash, rubbish, junk-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the lots and in the common areas of the Property.
(Health & Saf. Code §§ 17980(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(a)(3), 1102, 1120, 1806(j).)
Remove all excess trash, rubbish, junk-like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard, representing an immediate risk to life, health, and safety and is a nuisance.
2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes.
(Health & Saf. Code §§ 17980(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(a)(3), 1102, 1106.)
BEWARE OF THE DOG
07.28.2021

BEWARE OF THE DOG
07.28.2021

Space 22


NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
The conditions currently existing on this property constitute a public nuisance, which represents an immediate risk to life, public health, and community safety, and are nuisances. These conditions violate multiple provisions of law, including but not limited to, the California Health and Safety Code and the California Code of Regulations. Specifically, the following violations are found at this property:
1. Excess trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the lots and in the common areas of the Property (Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1120, 1606(j).)
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Page 1
07.28.2021

07.28.2021
PRIVATE
PROPERTY
NO LOITERING
NO TRESPASSING

Space 23

POSTED
NO TRESPASSING
KEEP OUT
07 28 2021

NOTICE TO ABATE
POSTED
NO TRESPASS
KEEP OUT
07 28 2021

Space 24

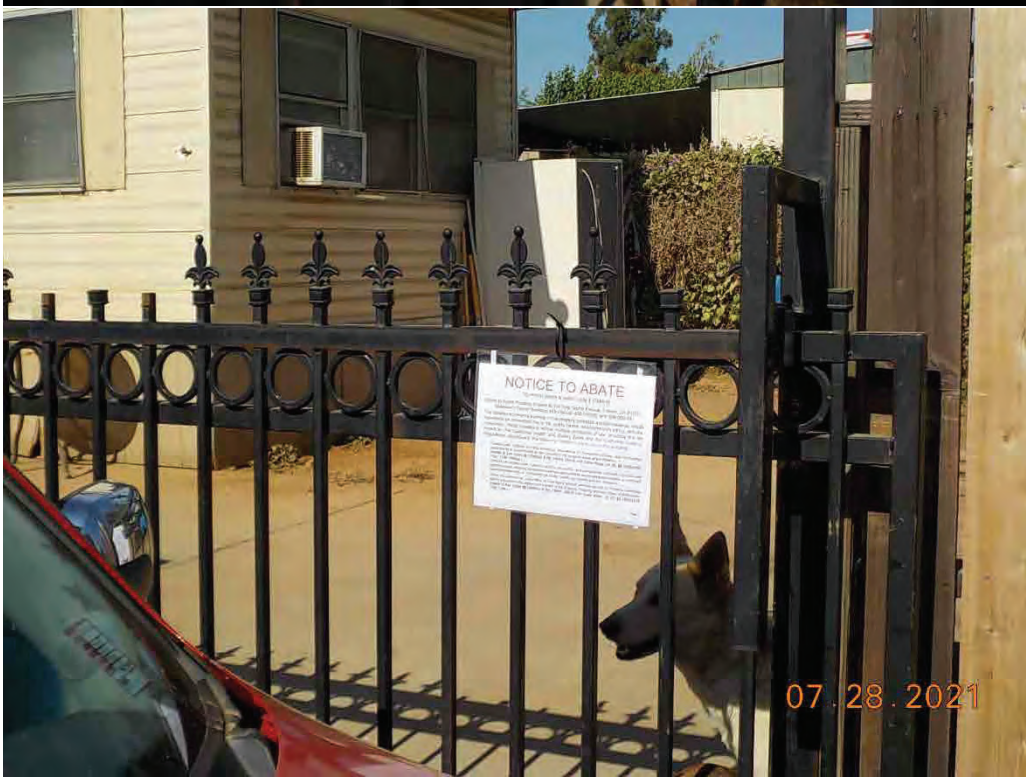
Space 25

Space 27

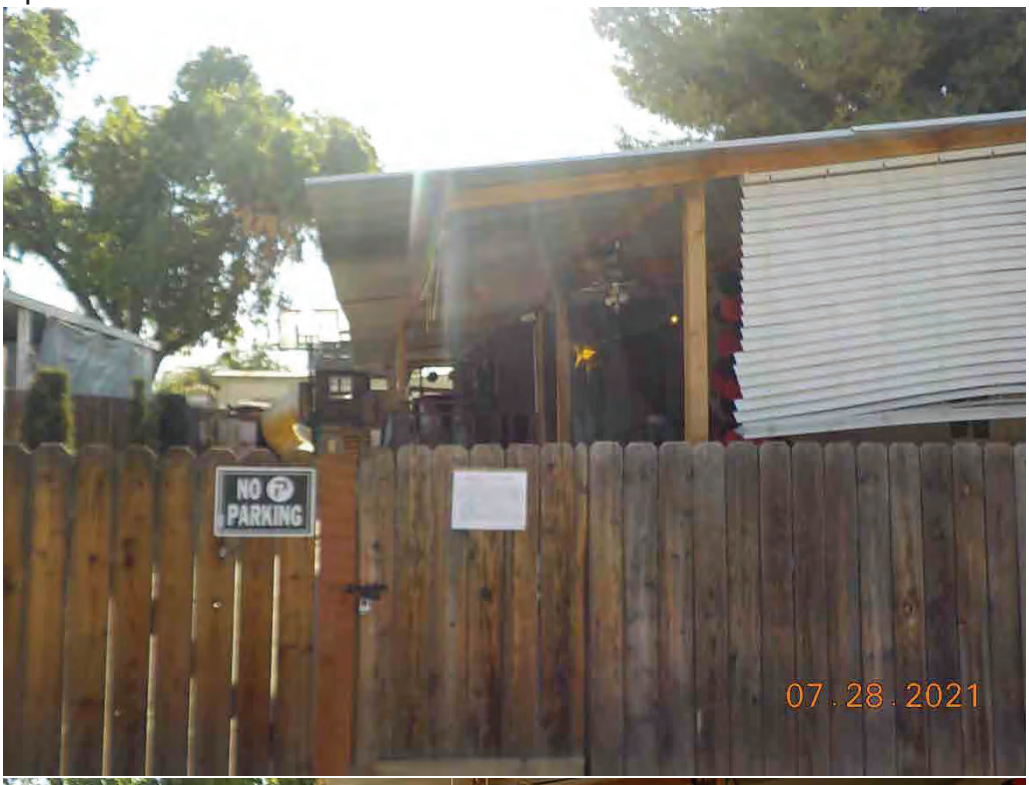
Space 28

Space 33

NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
07.28.2021


NOTICE TO ABATE
07.28.2021

Space 38


NO
PARKING
07 . 28 . 2021

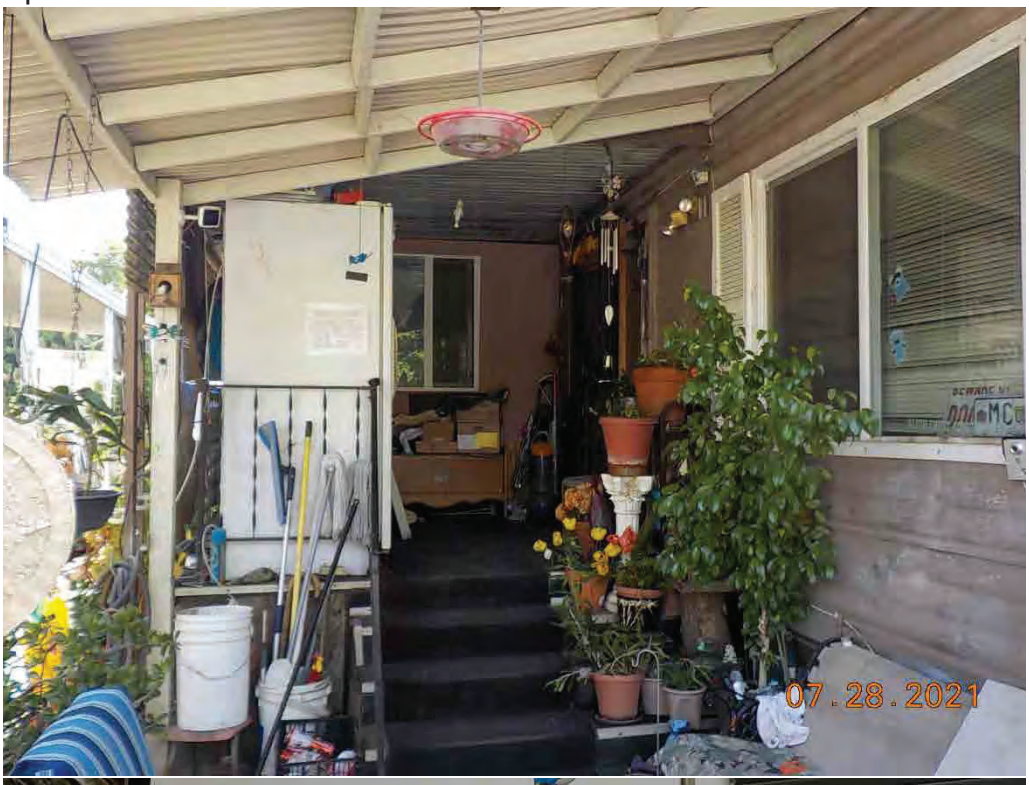
NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
07 . 28 . 2021

Space 39

NOTICE TO ABATE
[California Health & Safety Code § 17980.8]
07.28.2021

07.28.2021

Space 40



Space 43

07.28.2021

NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
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(Health & Saf. Code §§ 18300(a) & (b), 18402, 18810; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1120, 1806(j).)
Remove all excess trash, rubbish, tent-like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.
2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes.
(Health & Saf. Code §§ 18300(a) & (b), 18402, 18810; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1106.)
Page 1
07.28.2021

Space 45

07.28.2021

NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
07.28.2021

Space 47

NOTICE TO ABATE
(California Health & Safety Code § 17980.6)
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
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07.28.2021

07.28.2021

Space 49

NOTICE TO ABATE
[California Health & Safety Code § 17980.6]
Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710
Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09
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2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and lots lanes. (Health & Saf. Code §§ 18300(a) & (b), 18402, 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1106.)
Page 1
07 . 28 . 2021

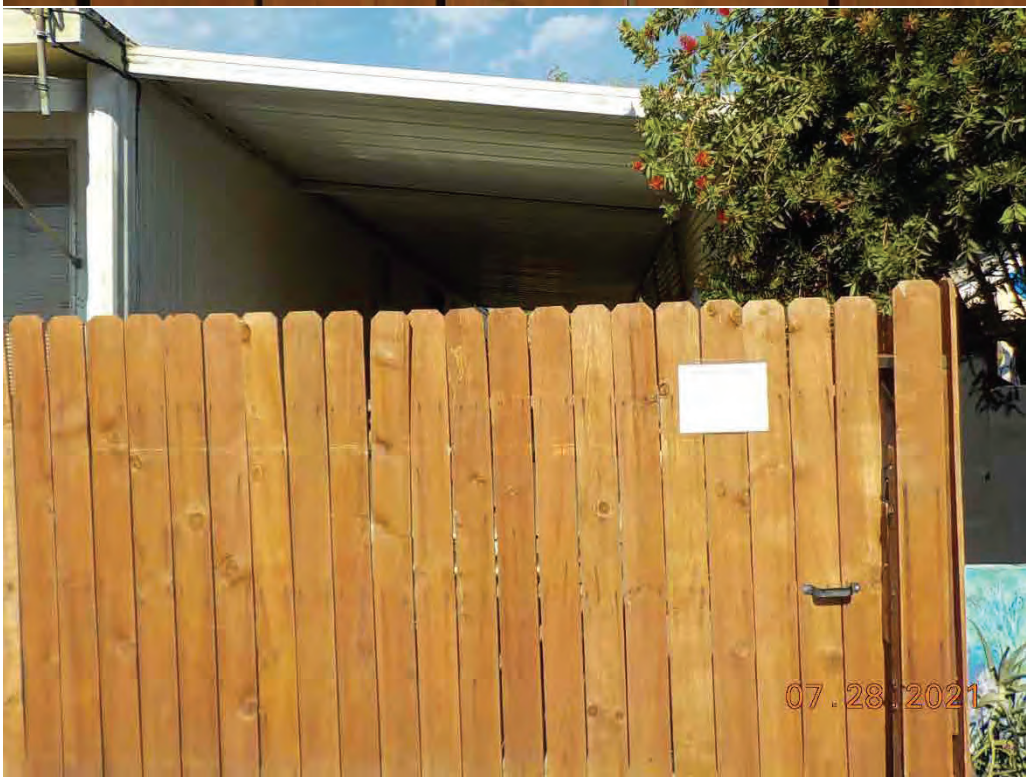
07 . 28 . 2021

EXHIBIT 8

City of FRESNO

DOUGLAS T. SLOAN
City Attorney

July 28, 2021

VIA FIRST CLASS MAIL & CERTIFIED MAIL

Joan L. Kevorkian, Trustee
1207 W. Fremont Ave.
Fresno, CA 93711

A. Emory Wishon III
Motschiedler, Michaelides, Wishon,
Brewer, & Ryan, LLP
1690 West Shaw Avenue, Suite 200
Fresno, California 93711

George L Wallet and Sara J Wallet,
Co-Trustees
5288 N. Parrish Way
Fresno, CA 93711

RE: Cal. Health & Safety Code §§ 17980.6 & 17980.7 re: *Notice to Abate Property located at 104 East Sierra Avenue, Fresno, CA 93710, APNs: 408-050-04, 408-050-05, and 408-050-09*

Dear Property Owners:

It is the goal of Code Enforcement to make the City of Fresno a safe and attractive place to live. As a result of the continued substandard and dangerous conditions at 104 E. Sierra Ave., the City has received authorization from the Department of Housing and Community Development to pursue civil action. As part of the continuing effort to preserve and improve our City, you are now being provided this Notice to Abate the following outstanding violations of the California Health and Safety Code and the California Code of Regulations:

1. Excess trash, rubbish, tent-like structures, abandoned or inoperable vehicles, and combustible materials have accumulated on the lots and in the common areas of the Property.

   (Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1120, 1606(j).)

   Remove all excess trash, rubbish, tent-like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.

2. There are abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes.

   (Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1106.)

Remove all abandoned, inoperable, or improperly parked vehicles parked on Property roadways blocking access to lots, egress and ingress of the Property, Property common areas, and fire lanes.

3. The roadways throughout the Property are not marked to show permitted direction of traffic, and where parking is prohibited.

(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1102, 1106(b) & (c).)

Provide signs or markings clearly visible at any given point on the roadway, identifying the permitted direction of traffic, and where parking is prohibited.

4. The lot address identification numbers of Lots #2, #4, #5, #10, #10B, #10C, #11, #15C, #16, #22, #23, #25, #27, #28, #33, #38, #39, #40, #43, #45, #47, and #49 are not visible.

(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1102, 1104.)

Repair or replace the unmaintained lot address identification numbers in a conspicuous location facing the roadway.

5. There is an accumulation of refuse, rubbish, debris, and combustible flammable waste upon Lots #22, #23, #24, #27, and #28.

(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1002(n)(3), 1120(b) & (c), 1606(j).)

Remove all refuse, rubbish, debris, and combustible flammable waste from Lots #22, #23, #24, #27, and #28 of the Property.

6. There are substandard mobilehome units upon Lots #22, #23, #24, #27, and #28.

(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1002(m)(1), 1606(a)-(l).)

Remove or repair the substandard mobilehome units on Lots #22, #23, #24, #27, and #28 of the Property.

***B** Note: Obtain all required permits and inspections.

7. The roadways throughout the Property are damaged and deteriorated, resulting in a lack of proper grading.

(Health & Saf. Code §§ 18300(a) & (b), 18402, 18420(a)(3), 18610; Cal. Code Regs., tit. 25, §§ 1102(a), 1106, 1116(a).)

Repair the roadways such that they are properly maintained, with no depressions in the surfaces in which surface water will accumulate.

8. Notice of the park's Emergency Preparedness Plan is not posted in any publicly accessible area within the Property.

(Health & Saf. Code §§ 18300(a) & (b), 18402, 18603(c)(1), 18610; Cal. Code Regs., tit. 25, § 1013(c)(2).)

Post a notice in a publicly accessible area within the Property, notifying residents of how they may obtain a copy of the Plan.

PERMITS:

All items marked with an * (asterisk) and a letter (*B, *P, *M, *E) require Development Permit(s), inspections, and final approval upon completion. ***It is important to bring this Notice with you when obtaining permits.***

Note: A permit may also be required on unmarked items depending on the extent of the repair. Permit Counter phone number: (559) 621-8084.

This correspondence will serve as your Notice to Abate pursuant to section 17980.6 of the California Health and Safety Code. The conditions on your Property constitute a nuisance and substandard building, which create an immediate danger to health and safety. As such, pursuant to Health & Safety Code section 17980.6, you are hereby ordered to abate all of the violations cited herein **by August 15, 2021, at 5:00 P.M.** Failure to timely rectify these conditions on your Property will result in the initiation of further legal proceedings up to and including an application to appoint a receiver to prevent, restrain, correct, or abate violations of the law in existence at the Property. All costs of abatement and further legal proceedings, including attorneys' fees, will be your responsibility. (Cal. Health & Safety Code §§ 17980.6 & 17980.7).

If the violations are not corrected, the City also has the right to post the property against occupancy. (FMC § 11-420). Entering or occupying a property that has been posted against occupancy is a misdemeanor. (FMC § 11-420).

Additionally, it is unlawful to retaliate against a tenant because s/he complained about habitability conditions. (Civil Code § 1942.5.)

In closing, the City would like to work with you to resolve the outstanding violations. If you would like to discuss this notice, please contact the Office of the Fresno City Attorney, located at 2600 Fresno Street, Fresno, California, 93721, which can also be reached by telephone at (559) 621-7500.

Sincerely,

Amanda Yanovsky,
Community Revitalization Specialist

c: Sarah A. Papazian, Deputy City Attorney (via e-mail)
Christina Roberson, Assistant City Attorney (via e-mail)

Enclosure:
Cal. H&S 17980.6 Notice to Abate, posted on July 28, 2021

SP:th[190379]

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9414 7266 9904 2183 1976 02

Certified Mail Fee	$	3.60
Return Receipt (Hardcopy)	$	2.85
Return Receipt (Electronic)	$	
Certified Mail Restricted Delivery	$	
Postage	$	.55
Total Postage and Fees	$	7.00

Postmark Here

Sent to:
George L Wallet and Sara J Wallet,
Co-Trustees
5288 N. Parrish Way
Fresno, CA 93711

Reference Information
SP:th [Notice to Abate; 104 E Sierra;
Trails End MHP]

PS Form 3800, Facsimile, July 2015

Certified Article Number
9414 7266 9904 2183 1976 02

SENDER'S RECORD

9590 9266 9904 2183 1976 05

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9414 7266 9904 2183 1993 16

Certified Mail Fee	$	3.60
Return Receipt (Hardcopy)	$	2.85
Return Receipt (Electronic)	$	
Certified Mail Restricted Delivery	$	
Postage	$	.55
Total Postage and Fees	$	7.00

Postmark Here

Sent to:
Joan L. Kevorkian, Trustee
1207 W. Fremont Ave.
Fresno, CA 93711

Reference Information
SP:th [Notice to Abate; 104 E Sierra;
Trails End MHP]

PS Form 3800, Facsimile, July 2015

Certified Article Number
9414 7266 9904 2183 1993 16

SENDER'S RECORD

9590 9266 9904 2183 1993 19

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9414 7266 9904 2183 1975 89

Certified Mail Fee	$	3.60
Return Receipt (Hardcopy)	$	2.85
Return Receipt (Electronic)	$	
Certified Mail Restricted Delivery	$	
Postage	$	.55
Total Postage and Fees	$	7.00

Postmark Here

Sent to:
Emory Wishon III
Motschiedler, Michaelides, Wishon,
Brewer, & Ryan, LLP
1690 West Shaw Avenue, Suite 200
Fresno, California 93711

Reference Information
SP:th [Notice to Abate; 104 E Sierra;
Trails End MHP]

PS Form 3800, Facsimile, July 2015

Certified Article Number
9414 7266 9904 2183 1975 89

SENDER'S RECORD

9590 9266 9904 2183 1975 89

EXHIBIT 9

DOUGLAS T. SLOAN, City Attorney
CITY OF FRESNO
By: Christina Roberson, Assistant City Attorney (284512)
Sarah A. Papazian, Deputy City Attorney (318270)
2600 Fresno Street, Room 2031
Fresno, California 93721-3602
Telephone: (559) 621-7500
Facsimile: (559) 457-1084

Attorneys for Petitioners City of Fresno and People of the State of California

Exempt from Filing Fees Pursuant to Government Code section 6103

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, vs. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS CO-TRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; AND DOES 1 THROUGH 50, inclusive Respondents.	Case No.: **PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS**

TO ALL INTERESTED PARTIES:

PLEASE TAKE NOTICE that on September 17, 2021, or as soon thereafter, Petitioner City of Fresno will file its Petition for an Order to Abate Substandard Building, Appointment of Receiver, and Requiring Reimbursements.

Petitioner City of Fresno will petition this court for an order appointing California Receivership Group, BC, through its President, Mark Adams, as Receiver for the improved real property commonly known as 104 East Sierra Avenue, Fresno, California, Assessor's Parcel Numbers 408-050-04, 408-050-05, and 408-050-09 (Subject Property).

This Petition will be made on the grounds that the condition of the Subject Property renders it a public nuisance, and that the condition of the Subject Property presents an immediate threat to the health, life, and safety of any residents, surrounding neighbors, and to the public welfare.

This notice is made pursuant to California Health & Safety Code section 17980.7(c).

DATED: September 14, 2021

Respectfully submitted,

DOUGLAS T. SLOAN
City Attorney

By: _____
Christina A. Roberson, Assistant City Attorney
Sarah A. Papazian, Deputy City Attorney
Attorneys for Petitioners City of Fresno
and People of the State of California

SAP:th

CITY ATTORNEY
CITY HALL
FRESNO, CA 93721

PROOF OF SERVICE
CCP §§ 1011, 2015.5
FRCP 5(b)

STATE OF CALIFORNIA, COUNTY OF FRESNO

I am employed in the County of Fresno, State of California. I am over the age of 18 and not a party to the within action; my business address is 2600 Fresno Street, Room 2031, Fresno, CA 93721-3602.

On **September 14, 2021,** I served the document described as **PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS** on the interested parties in this action by service to the addressees and in the method as described below:

Joan L. Kevorkian, Trustee
1207 W. Fremont
Fresno, CA 93711

George L. Wallet and Sara J. Wallet, Co-Trustees
5288 N. Parrish Way
Fresno, CA 93711

A. Emory Wishon III
Motschiedler, Michaelides, Wishon, Brewer, & Ryan, LLP
1690 West Shaw Avenue

■ By Mail ☐ I deposited such envelope in the mail at Fresno, California. The envelope was mailed with postage thereon fully prepaid.

■ As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

☐ (By Electronic Service) I caused such document(s) to be delivered by electronic mail to the addressee.

Executed on **September 14, 2021,** at Fresno, California.

■ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Natally Trevino

PROOF OF SERVICE
CCP §§ 1011, 2015.5
FRCP 5(b)

STATE OF CALIFORNIA, COUNTY OF FRESNO

I am employed in the County of Fresno, State of California. I am over the age of 18 and not a party to the within action; my business address is 2600 Fresno Street, Room 2031, Fresno, CA 93721-3602.

On **September 14, 2021,** I served the document described as **PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS** on the interested parties in this action by service to the addressees and in the method as described below:

Fresno Metropolitan Flood Control District
Lauren D. Layne: llayne@bakermanock.com
Paul Marvin: paulwm@fresnofloodcontrol.org

Fresno County Auditor-Controller/Treasurer-Tax Collector
Arthur Wille, Sr., Senior Deputy County Counsel: awille@fresnocountyca.gov
Catherine Basham, Chief Deputy County Counsel: cbasham@fresnocountyca.gov

☐ By Mail

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☐As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

■ (By Electronic Service) I caused such document(s) to be delivered by electronic mail to the addressee.

Executed on **September 14, 2021,** at Fresno, California.

■ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Toni Hunter

Toni Hunter

CITY ATTORNEY
CITY HALL
FRESNO, CA 93721

PROOF OF SERVICE
CCP §§ 1011, 2015.5
FRCP 5(b)

STATE OF CALIFORNIA, COUNTY OF FRESNO

I am employed in the County of Fresno, State of California. I am over the age of 18 and not a party to the within action; my business address is 2600 Fresno Street, Room 2031, Fresno, CA 93721-3602.

On **September 14, 2021,** I served the document described as **PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS** on the interested parties in this action by service to the addressees and in the method as described below:

POSTING AT THE PROPERTY

104 E. Sierra Ave.
Fresno, CA 93710

AT: Sierra Avenue Entrance; Clarke Street entrance; and Spaces 2, 4, 5, 10, 10B, 10C, 11, 15C, 16, 22, 23, 24, 27, 28, 38, 39, 40, 43, 45, 47, and 49.

☐ By Mail

☐ I deposited such envelope in the mail at Fresno, California. The envelope was mailed with postage thereon fully prepaid.

☐As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

☐ (By Electronic Service) I caused such document(s) to be delivered by electronic mail to the addressee.

Executed on **September 14, 2021,** at Fresno, California.

■ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Amanda Yanovsky

PROOF OF SERVICE
CCP §§ 1011, 2015.5
FRCP 5(b)

STATE OF CALIFORNIA, COUNTY OF FRESNO

I am employed in the County of Fresno, State of California. I am over the age of 18 and not a party to the within action; my business address is 2600 Fresno Street, Room 2031, Fresno, CA 93721-3602.

On **September 16, 2021,** I served the document described as **PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS** on the interested parties in this action by service to the addressees and in the method as described below:

POSTING AT THE PROPERTY

104 E. Sierra Ave.
Fresno, CA 93710

AT: Spaces 25 and 33.

☐ By Mail ☐ I deposited such envelope in the mail at Fresno, California. The envelope was mailed with postage thereon fully prepaid.

☐As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Fresno, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

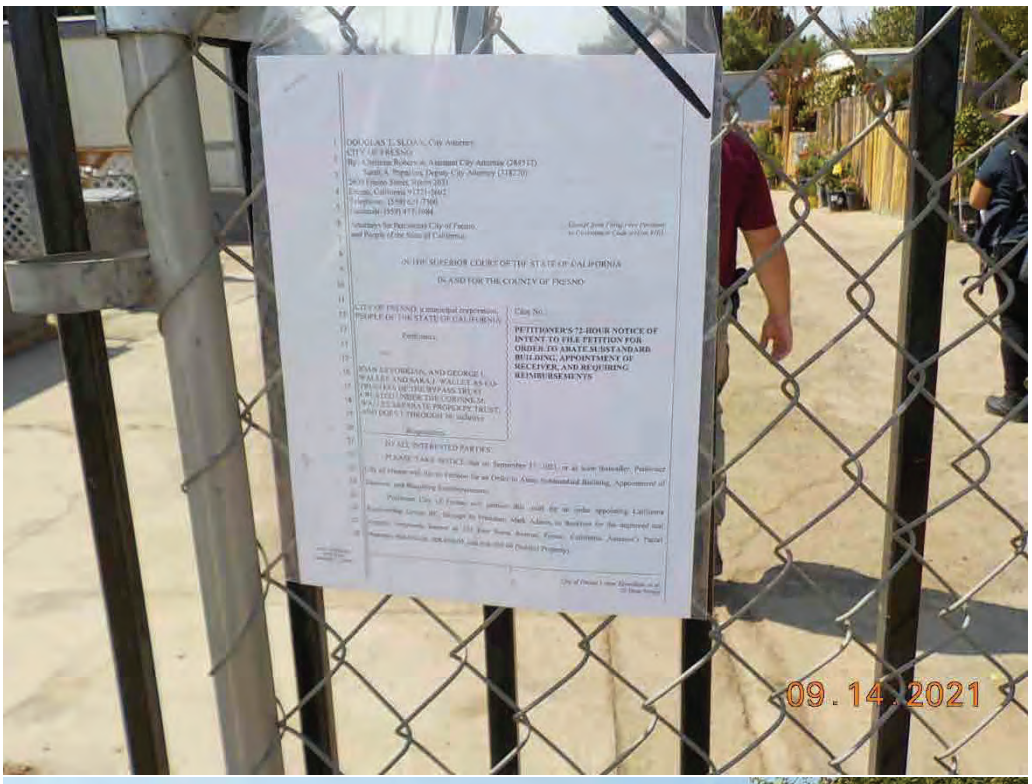
☐ (By Electronic Service) I caused such document(s) to be delivered by electronic mail to the addressee.

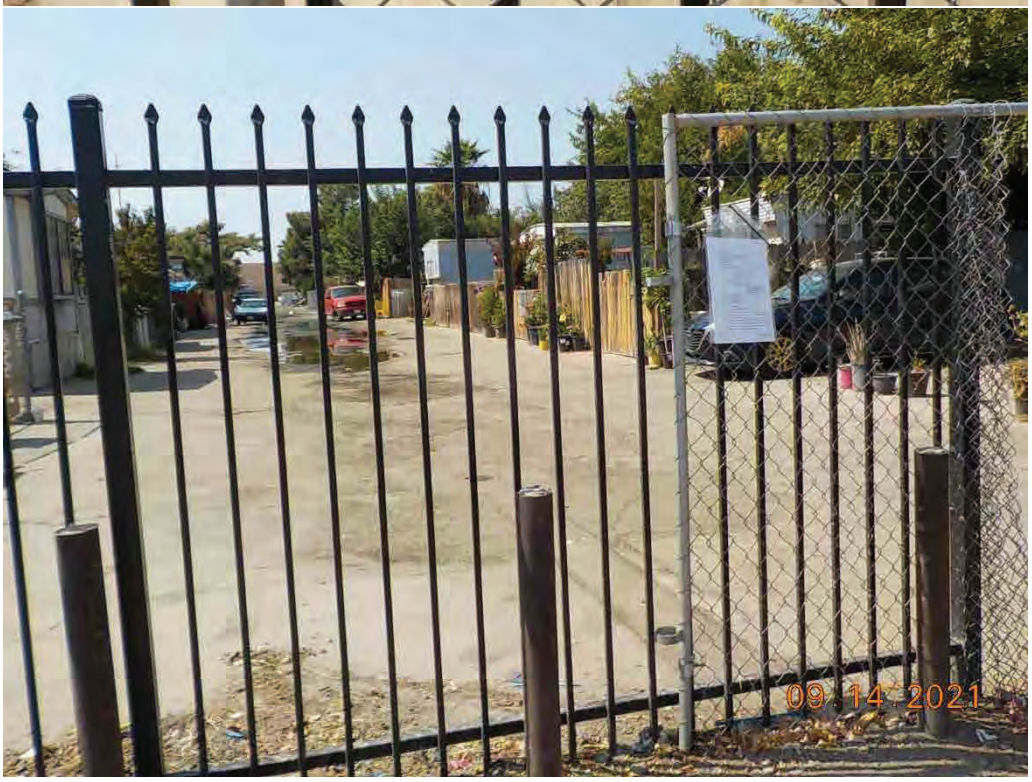
Executed on **September 16, 2021,** at Fresno, California.

■ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

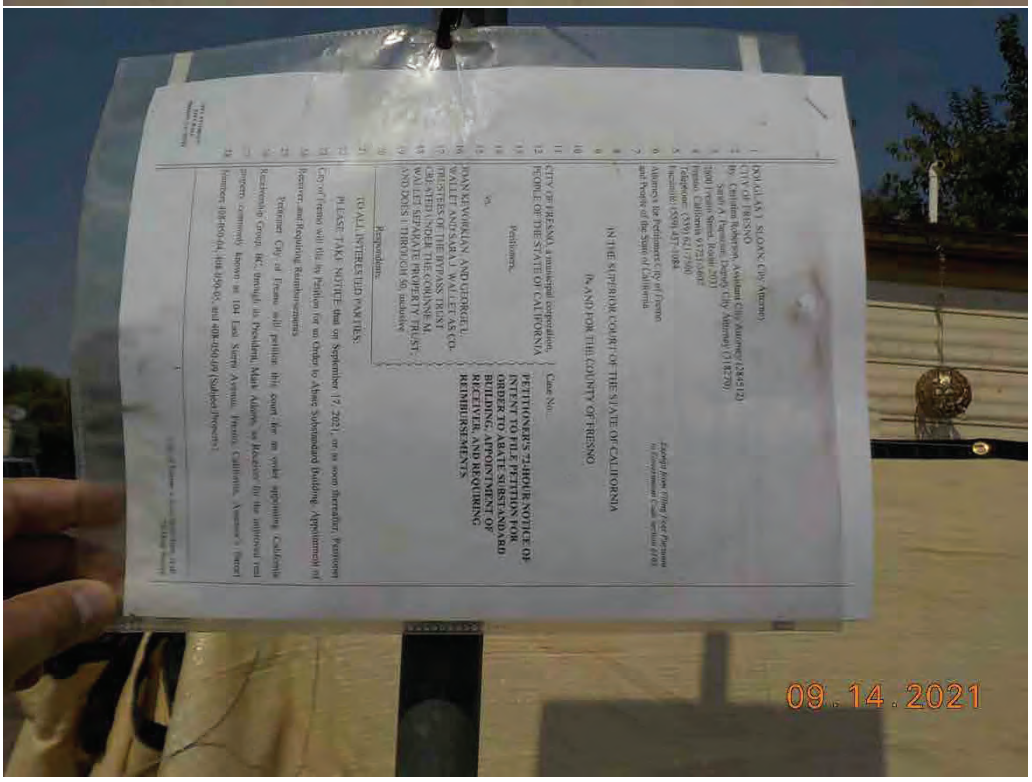
Amanda Yanovsky

Clark Street Entrance

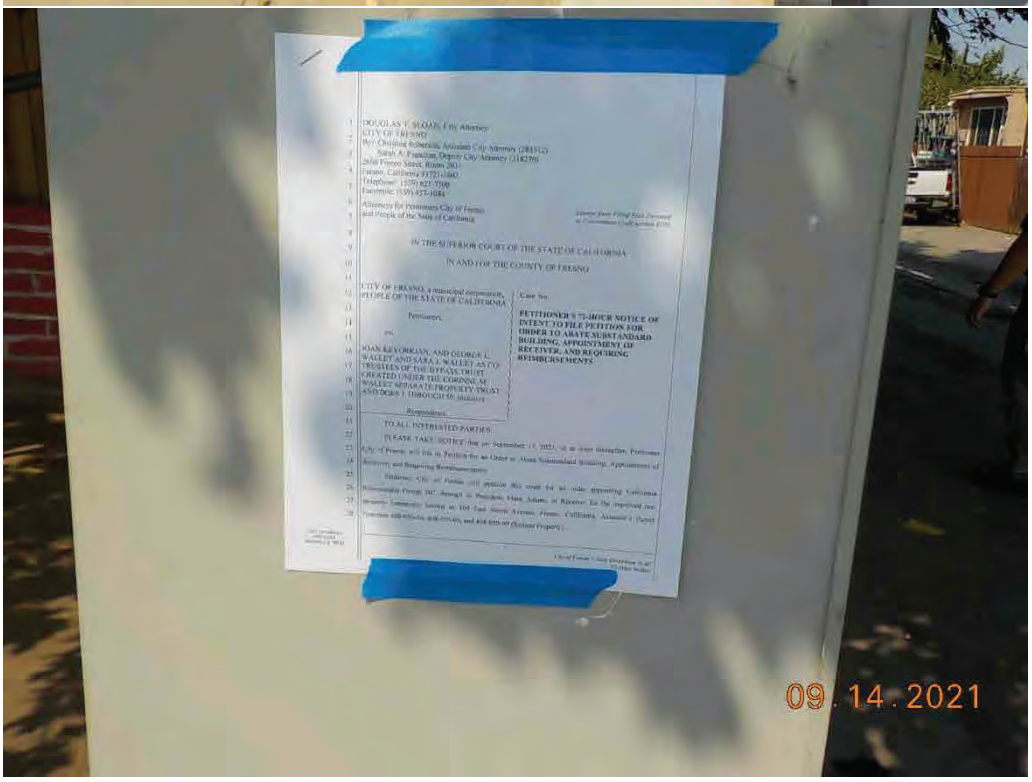




Sierra Avenue Entrance 1



Sierra Avenue Entrance 2



Space 2

Space 4

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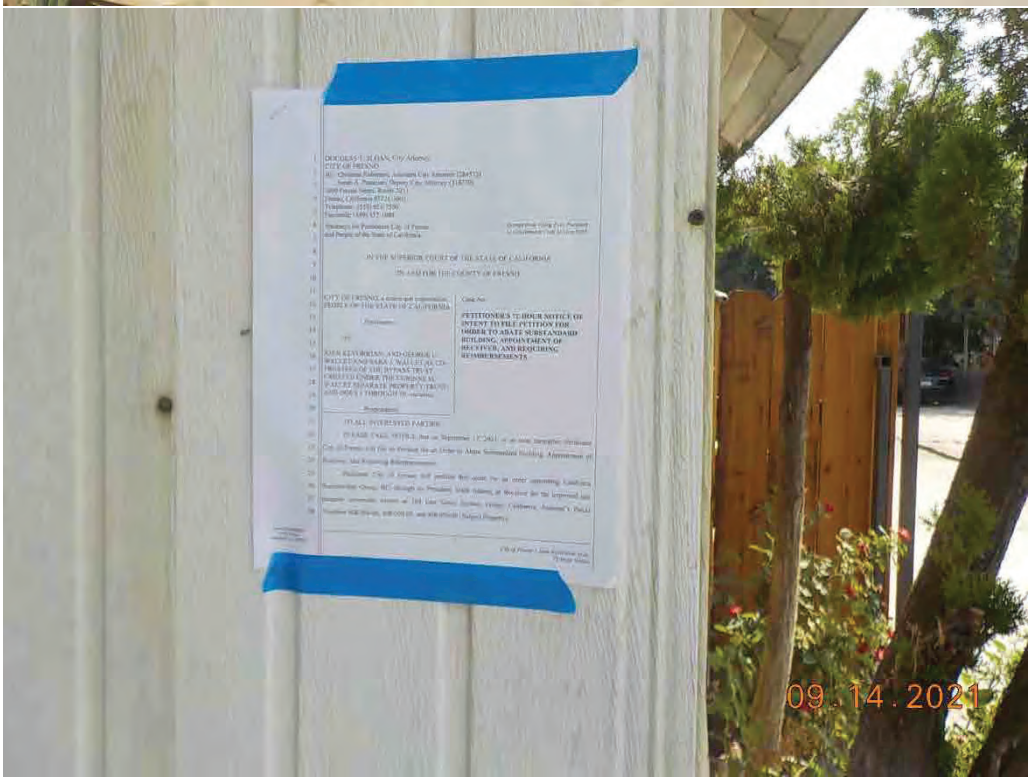
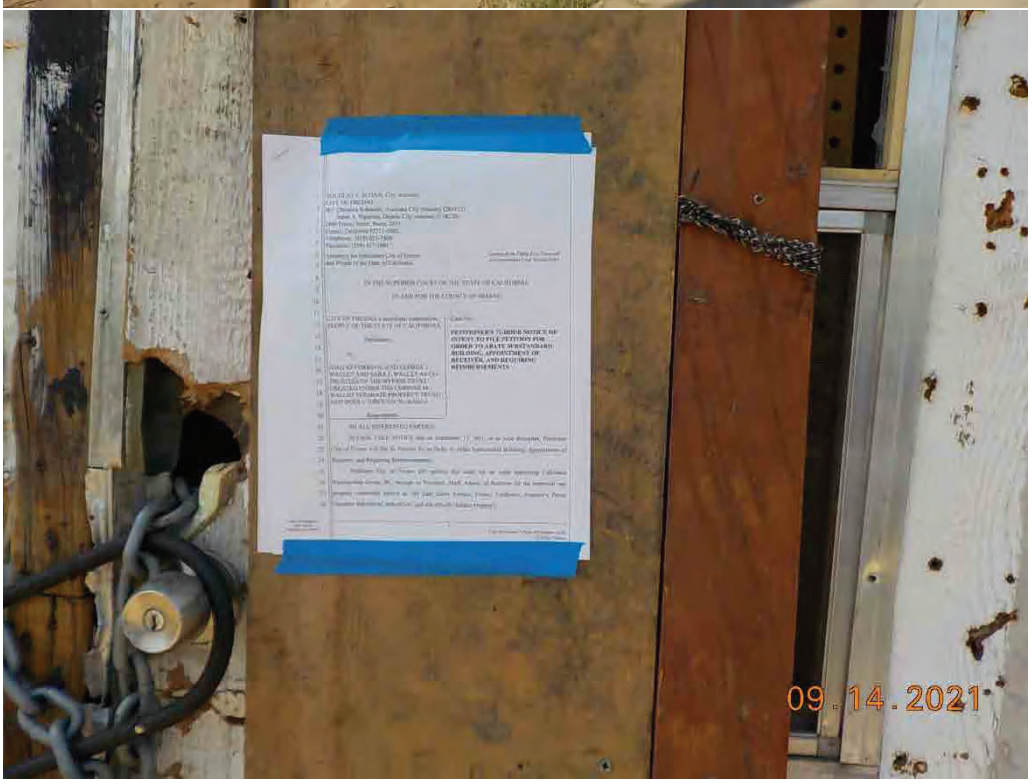
09.14.2021


DOUGLAS T. SLOAN, City Attorney
CITY OF FRESNO
IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF FRESNO
PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS
09.14.2021

Space 10



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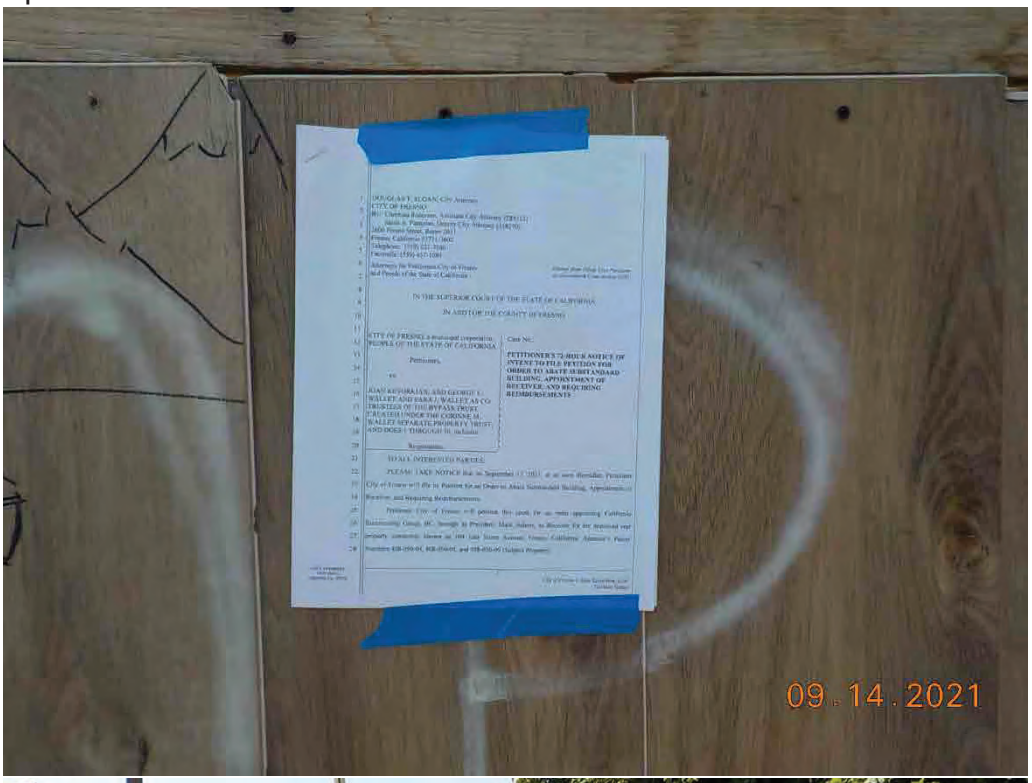

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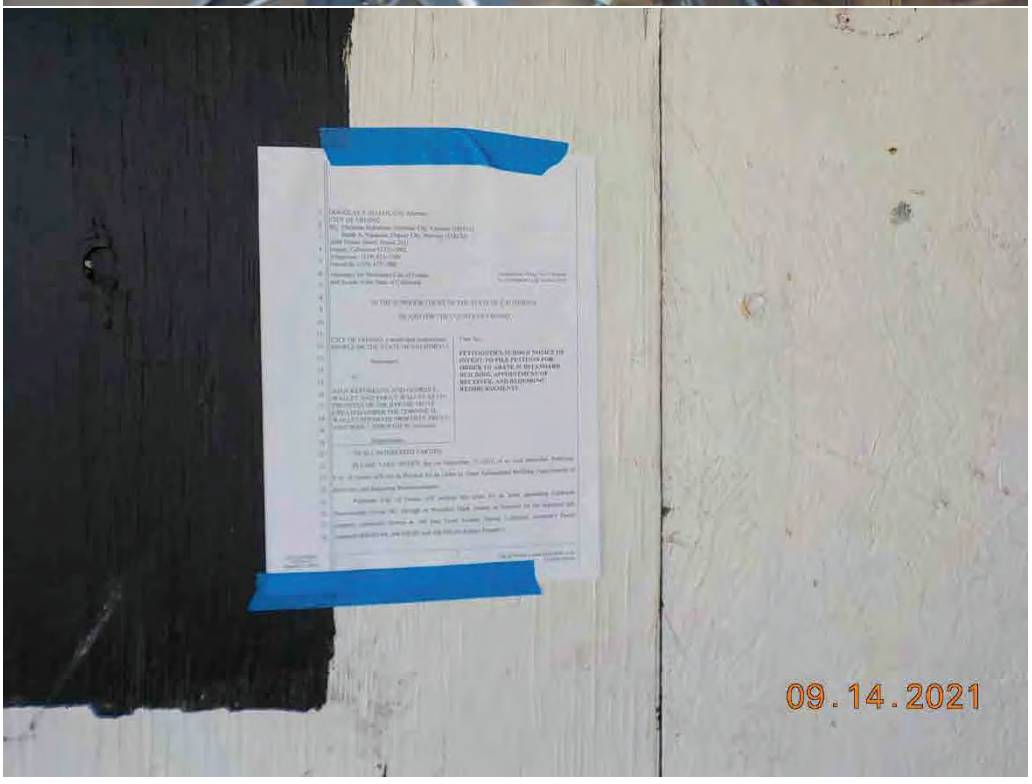

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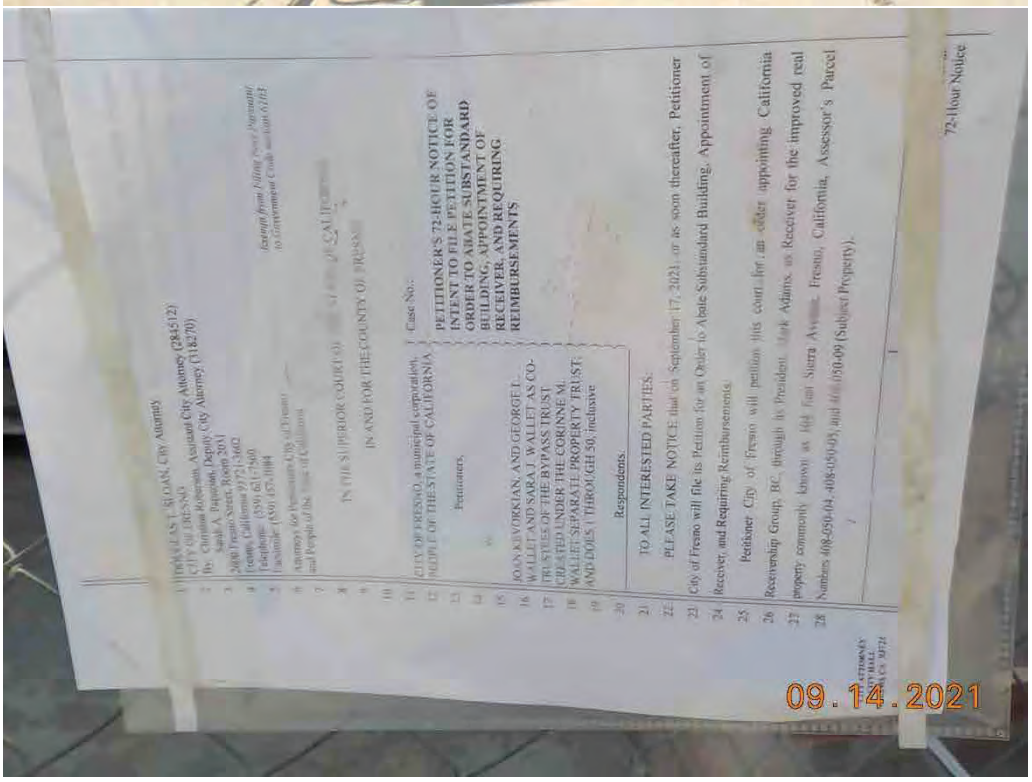
09 . 14 . 2021

09 . 14 . 2021

Space 15C



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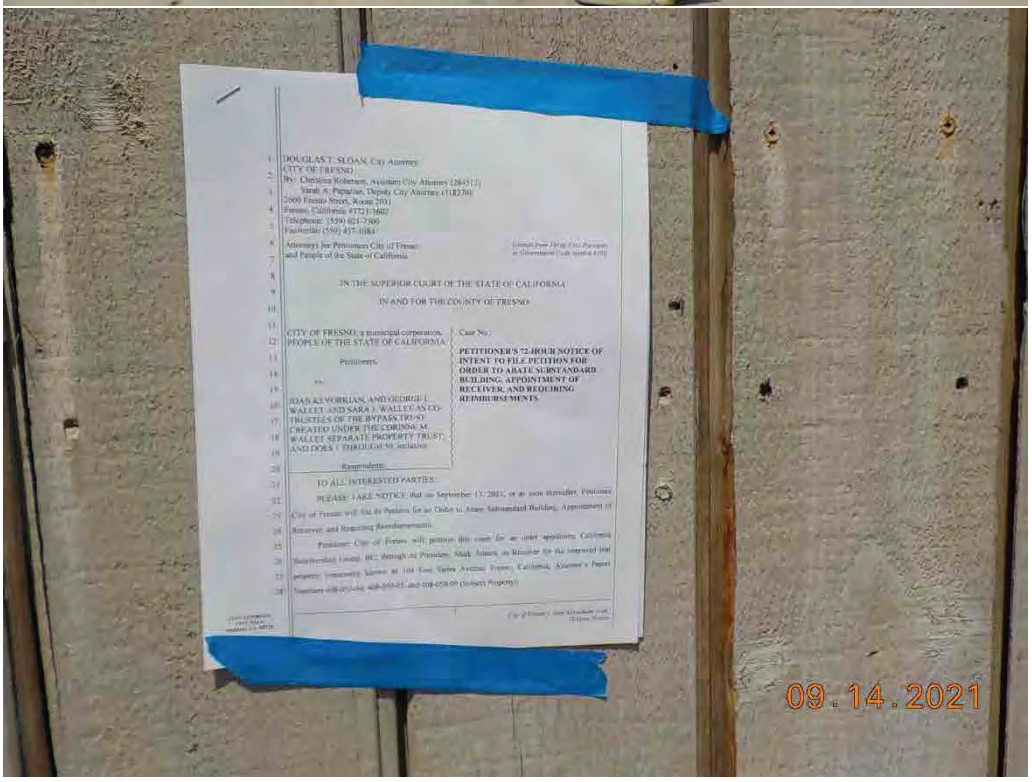
DOUGLAS T. SLOAN, City Attorney
CITY OF FRESNO
By: Chelsea Robertson, Assistant City Attorney (284512)
Sarah A. Pipkorian, Deputy City Attorney (318270)
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Attorneys for Petitioners City of Fresno
and People of the State of California
IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF FRESNO
CITY OF FRESNO, a municipal corporation,
PEOPLE OF THE STATE OF CALIFORNIA
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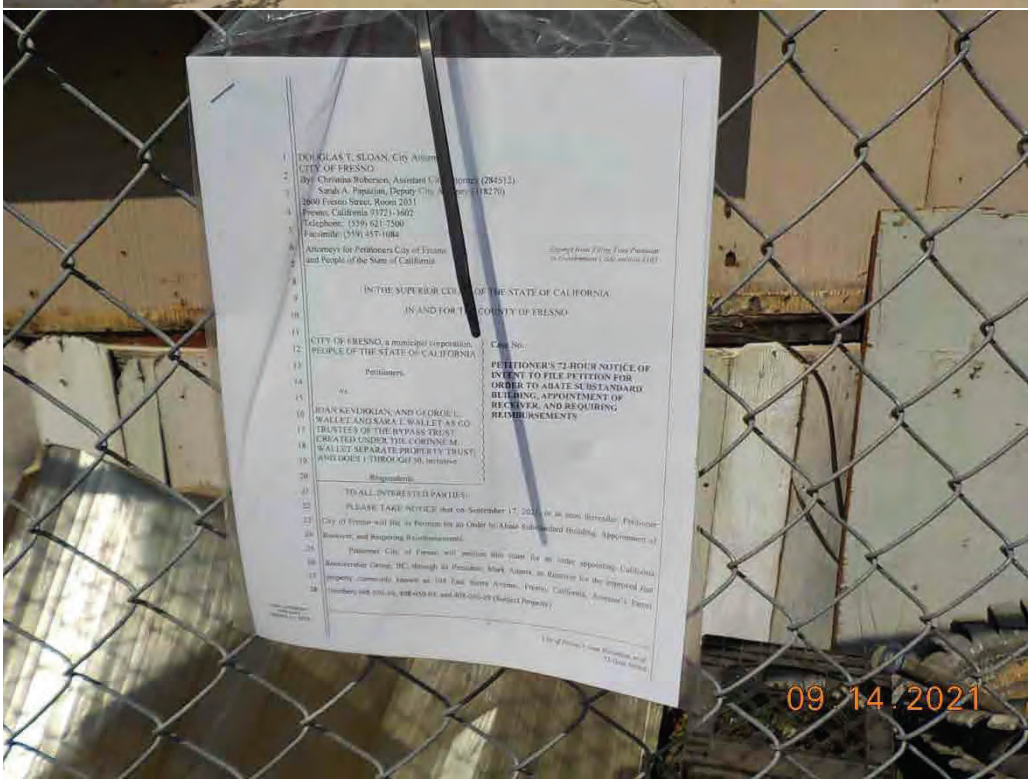
Respondents.
Case No.:
PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS
TO ALL INTERESTED PARTIES:
PLEASE TAKE NOTICE that on September 17, 2021, or as soon thereafter, Petitioner
City of Fresno will file its Petition for an Order to Abate Substandard Building, Appointment of
Receiver, and Requiring Reimbursements.
Petitioner City of Fresno will petition this court for an order appointing California
Receivership Group, Inc., through its President, Mark Adams, as Receiver for the improved real
property commonly known as 104 East Yuba Avenue, Fresno, California, Assessor's Parcel
Numbers 038-052-04, 038-052-05, and 038-058-09 (Subject Property).
09.14.2021

Space 22

09.14.2021


DOUGLAS T. SLOAN, City Attorney
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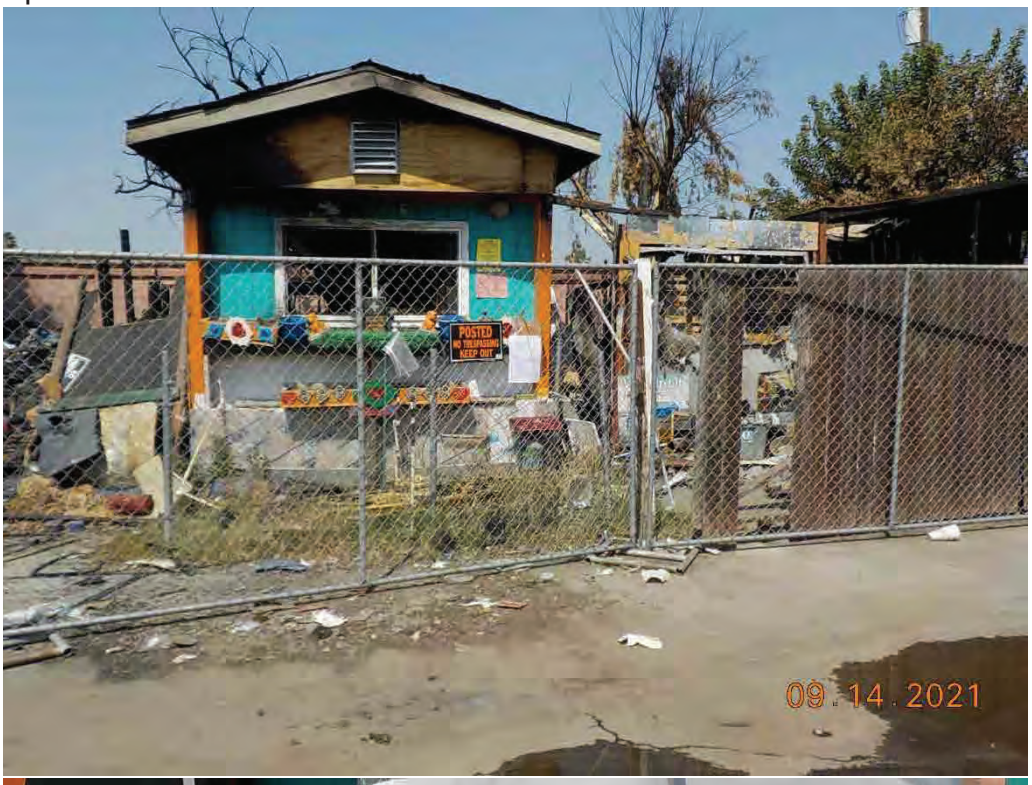
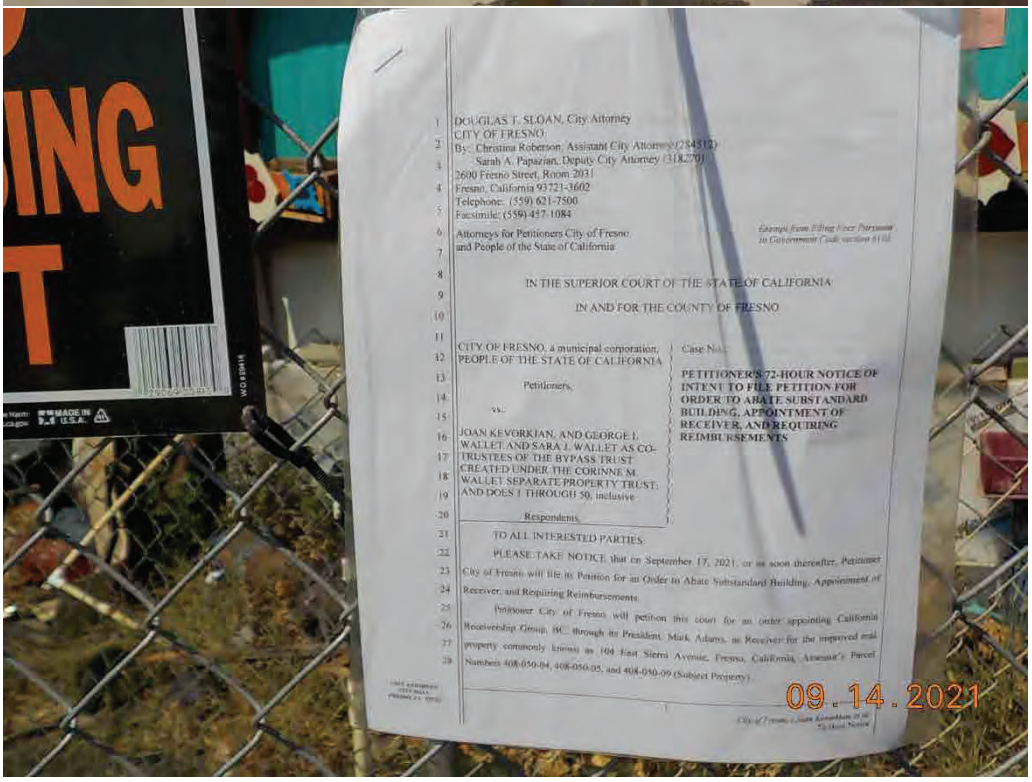
property commonly known as 1048 East Sierra Avenue, Fresno, California, Assessor's Parcel
Numbers
09.14.2021

Space 23


POSTED
NO TRESPASSING
KEEP OUT
09 . 14 . 2021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IN AND FOR THE COUNTY OF FRESNO
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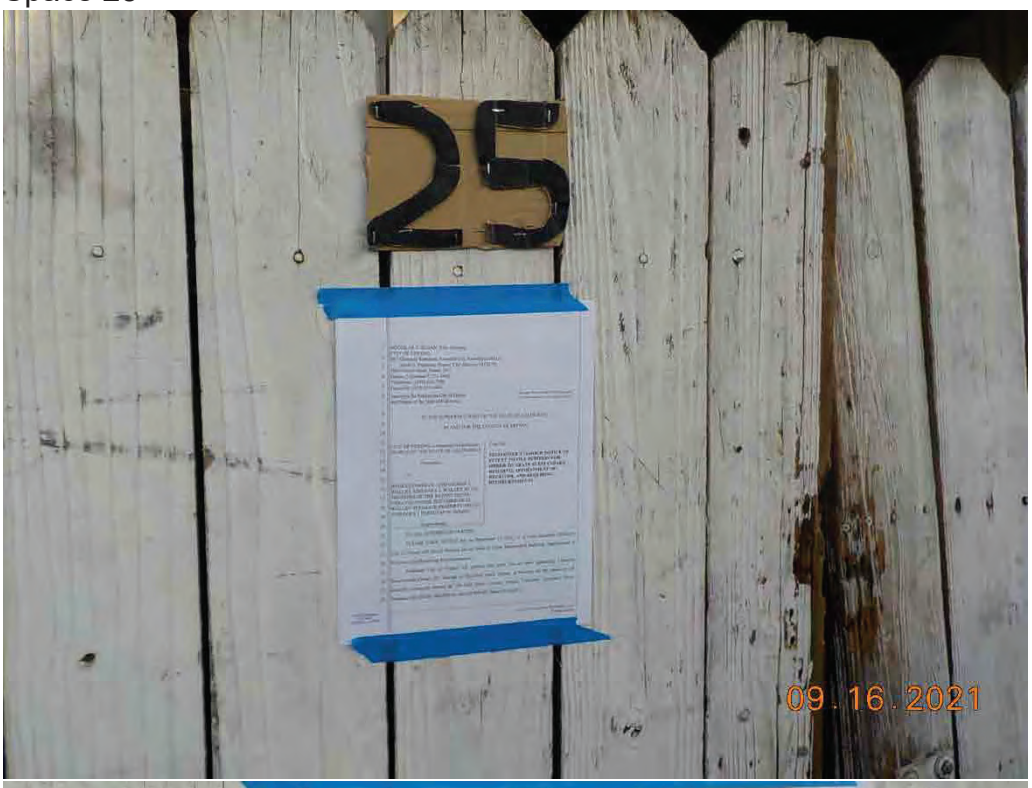
09 . 14 . 2021

Space 24

Space 25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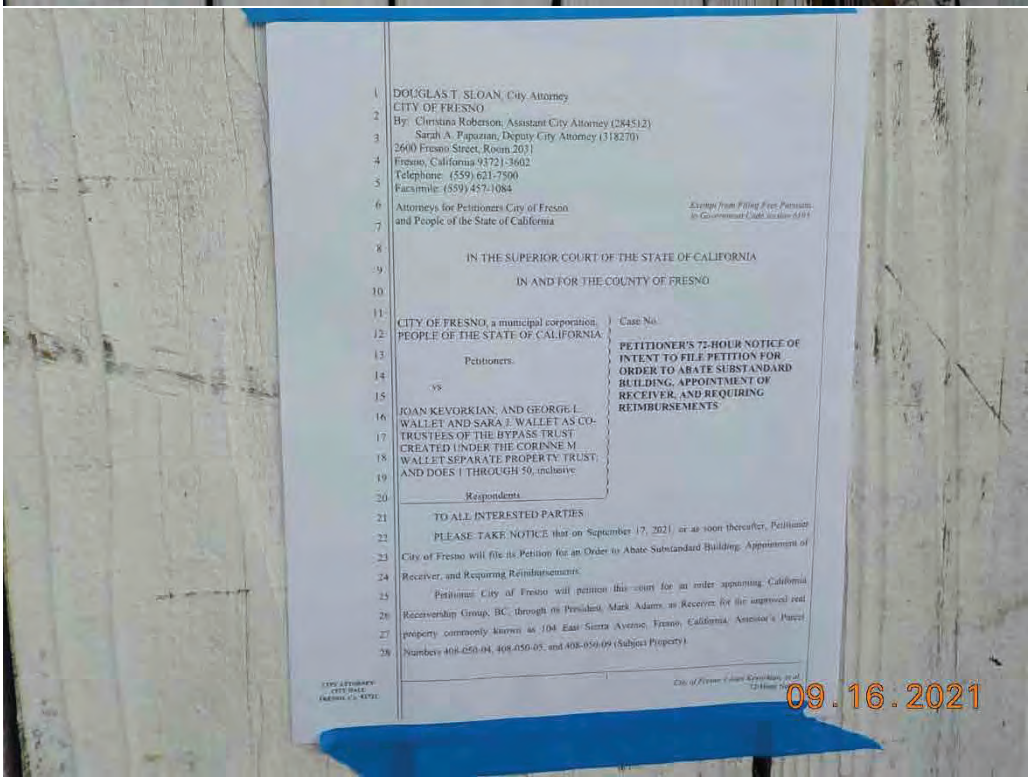
09.16.2021


DOUGLAS T. SLOAN, City Attorney
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Attorneys for Petitioners City of Fresno and People of the State of California
Exempt from Filing Fees Pursuant to Government Code section 6103
IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
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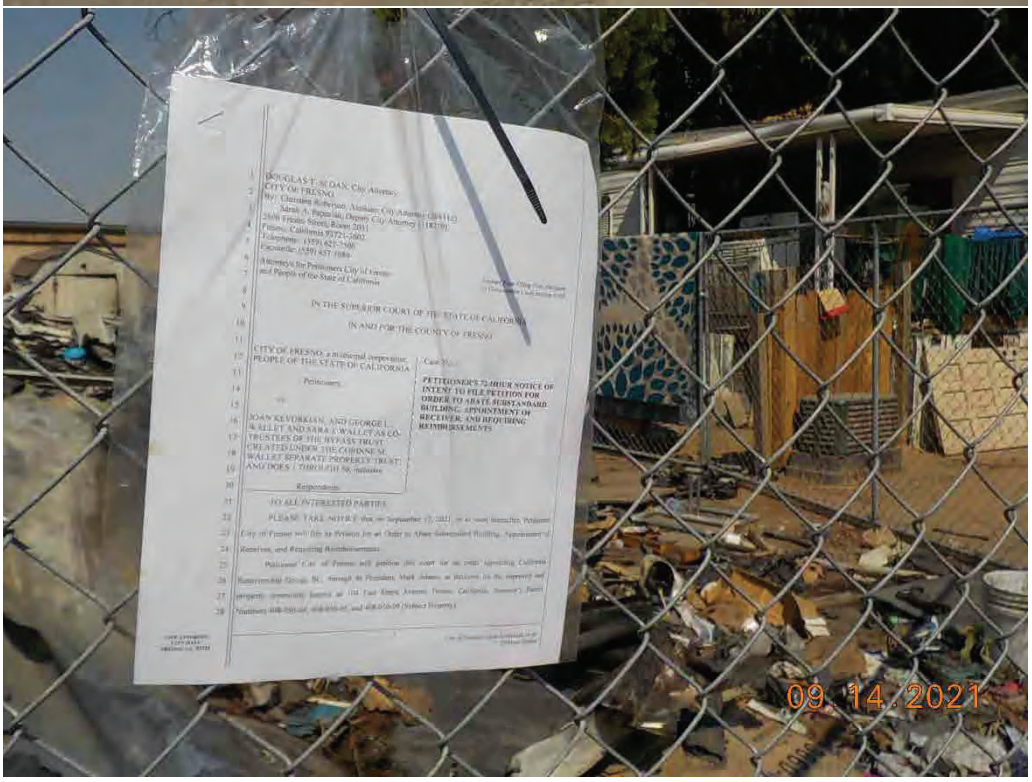
09.16.2021

Space 27

09.14.2021


DOUGLAS T. SLOAN, City Attorney
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Sarah A. Fagundes, Deputy City Attorney (...
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& ALLET AND SARA J. WALLET AS CO-
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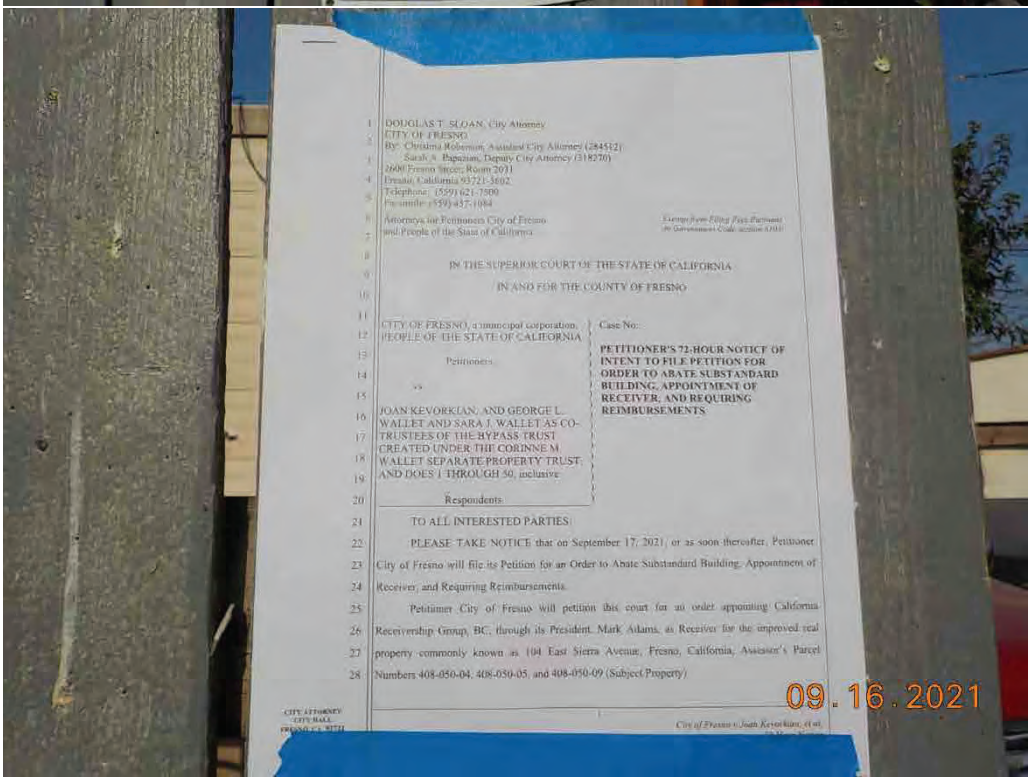
Receivership Group, Inc., through its President, Mark Adams, as Receiver for the repository and
property commonly known as 1161 East Kings Canyon, Fresno, California, Assessor's Parcel
Numbers 408-330-07, 408-330-08, and 408-330-09 (Subject Property).
09.14.2021

Space 28

Space 33

PRIVATE
PROPERTY
NO TRESPASSING
09 . 16 . 2021


DOUGLAS T. SLOAN, City Attorney
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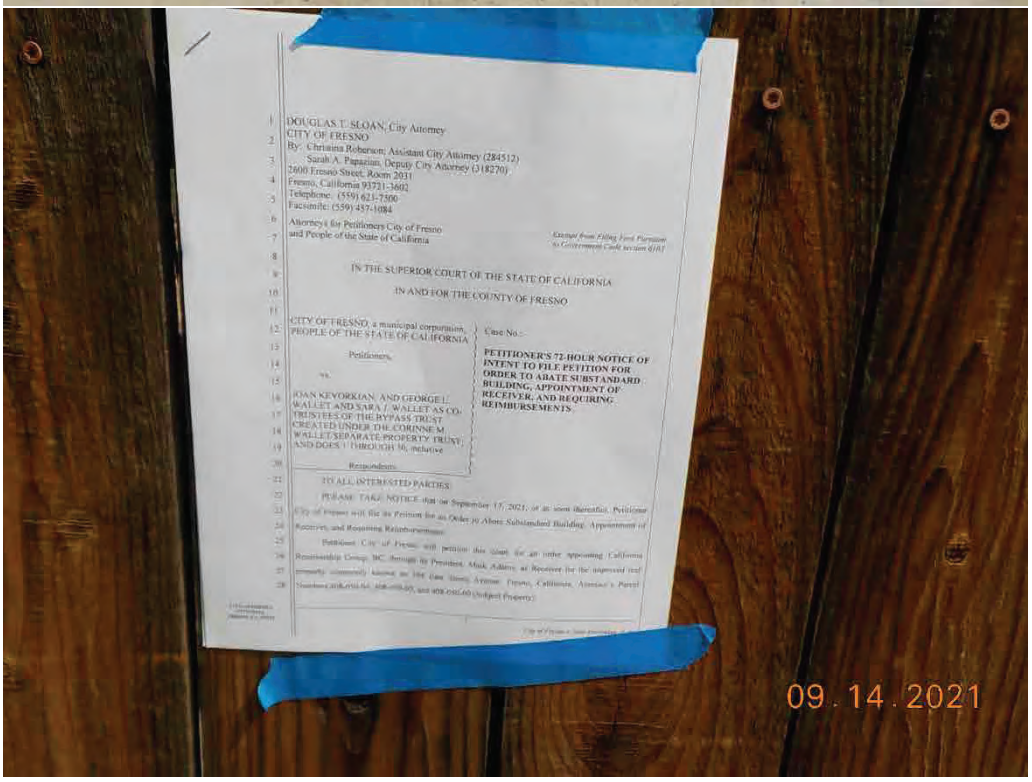
09 . 16 . 2021

Space 38

38
NO PARKING
09.14.2021


DOUGLAS T. SLOAN, City Attorney
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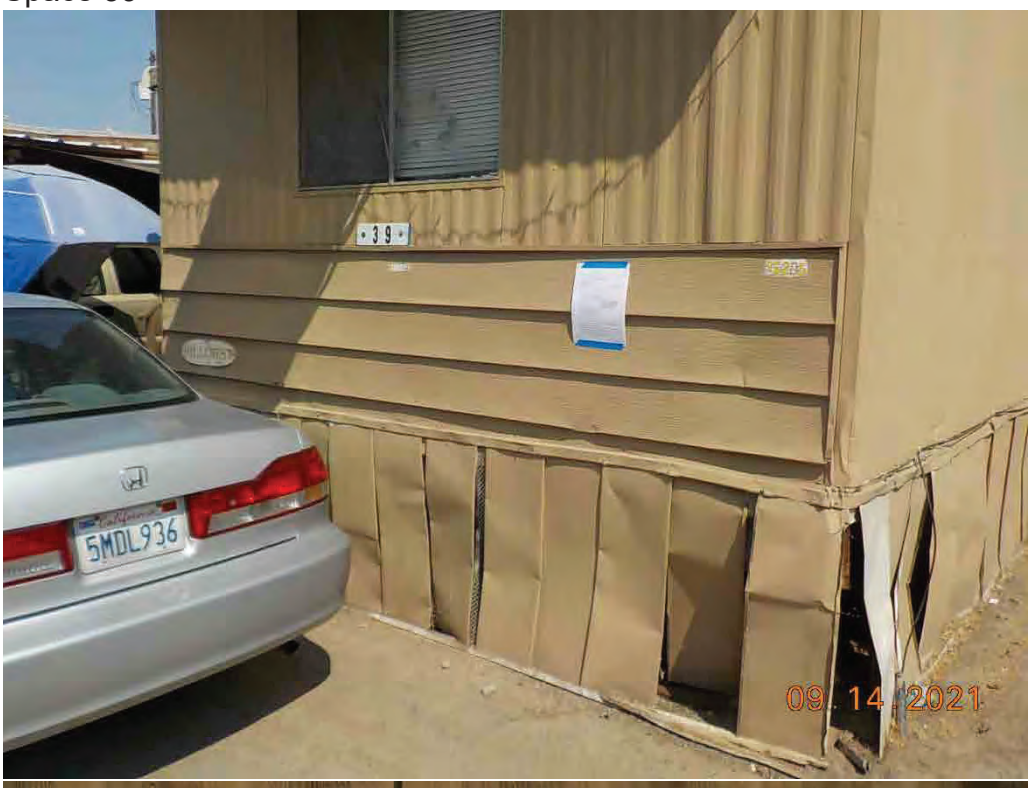
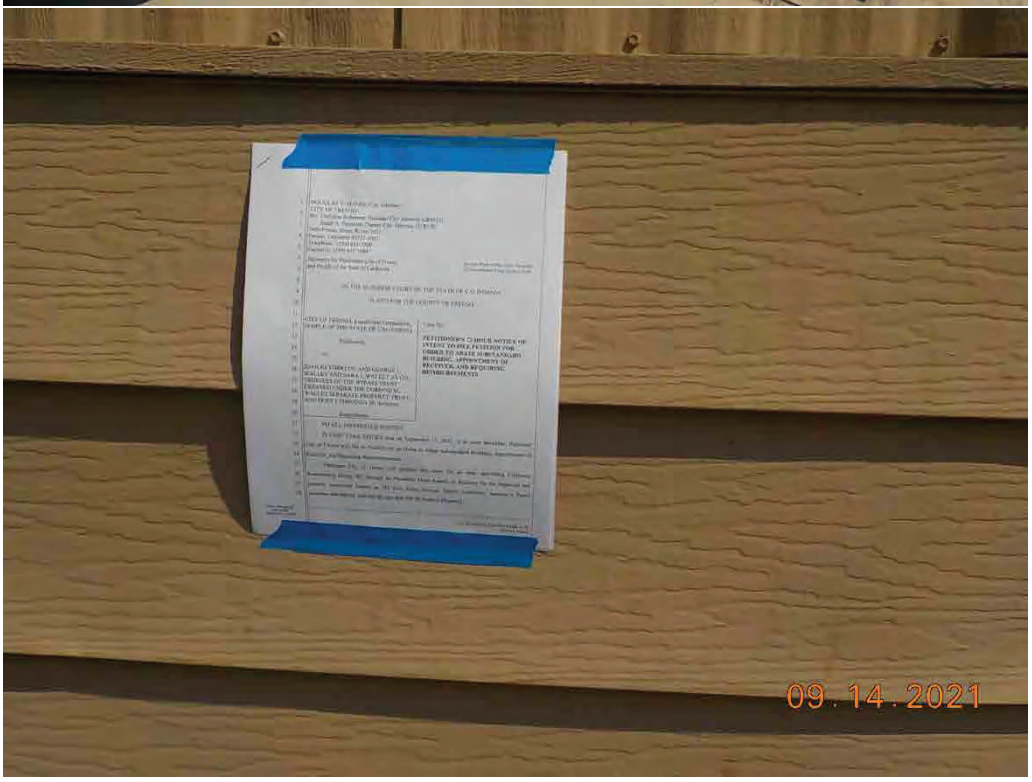
Space 39





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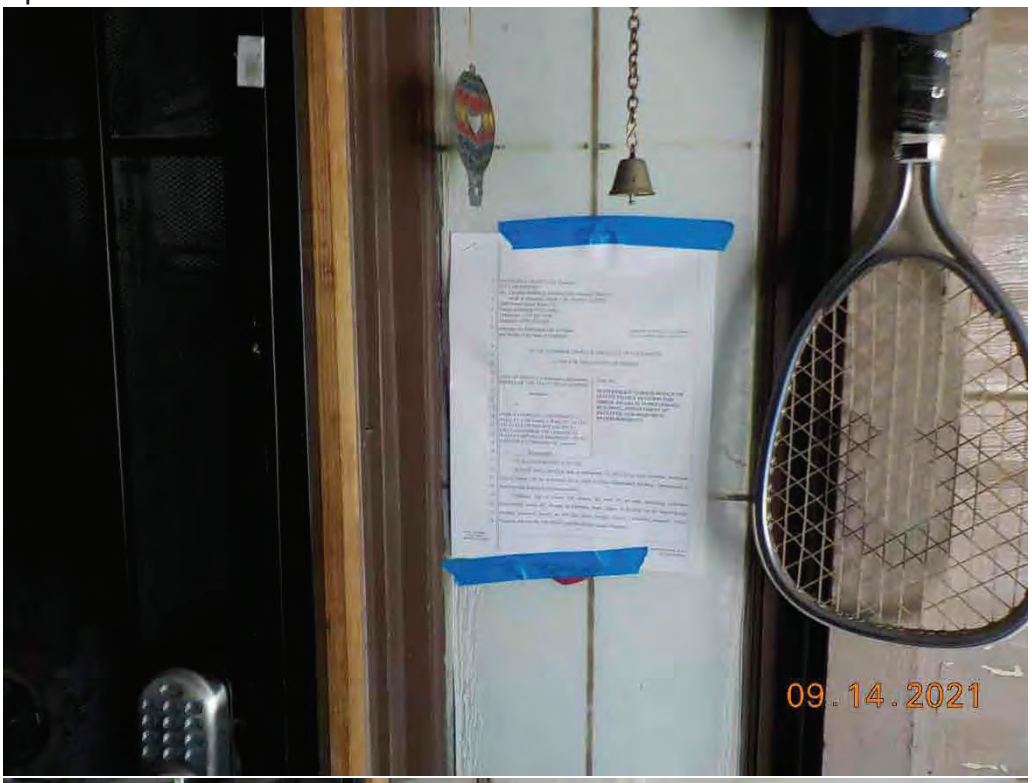

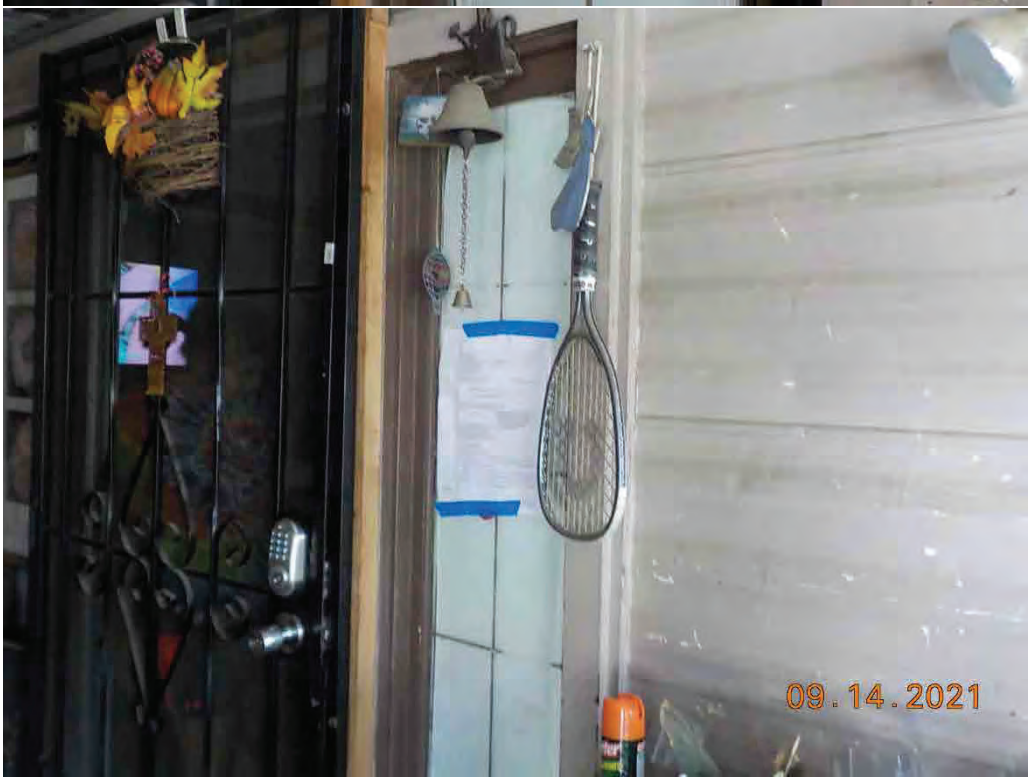

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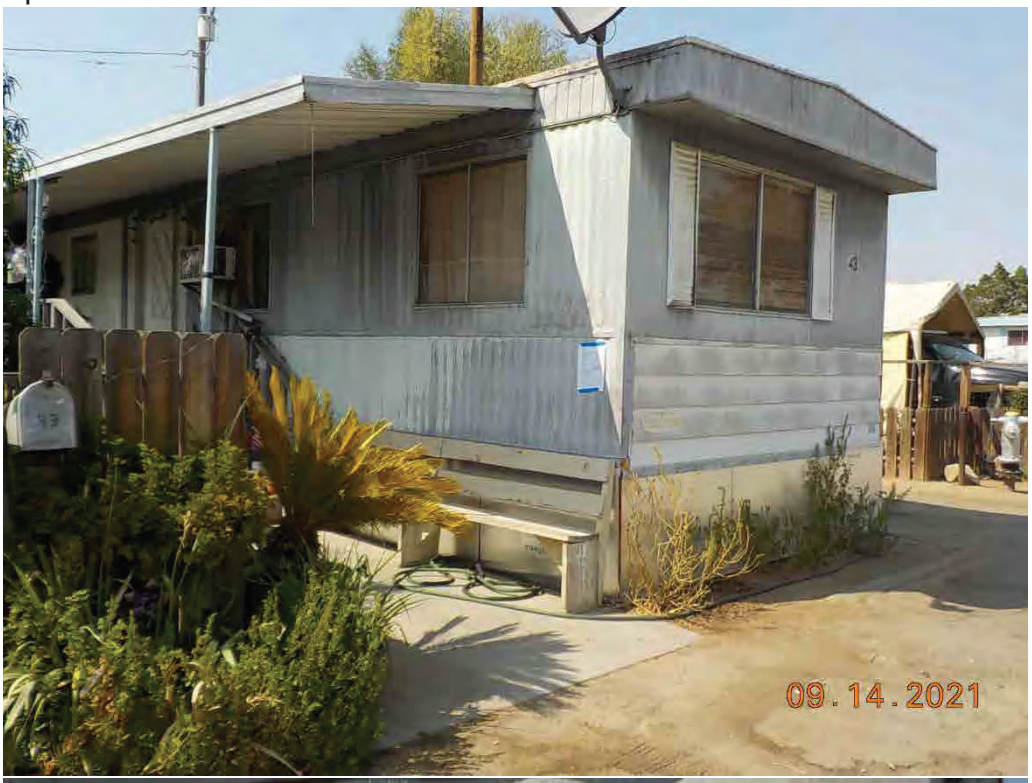

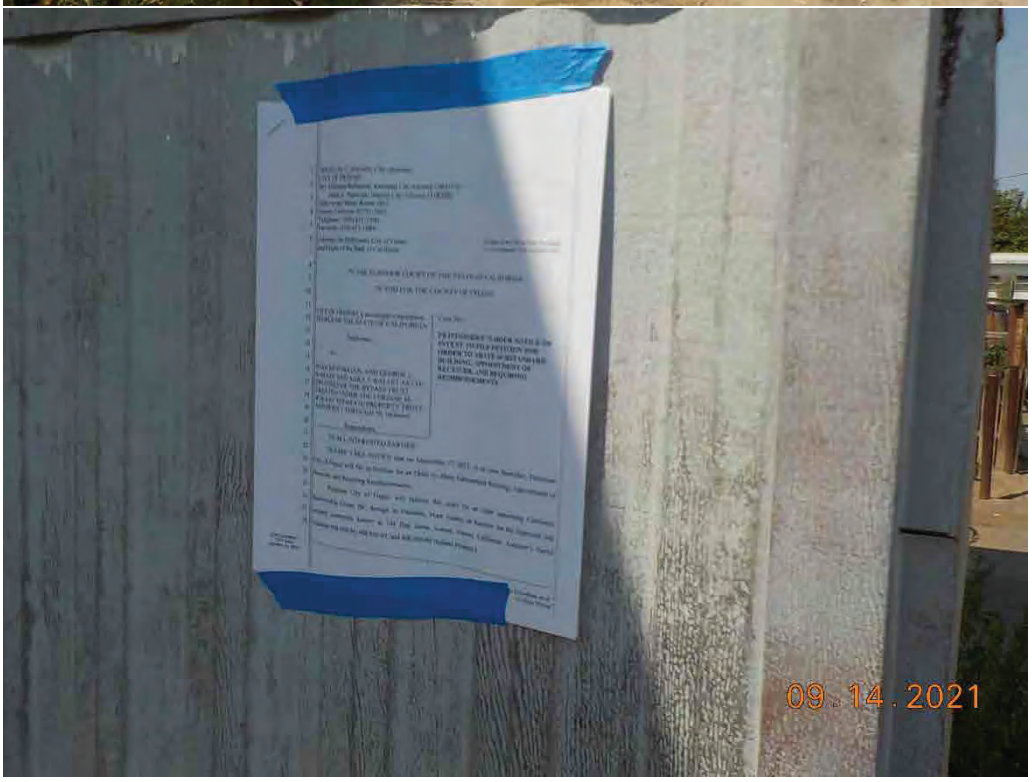

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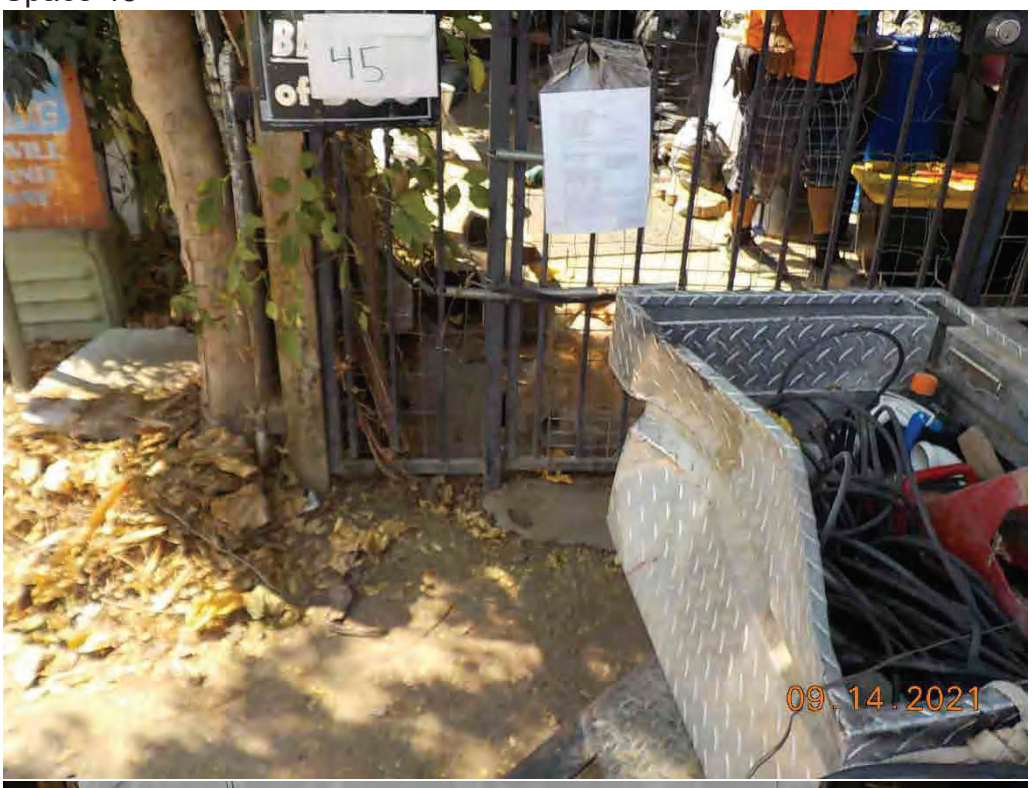
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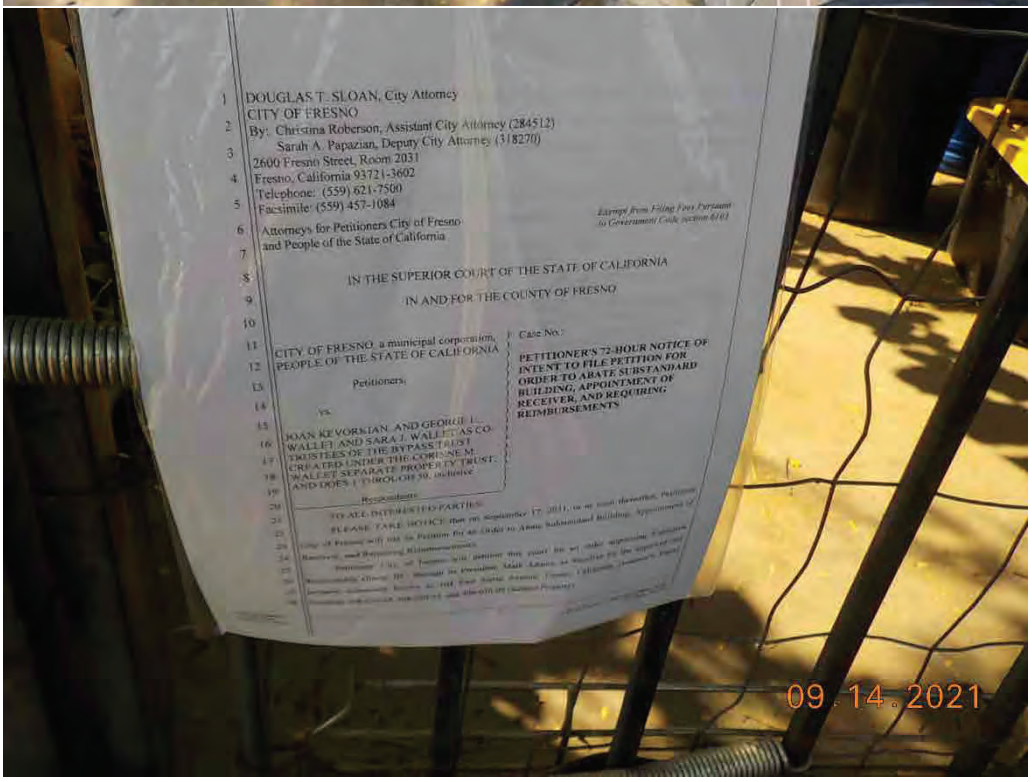
09 . 14 . 2021


DOUGLAS T. SLOAN, City Attorney
CITY OF FRESNO
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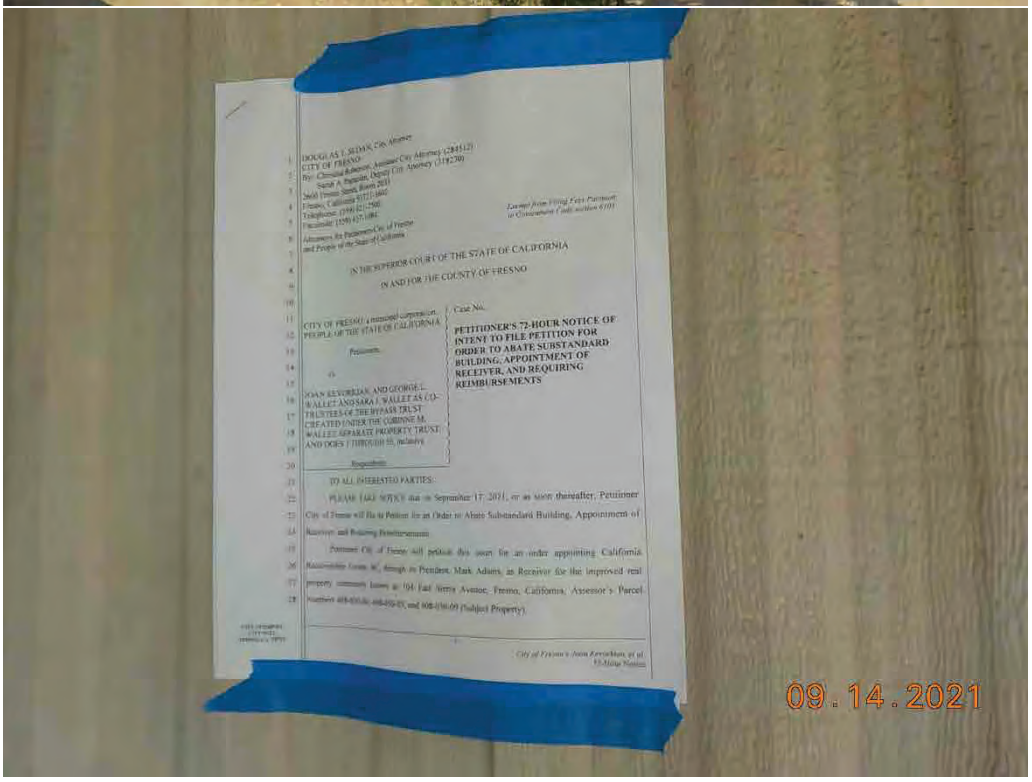
TO ALL INTERESTED PARTIES:
09 . 14 . 2021

Space 47

09.14.2021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PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS
TO ALL INTERESTED PARTIES:
PLEASE TAKE NOTICE that on September 17, 2021, or as soon thereafter, Petitioner City of Fresno will file its Petition for an Order to Abate Substandard Building, Appointment of Receiver and Requiring Reimbursement.
Petitioner City of Fresno will petition this court for an order appointing California Receivership Group, Inc. through its President, Mark Adams, as Receiver for the improved real property commonly known as 104 East Sierra Avenue, Fresno, California, Assessor's Parcel Numbers 468-030-06, 468-030-07, and 468-030-09 (Subject Property).
City of Fresno v. Joan Kevorkian, et al.
09.14.2021

Space 49

49
09.14.2021

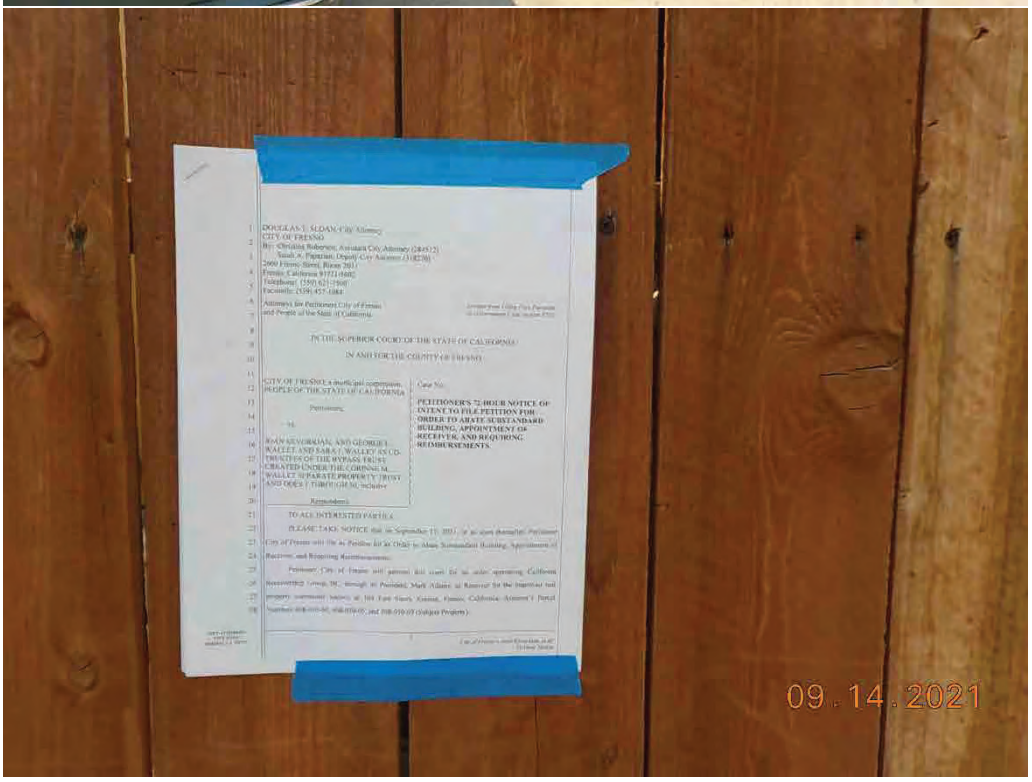

DOUGLAS T. SLOAN, City Attorney
CITY OF FRESNO
Attorneys for Petitioner City of Fresno
and People of the State of California
IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF FRESNO
CITY OF FRESNO, a municipal corporation,
PEOPLE OF THE STATE OF CALIFORNIA
Petitioners,
vs.
Case No.:
PETITIONER'S 72-HOUR NOTICE OF INTENT TO FILE PETITION FOR ORDER TO ABATE SUBSTANDARD BUILDING, APPOINTMENT OF RECEIVER, AND REQUIRING REIMBURSEMENTS.
Respondents.
TO ALL INTERESTED PARTIES:
09.14.2021

EXHIBIT 10

ANNUAL

PERMIT TO OPERATE

November 9, 2020

State of California
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

Park ID No.
10-0138-MP

Inc or Unc	Mobilehome Lots With Drains	Recreational Vehicle Lots With Drains	Lots Without Drains	Total Lots
I	60	0	0	60

OPERATOR

JOAN KEVORKIAN
1207 W FREMONT AVE
FRESNO, CA 93711

PARK NAME & ADDRESS

TRAILS END MHP
104 E SIERRA AVE
FRESNO, CA 93710

CONDITIONAL USES

Emergency Preparedness Plan - October 4, 2010

Fire Hydrant System Status: Certified test results on file

LRA-N/A FHSZ

THIS PERMIT EXPIRES August 31, 2021

THIS PERMIT IS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE AND IS SUBJECT TO SUSPENSION OR REVOCATION AS PROVIDED THEREIN. THIS PERMIT IS NOT TRANSFERABLE. THE DEPARTMENT SHALL BE NOTIFIED WITHIN 30 DAYS OF ANY CHANGE OF NAME, OWNERSHIP OR OPERATOR.

P.O. Box 278180
Sacramento, CA 95827-8180
(916) 445-9471
From TDD Phones: 1-800-735-2929
From Voice Phones: 1-800-735-2922

POST IN A CONSPICUOUS PLACE

EXHIBIT 11

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
9342 Tech Center Drive, Suite 550
Sacramento, CA 95826
(916) 255-2501
From TDD Phones: 1-800-735-2929
From Voice Phones: 1-800-735-2922

NOTICE OF SUSPENSION of ANNUAL PERMIT TO OPERATE for Trails End MHP

Do not remove this notice

Effective **January 21, 2021**, the Annual Permit to Operate **Trails End MHP** is suspended indefinitely.

This property is no longer a legitimate mobilehome park for the purposes of California Health and Safety Code, Sections 18214 and 18500. It is not legal for the owner/operator of this property to charge or accept rent for lots in the park, or for rental mobilehomes or recreational vehicles he/she may own that are in the park.

The Department of Housing and Community Development will no longer issue permits for new construction within this park.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
9342 Tech Center Drive, Suite 550
Sacramento, CA 95826
(916) 255-2501
From TDD Phones: 1-800-735-2929
From Voice Phones: 1-800-735-2922

NOTICE OF SUSPENSION

DO NOT REMOVE THIS NOTICE

January 21, 2021

Joan Kevorkian
Trails End MHP
1207 W Fremont Ave
Fresno, CA 93711

Re: Notice of Suspension
Trails End MHP

In accordance with California Health and Safety Code (HSC), Sections 18512, on January 21, 2021, you were notified by registered mail and by a posting in the park, that your permit to operate Trails End MHP would be suspended pursuant to HSC, Section 18517 unless the violation(s) for which you were previously cited were corrected in a timely manner or the Notice of Intent to Suspend was cancelled or modified by an appeal. The Notice of Intent to Suspend was not cancelled or modified by an appeal, and the cited violation(s) have not been corrected. All or some of these violation(s) initially were brought to your attention in a Notice of Violation(s) dated July 07, 2020.

Effective today, January 21, 2021, the Annual Permit to Operate Trails End MHP is suspended indefinitely.

Subsections (c) and (d) of HSC section 18500 state you may not operate, occupy, rent, lease, sublease, demand or collect rent, or hire out for occupancy, any lot within the Mobilehome Park. Because the park no longer has a valid Permit to Operate, pursuant to HSC Sections 18214 and 18500, it is not legal for you to charge or accept rent for lots in the park, or for rental mobilehomes or recreational vehicles you may own that are in the park. During the suspension period, a Permit to Construct is still required for any construction or repair activity related to correction of the previously cited violations.

A copy of this letter and the suspension notice is being posted in a conspicuous place in the park. A copy of this letter has been forwarded to the Planning Department of Fresno County for zoning and land-use considerations since the park is no longer

legally operational. Informational copies will be furnished to the Fresno County District Attorney's Office, the State Franchise Tax Board and the Internal Revenue Service stating that Trails End MHP is no longer a legitimate business.

Under the provisions of the Mobilehome Residency Law and/or local ordinances, you may be liable to the residents and/or the Fresno County for various fines and penalties, actual damages of the residents including relocation costs incurred by residents as a result of this action, as well as other judicial remedies resulting from your failure to comply with applicable laws.

If you have questions regarding the violations, please contact District Representative **Michael Barberi** at **209-400-1979**, who can provide you with clarifications with regards to resolving the violations. For administrative issues of this case please feel free to call me at (916) 255-2501.

Sincerely,

David Dance
Codes and Standards Administrator I

cc: Franchise Tax Board
Fesno County Planning Department
Ignacio Gonzalez
Michael Barberi

EXHIBIT 12

STATE OF CALIFORNIA – BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

ACTIVITY REPORT

HCD CS 61 (Rev. 08/20)

Date: **May 11, 2021** Report by: **Michael Barberi** Telephone: **209-400-1979**

Applicant: **Trails End MHP**

Address: **1207 W. Fremont Ave. Fresno, CA 93711**

Activity Site: (if other than above) **Trails End MHP**

104 E. Sierra Ave. Fresno, CA 93710 Telephone: **559-439-8130**

Owner: (If other than above) **Joan Kevorkian**

Address: **1207 W. Fremont Ave. Fresno, CA 937**

AREA OFFICES:

☒ Northern Area
9342 Tech Center Drive
Suite 550
Sacramento, CA 95826
(916) 255-2501

☐ Southern Area
3737 Main Street.
Suite 400
Riverside, CA 92501
(951) 782-4420

PURPOSE OF REPORT: (Checked ☒ as appropriate)

☐ **INSPECTION RECORD ONLY**
☐ **INFORMATION ONLY**
☒ **NOTICE OF VIOLATION AND RELATED INFORMATION:**

This report provides notice of violations of the California Health and Safety Code, Division 13 or the California Code of Regulations, Title 25, Division 1, Chapter **2**, Sections indicated. For additional information regarding the California Code of Regulations, please visit www.hcd.ca.gov.

Violations indicated shall be corrected and a written request for further inspection filed with the Area Office indicated above within days. The request for inspection shall be accompanied by a minimum fee of $

A permit shall be obtained from the Area Office identified above for work to correct items(s) #

If you believe this report has been issued in error or is factually incorrect, please contact the Area Office indicated above.

INSPECTION UNIT INDENTIFICATION:

Type of Unit: _____ Box Size: _____ Overall Size: _____ RT Decal: _____

Manufacturer: _____ Year: _____ Model: _____

HUD Label or HCD Insignia No.: _____

Serial No. or V.I.N.:

Department Use Only

FILE IDENTIFICATION:
CPT Assignment #: **MP-C-19-15776**
FAC. ID #: **10-0138-MP**

LABOR DATA:
DR ID: **204** Date: **May 11, 2021**
PCA/ACT CODE: **13100** AREA: **NAO**
CO: **10** TRAVEL MILES: **18**

INSP TIME: **3 hr 0 min** TRAVEL TIME: **0 hr 30 min**

INSPECTION DATA:
☐ Time Report Only ☐ Progress Inspection
☐ Initial Inspection ☒ Reinspection
HOME/UNIT: # FLOORS:

VIOLATION DATA:
Total: **3**
S F E M P G/O **3** NP

MH ALTERATION TYPE:
☐ AC ☐ ACC ☐ ROOF ☐ FP ☐ O

THIRD-PARTY MONITORING:
QAA @ ☐ HQ ☐ IP ☐ DL ☐ IS
DAA # PLANS #COMPLY

MP INSPECTION DATA:
BLG/FIX: MH Lot: RV Lot: AS:

EH INSPECTION DATA:
☐ Active ☐ Inactive
MAX CAP: P CAP: OCC:
SFD: DORM: MH/RV: O:

FEE ACCOUNTING:
DTN#:

	USED	DUE	ATTACHED
INSPECTION			
INSIGNIA			
OTHER			

Attached Fee I.D.

INSPECTION RESULTS OR INFORMATON: District Representative I (DRI) conducted a re-inspection of the Park today as a follow up from the May 3, 2021, order to abate all nuisances, both imminent hazards and unreasonable risks, inside of the Park. [MP-C-19-15776]. **The Park was given notice to abate all nuisances by May 10, 2021. (See #MP-C-19-15776)**

Past History: The Department of Housing and Community Development (HCD) had previously conducted inspections following a complaint by the City of Fresno regarding junk, rubbish and garbage throughout the park, homeless encampment on empty lots, inoperable vehicles and tent structures on July 29, 2019, August 2, 2019, November 25, 2019 and April 16, 2020, May 5, 2020, June 12, 2020. [See MP-C-19-15776] A second complaint was made for illegal use of Lot#11 including a makeshift shower for homeless persons and accumulation of debris and trash. [See MP-C-20-09067]. The Park's permit to operate was suspended on January 21, 2021, for failure to correct or abate the nuisance on Lot#11 and disconnect water service and cease using water by homeless squatters and failure to remove all trash and debris from the lot. [MP-C-20-09067. The permit to operate remains in suspended status.

This inspection is being conducted under the authority of Health and Safety Code, section(s) 18400, 18401,18402, 18404 and California Code of Regulations (CCR) Title 25 (T25), section(s) 1004.5, 1610,

1617. Re-inspection fees of a minimum $196.00 will be required for any inspections after the first re-inspection.

The result(s) that follow are from the May 11, 2021 inspection of the continuing violations that exist in the Park:

1. **Allegation:** Junk and rubbish throughout the park.

   Findings: Minor improvement has been made. Several spaces throughout the Park still have accumulated personal items including rubbish debris and combustible materials on individual lots, as well as in common areas of the park, including but not limited to abandoned/inoperable vehicles, and tent like structures of combustible material located on lots, and the accumulation of these items is an imminent fire hazard representing an immediate risk to life, health, and safety and requires immediate action, as demonstrated by the attached photographs taken by the DR, all in violation of CCR T25 section1120. (See #MP-C-19-15776)

   Correction Required: Remove all excess trash, rubbish, tent like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence is an imminent fire hazard representing an immediate risk to life, health, and safety and is a nuisance in violation of Health and Safety Code (HSC) section 18402 and CCR T25 section 1120 **and shall be removed within five (5) days from the date of this report.**

2. **Allegation:** Homeless camping on empty lots and makeshift sink with illegal discharge of graywater.

   Findings: There are homeless living in six (6) vehicles and five (5) makeshift cardboard tents on Lot #11 and there are no restrooms available. Minor improvement was observed in that the Lot #11 is being cleaned up as there is now only one (1) vehicle and two (2) makeshift tents remaining on Lot#11. This DR observed lot occupants moving items off Lot#11 to Lot#10B where another mobilehome is located slowly accumulating additional rubbish around Lot#10B. The makeshift sink that was discharging graywater to an unimproved waste disposal system has been removed and is not occurring at this time. However, the remaining lot occupancy on Lot#11 by persons living in the single vehicle and in makeshift cardboard tents remains an unreasonable risk to life, health and safety**,** and is a nuisance in violation of CCR T25 sections 1118**.** (See May 3 report, #MP-C-1915776)

   Correction Required: Remove the remaining single vehicle and the two remaining makeshift cardboard tents from Lot#11 out of the Park, clean up and remove all accumulation of excess trash, rubbish and combustible materials on Lot#11. The homeless encampment inside of a single vehicle and two makeshift tents and the accumulation of excess trash, rubbish and combustible materials on Lot#11 creates an unreasonable risk to life, health or safety, and is a nuisance a in violation of HSC section 18402 and CCR T25 sections 1118, and **shall be removed within five (5) days from the date of this report.**

3. **Allegation**: The Park has inoperable and abandoned vehicles.

Findings: There are numerous abandoned and dilapidated and inoperable vehicles throughout the park that are blocking egress of individual lots and park fire lanes which is an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance, in violation of HSC section 18402, CCR T25 sections 1000 (n)(3) and 1106.

Correction Required: Remove all abandoned/inoperable or improperly parked vehicles parked on Park roadways blocking access to lots, to egress and ingress of the Park and the Park common areas, as these are imminent fire hazards representing an immediate risk to life, health, and safety**,** and are nuisances in violation of HSC section 18402 and CCR T25 sections 1000 (n)(3) and 1106, and **shall be removed within five (5) days from the date of this report.**

NOTICE OF FIVE (5) DAYS TO ABATE NUISANCE: PLEASE BE ADVISED, **the Park owner is hereby notified that all violations documented herein shall be corrected within five (5) calendar days of this notification (5/11/21) and shall abate all remaining nuisances as identified and stated above. A re-inspection shall occur on May 20, 2021, to assure the correction and abatement of the imminent hazards and unreasonable risks inside the Park. If corrective action by the park is not taken in accordance with this order, additional administrative, civil, or criminal action against the park may be taken for willful violations of the HCD order of abatement.**

A copy shall be provided to the Park Owner and Park Manager, City of Fresno, and County of Fresno.

If you have any questions about this report, you may call me, Michael Barberi, at 209-400-1979.

Penalties for willful violation*: Any person who willfully violates any part published in the California Building Standards Code, relating to any regulation adopted by the department or the Mobilehome Park s Act, Health and Safety Code, section 18250 et seq,. shall be guilty of a misdemeanor punished by find and liable for civil penalty of five hundred ($500) for each violation for each day of a continuing violation. In addition, the permit to operate may be suspended or revoked. HSC section 18700.*

****

INFORMAL CONFERENCE AND HEARING RIGHTS: If the person receiving this Notice of Violation and order to remove, correct or abate conditions that have created nuisance(s) disagrees with:

(1) The existence of one or more alleged violations.
(2) The alleged failure to correct the violations in the required time frame had not been complied.
(3) The time frame within which the violations shall be corrected is not sufficient.

NOTICE: <u>You have the right to submit a written request for an Informal Conference with ten (10) working days of the Notice of Violation pursuant to CCR T25 section 1752.</u>

NOTICE: ***Failure to file a request for an informal conference shall waive your right to an informal hearing pursuant to CCR T25 section 1756***.

Any written request for an Informal Conference must contain the following information:

- The name, address, and telephone number of the person requesting the Informal Conference.
- A brief description of the issues disputed.

Submit your request to:

Northern Area Office
9342 Tech Center Drive, Suite 550
Sacramento, CA 95826-2558

Photos Below Document Current Violatons

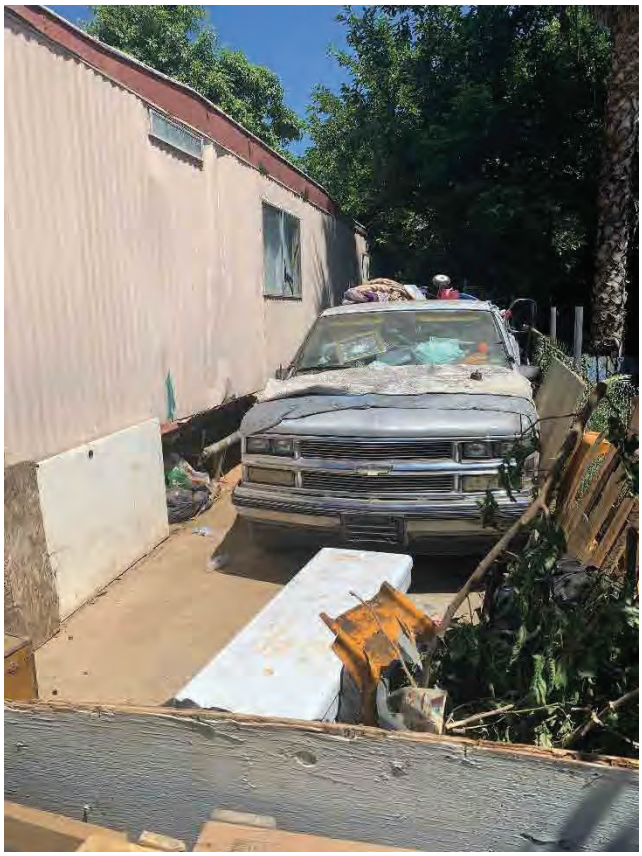
Inoperable vehicle partially in roadway at Lot # 29B in violation of CCR T25 section 1106.

Accumulation of combustible material at Lot # 10B in violation of CCR T25 section 1120

P

Accumulation of combustible material at Lot # 16 in violation of CCR T25 section 1120

Accumulation of combustible materials at Lot # 21 in violation of CCR T25 section 1120

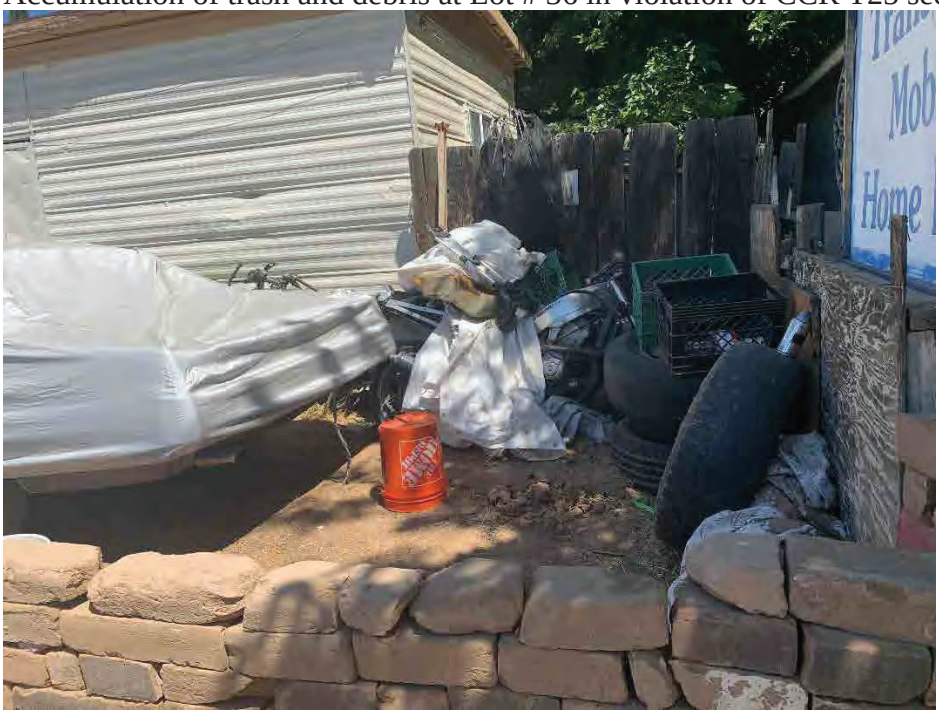


Inoperable vehicles and accumulation of combustible material at Lot # 22 in violation of CCR T25 section 1120.

Inoperable vehicles and accumulation of combustible material at Lot # 11 in violation of CCR T25 sections 1106 and 1120.

Inoperable vehicles and accumulation of combustible material at Lot # 11 in violation of CCR T25 sections 1106 and 1120.

Accumulation of trash and debris at Lot # 36 in violation of CCR T25 section 1120.

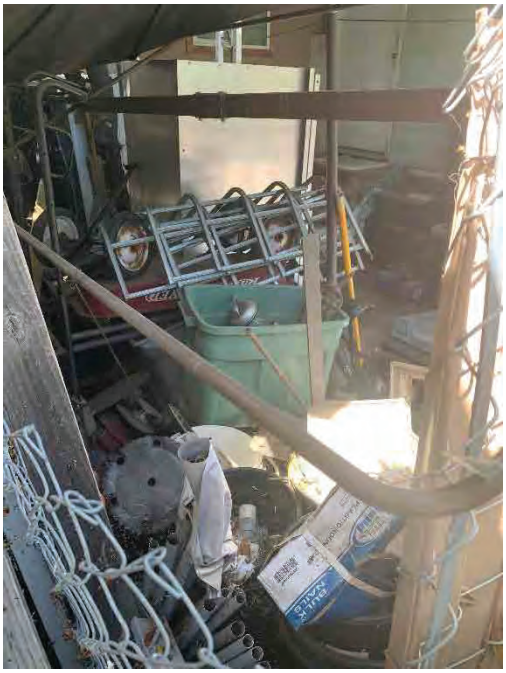


Accumulation of trash and debris at Lot # 36 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 48 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 48 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 46 in violation of CCR T25 section 1120.



Accumulation of trash and debris at Lot # 45 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 36 in violation of CCR T25 section 1120.

Inoperable vehicles and accumulation of combustible material at Lot # 44 in violation of CCR T25 section 1120.

Received By: _____ **Title:** _____

DEPARTMENT USE ONLY: ☐ Close File ☒ Reinspection Required ☐ Progress Inspection Required

Enforcement Action Needed: ☐ FNOV ☐ NOI ☐ Suspension of PTO ☐ Notice to Abate ☐ Revocation of PTO

COPIES SENT TO: ☐ Applicant ☐ MH/RV Owner ☐ Park Operator/Owner ☐ SAA ☐ HQ ☐ Other:

REVIEWED BY: _____ DATE: **May 11, 2021** COPIES SENT BY: _____ DATE: **May 11, 2021**

EXHIBIT 13

STATE OF CALIFORNIA – BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

ACTIVITY REPORT

HCD CS 61 (Rev. 08/20)

Date: **May 21, 2021** Report by: **Michael Barberi** Telephone: **209-400-1979**

Applicant: **Trails End MHP**

Address: **1207 W. Fremont Ave. Fresno, CA 93711**

Activity Site: (if other than above) **Trails End MHP**

104 E. Sierra Ave. Fresno, CA 93710 Telephone: **559-439-8130**

Owner: (If other than above) **Joan Kevorkian**

Address: **1207 W. Fremont Ave. Fresno, CA 937**

AREA OFFICES:

☒ Northern Area
9342 Tech Center Drive
Suite 550
Sacramento, CA 95826
(916) 255-2501

☐ Southern Area
3737 Main Street.
Suite 400
Riverside, CA 92501
(951) 782-4420

PURPOSE OF REPORT: (Checked ☒ as appropriate)

☐ **INSPECTION RECORD ONLY**
☐ **INFORMATION ONLY**
☒ **NOTICE OF VIOLATION AND RELATED INFORMATION:**

This report provides notice of violations of the California Health and Safety Code, Division 13 or the California Code of Regulations, Title 25, Division 1, Chapter **2**, Sections indicated. For additional information regarding the California Code of Regulations, please visit www.hcd.ca.gov.

Violations indicated shall be corrected and a written request for further inspection filed with the Area Office indicated above within days. The request for inspection shall be accompanied by a minimum fee of $

A permit shall be obtained from the Area Office identified above for work to correct items(s) #

If you believe this report has been issued in error or is factually incorrect, please contact the Area Office indicated above.

INSPECTION UNIT INDENTIFICATION:

Type of Unit: _____ Box Size: _____ Overall Size: _____ RT Decal: _____

Manufacturer: _____ Year: _____ Model: _____

HUD Label or HCD Insignia No.: _____

Serial No. or V.I.N.:

Department Use Only

FILE IDENTIFICATION:
CPT Assignment #: **MP-C-19-15776**
FAC. ID #: **10-0138-MP**

LABOR DATA:
DR ID: **204** Date: **May 21, 2021**
PCA/ACT CODE: **13100** AREA: **NAO**
CO: **10** TRAVEL MILES: **18**

INSP TIME: **3 hr 0 min** TRAVEL TIME: **0 hr 30 min**

INSPECTION DATA:
☐ Time Report Only ☐ Progress Inspection
☐ Initial Inspection ☒ Reinspection
HOME/UNIT: # FLOORS:

VIOLATION DATA:
Total: **3**
S F E M P G/O **3** NP

MH ALTERATION TYPE:
☐ AC ☐ ACC ☐ ROOF ☐ FP ☐ O

THIRD-PARTY MONITORING:
QAA @ ☐ HQ ☐ IP ☐ DL ☐ IS
DAA # PLANS #COMPLY

MP INSPECTION DATA:
BLG/FIX: MH Lot: RV Lot: AS:

EH INSPECTION DATA:
☐ Active ☐ Inactive
MAX CAP: P CAP: OCC:
SFD: DORM: MH/RV: O:

FEE ACCOUNTING:
DTN#:

	USED	DUE	ATTACHED
INSPECTION			
INSIGNIA			
OTHER			

Attached Fee I.D.

INSPECTION RESULTS OR INFORMATON: District Representative I (DRI) conducted a re-inspection of the Park today as a follow up from the May 3, 2021, order to abate all nuisances, both imminent hazards and unreasonable risks, inside of the Park. [MP-C-19-15776]. **The Park was given notice to abate all nuisances by May 20, 2021. (See #MP-C-19-15776)**

Past History: The Department of Housing and Community Development (HCD) had previously conducted inspections following a complaint by the City of Fresno regarding junk, rubbish and garbage throughout the park, homeless encampment on empty lots, inoperable vehicles and tent structures on July 29, 2019, August 2, 2019, November 25, 2019 and April 16, 2020, May 5, 2020, June 12, 2020. [See MP-C-19-15776] A second complaint was made for illegal use of Lot#11 including a makeshift shower for homeless persons and accumulation of debris and trash. [See MP-C-20-09067]. The Park's permit to operate was suspended on January 21, 2021, for failure to correct or abate the nuisance on Lot#11 and disconnect water service and cease using water by homeless squatters and failure to remove all trash and debris from the lot. [MP-C-20-09067. The permit to operate remains in suspended status.

This inspection is being conducted under the authority of Health and Safety Code, section(s) 18400, 18401,18402, 18404 and California Code of Regulations (CCR) Title 25 (T25), section(s) 1004.5, 1610,

1617. Re-inspection fees of a minimum $196.00 will be required for any inspections after the first re-inspection.

The result(s) that follow are from the May 11, 2021 inspection of the continuing violations that exist in the Park:

1. **Allegation:** Junk and rubbish throughout the park.

   Findings: No further progress has been made. Several spaces throughout the Park still have accumulated personal items including rubbish debris and combustible materials on individual lots, as well as in common areas of the park, including but not limited to abandoned/inoperable vehicles, and tent like structures of combustible material located on lots, and the accumulation of these items is an imminent fire hazard representing an immediate risk to life, health, and safety and requires immediate action, as demonstrated by the attached photographs taken by the DR, all in violation of CCR T25 section1120. (See #MP-C-19-15776)

   Correction Required: Remove all excess trash, rubbish, tent like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence is an imminent fire hazard representing an immediate risk to life, health, and safety and is a nuisance in violation of Health and Safety Code (HSC) section 18402 and CCR T25 section 1120 **and shall be removed within five (5) days from the date of this report.**

2. **Allegation:** Homeless camping on empty lots and makeshift sink with illegal discharge of graywater.

   Findings: There are currently 2 vehicles on the lot and 2 makeshift tents. Accumulation of debris on the lot has increased. The makeshift sink has returned and is discharging grey water onto the street. However, the remaining lot occupancy on Lot#11 by persons living in the single vehicle and in makeshift cardboard tents remains an unreasonable risk to life, health and safety**,** and is a nuisance in violation of CCR T25 sections 1118**.** (See May 3 report, #MP-C-1915776)

   Correction Required: Remove the remaining single vehicle and the two remaining makeshift cardboard tents from Lot#11 out of the Park, clean up and remove all accumulation of excess trash, rubbish and combustible materials on Lot#11. The homeless encampment inside of a single vehicle and two makeshift tents and the accumulation of excess trash, rubbish and combustible materials on Lot#11 creates an unreasonable risk to life, health or safety, and is a nuisance a in violation of HSC section 18402 and CCR T25 sections 1118, and **shall be removed within five (5) days from the date of this report.**

3. **Allegation**: The Park has inoperable and abandoned vehicles.

   Findings: There are numerous abandoned and dilapidated and inoperable vehicles throughout the park that are blocking egress of individual lots and park fire lanes which is an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance, in violation of HSC section 18402, CCR T25 sections 1000 (n)(3) and 1106.

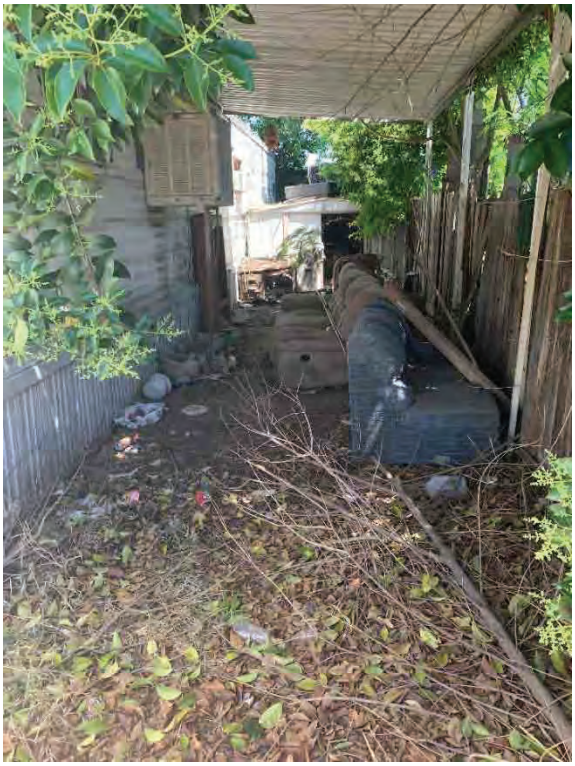
Correction Required: Remove all abandoned/inoperable or improperly parked vehicles parked on Park roadways blocking access to lots, to egress and ingress of the Park and the Park common areas, as these are imminent fire hazards representing an immediate risk to life, health, and safety**,** and are nuisances in violation of HSC section 18402 and CCR T25 sections 1000 (n)(3) and 1106, and **shall be removed within five (5) days from the date of this report.**

Photos Below Document Current Violatons

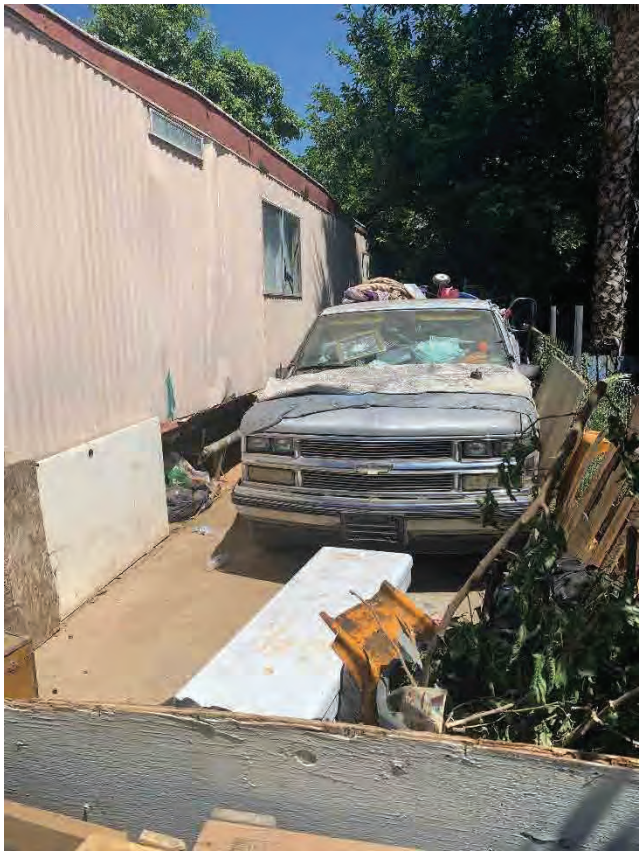
Accumulation of combustible material at Lot # 10B in violation of CCR T25 section 1120

P

Accumulation of combustible material at Lot # 16 in violation of CCR T25 section 1120



Accumulation of combustible materials at Lot # 21 in violation of CCR T25 section 1120



Inoperable vehicles and accumulation of combustible material at Lot # 22 in violation of CCR T25 section 1120.

Inoperable vehicles and accumulation of combustible material at Lot # 11 in violation of CCR T25 sections 1106 and 1120.

Inoperable vehicles and accumulation of combustible material at Lot # 11 in violation of CCR T25 sections 1106 and 1120.

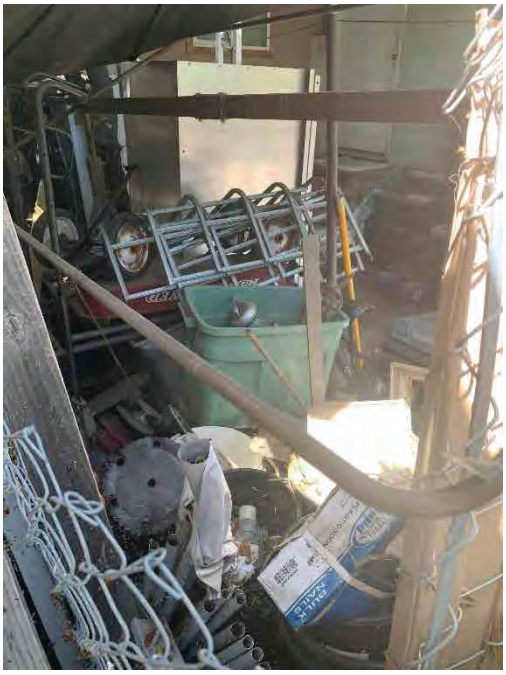
Accumulation of trash and debris at Lot # 36 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 36 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 48 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 48 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 46 in violation of CCR T25 section 1120.



Accumulation of trash and debris at Lot # 45 in violation of CCR T25 section 1120.

Accumulation of trash and debris at Lot # 36 in violation of CCR T25 section 1120.

Inoperable vehicles and accumulation of combustible material at Lot # 44 in violation of CCR T25 section 1120.

Received By: _____ **Title:** _____

DEPARTMENT USE ONLY: ☐ Close File ☒ Reinspection Required ☐ Progress Inspection Required

Enforcement Action Needed: ☐ FNOV ☐ NOI ☐ Suspension of PTO ☐ Notice to Abate ☐ Revocation of PTO

COPIES SENT TO: ☐ Applicant ☐ MH/RV Owner ☐ Park Operator/Owner ☐ SAA ☐ HQ ☐ Other:

REVIEWED BY: _____ DATE: **May 21, 2021** COPIES SENT BY: _____ DATE: **May 21, 2021**

EXHIBIT 14

STATE OF CALIFORNIA – BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

ACTIVITY REPORT

HCD CS 61 (Rev. 08/20)

Date: **June 10, 2021** Report by: **Michael Barberi** Telephone: **209-400-1979**

Applicant: **Trails End MHP**

Address: **1207 W. Fremont Ave. Fresno, CA 93711**

Activity Site: (if other than above) **Trails End MHP**

104 E. Sierra Ave. Fresno, CA 93710 Telephone: **559-439-8130**

Owner: (If other than above) **Joan Kevorkian**

Address: **1207 W. Fremont Ave. Fresno, CA 9371**

AREA OFFICES:

☒ Northern Area
9342 Tech Center Drive
Suite 550
Sacramento, CA 95826
(916) 255-2501

☐ Southern Area
3737 Main Street,
Suite 400
Riverside, CA 92501
(951) 782-4420

PURPOSE OF REPORT: (Checked ☒ as appropriate)

- ☐ **INSPECTION RECORD ONLY**
- ☒ **INFORMATION ONLY**
- ☐ **NOTICE OF VIOLATION AND RELATED INFORMATION:**

This report provides notice of violations of the California Health and Safety Code, Division 13 or the California Code of Regulations, Title 25, Division 1, Chapter **2**, Sections indicated. For additional information regarding the California Code of Regulations, please visit www.hcd.ca.gov.

Violations indicated shall be corrected and a written request for further inspection filed with the Area Office indicated above within **3** days. The request for inspection shall be accompanied by a minimum fee of $

A permit shall be obtained from the Area Office identified above for work to correct items(s) #

If you believe this report has been issued in error or is factually incorrect, please contact the Area Office indicated above.

INSPECTION UNIT INDENTIFICATION:

Type of Unit: _____ Box Size: _____ Overall Size: _____ RT Decal: _____

Manufacturer: _____ Year: _____ Model: _____

HUD Label or HCD Insignia No.: _____

Serial No. or V.I.N.:

Department Use Only

FILE IDENTIFICATION:
CPT Assignment #: **ABATEMENT**
FAC. ID #: **10-0138-MP**

LABOR DATA:
DR ID: **204** Date: **June 10, 2021**
PCA/ACT CODE: **13100** AREA: **NAO**
CO: **10** TRAVEL MILES: **48**

INSP TIME: **2 hr 0 min** TRAVEL TIME: **1 hr 0 min**

INSPECTION DATA:
☐ Time Report Only ☐ Progress Inspection
☐ Initial Inspection ☒ Reinspection
HOME/UNIT: ____ # FLOORS: ____

VIOLATION DATA:
Total: **4**
S __ F __ E __ M __ P __ G/O **4** NP __

MH ALTERATION TYPE:
☐ AC ☐ ACC ☐ ROOF ☐ FP ☐ O

THIRD-PARTY MONITORING:
QAA @ ☐ HQ ☐ IP ☐ DL ☐ IS
DAA # PLANS #COMPLY

MP INSPECTION DATA:
BLG/FIX: MH Lot: RV Lot: AS:

EH INSPECTION DATA:
☐ Active ☐ Inactive
MAX CAP: P CAP: OCC:
SFD: DORM: MH/RV: O:

FEE ACCOUNTING:
DTN#:

	USED	DUE	ATTACHED
INSPECTION			
INSIGNIA			
OTHER			

Attached Fee I.D.

INSPECTION RESULTS OR INFORMATON:

This report documents the inspection records for Notice of Abatement of All Public Nuisances and Outstanding Violations and Order to Abate All Public Nuisances and Outstanding Violations. HCD investigations have been conducted as follows:

1. The initial inspection was conducted on May 3, 2021.
2. The 1st re-inspection was conducted on May 11, 2021.
3. A Notice of Correction or Abatement was issued to the park owner/operator on May 12, 2021 and posted in the following locations: Fence near mailboxes, fence near garbage cans.
4. The 2nd re-inspection was conducted on May 20, 2021.
5. The Notice of Abatement of All Public Nuisances and Outstanding Violations and Order to Abate All Public Nuisances and Outstanding Violations. was posted at the park on June 10, 2021 at the following location: Fence next to mailboxes, Fence near Lot # 11, front door of managers home Lot # 29.

Posting on fence near mailboxes

Posting on Managers front door Lot # 29

Posting on fence near Lot #11

Received By: _____ **Title:** _____

DEPARTMENT USE ONLY: ☐ Close File ☒ Reinspection Required ☐ Progress Inspection Required

Enforcement Action Needed: ☐ FNOV ☐ NOI ☐ Suspension of PTO ☐ Notice to Abate ☐ Revocation of PTO

COPIES SENT TO: ☐ Applicant ☐ MH/RV Owner ☐ Park Operator/Owner ☐ SAA ☐ HQ ☐ Other:

REVIEWED BY: _____ DATE: **June 10, 2021** COPIES SENT BY: _____ DATE: **June 10, 2021**

EXHIBIT 15

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
NORTHERN AREA OFFICE
9342 Tech Center Drive, Suite 550, Sacramento, CA 9826b
(800) 735-2922 / TTY (800) 735-2929 / FAX (916) 255-2508
HCD Website: www.hcd.ca.gov

June 10, 2021

Joan Kevorkian
1207 W. Fremont Ave.
Fresno, CA 93711

IMMEDIATE ACTION REQUIRED

NOTICE OF ABATEMENT OF ALL PUBLIC NUISANCES AND OUTSTANDING VIOLATIONS AND ORDER TO ABATE ALL PUBLIC NUISANCES AND OUTSTANDING VIOLATIONS FOR:

Trails End MHP
104 E. Sierra Ave,
Fresno, CA 93710
Fresno County
APN# 408-050-09

NOTICE OF ABATEMENT OF ALL PUBLIC NUISANCES AND OUTSTANDING VIOLATIONS, AND ORDER TO ABATE ALL PUBLIC NUISANCES AND OUTSTANDING VIOLATIONS:

Please be advised that the California Department of Housing and Community Development (Department), pursuant to the California Health and Safety Code (HSC) Sections 18401, 18402, 18403 and 18404, and California Code of Regulations (CCR) Title 25 (T25), sections 1610 and 1617, is issuing this attached Public Nuisances and Outstanding Violations Abatement Order, incorporated by reference to the following owners:

Joan Kevorkian

A. ***NOTICE:*** **As the landowners and Park Operators for the Trails End MHP (Park), located at 104 E. Sierra Ave. Fresno, CA 93710, Joan Kevorkian, as owner of the Park, is ORDERED TO IMMEDIATELY ABATE the imminent hazards that are public nuisances and all outstanding and uncorrected violations of the Mobilehome Parks Act (MPA) as identified herein and below:**

I. Imminent Hazard and Public Nuisance to be abated within ten (10) days from the date of this order:

1. **Remove** all excess trash, rubbish, tent like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence is an imminent fire hazard representing an immediate risk to life, health, and safety and is a nuisance in violation of Health and Safety Code (HSC) section 18402 and CCR T25 section 1120.

2. **Remove** the remaining single vehicle and the two remaining makeshift cardboard tents from Lot#11 out of the Park, clean up and remove all accumulation of excess trash, rubbish and combustible materials on Lot#11. The homeless encampment inside of a single vehicle and two makeshift tents and the accumulation of excess trash, rubbish and combustible materials on Lot#11 creates an unreasonable risk to life, health or safety, and is a nuisance in violation of HSC section 18402 and CCR T25 sections 1118.

3. **Remove** all abandoned/inoperable or improperly parked vehicles parked on Park roadways blocking access to lots, to egress and ingress of the Park and the Park common areas, and park fire lanes, as these are imminent fire hazards representing an immediate risk to life, health, and safety, and are nuisances in violation of HSC section 18402 and CCR T25 sections 1000 (n)(3) and 1106.

4. **Submit proof of compliance with this Abatement Order.** You are required to submit the proof of compliance with this Abatement Order and produce proof of the following: 1) remove all excess trash, rubbish, tent like structures, and combustible materials from lots and common areas ; 2) remove the remaining single vehicle and the two remaining makeshift cardboard tents from Lot#11 from the Park, clean up and remove all accumulation of excess trash, rubbish and combustible materials on Lot#11; and 3) removal of all abandoned/inoperable or improperly parked vehicles parked on Park roadways blocking access to lots, to egress and ingress of the Park, Park common areas, and fire lanes, to the Department **no later than June 26, 2021.** The Department will verify the proof of compliance on June 27, 2021.

PLEASE BE ADVISED: You are required to submit the proof of compliance with Part I, subparts 1 through 4 of this Abatement Order as set forth above, to the Department no later than June 26, 2021. The Department will verify the proof of compliance on June 27, 2021.

CIVIL OR CRIMINAL LIABILITY FOR FAILURE TO COMPLY

PLEASE BE FURTHER ADVISED: Your failure to comply with this Order within the times identified in Parts I respectively, of the date of this notice, as so directed, will result in the Department pursuing administrative and/or civil remedies with judicial enforcement measures, including local district attorney, city attorney and the California Attorney General's office, as authorized by HSC section 18402 and may subject you to a misdemeanor criminal action in accordance with HSC section 18700.

WILFUL VIOLATIONS

Thus, a lack of adequate action on your part to correct violations may be considered a **willful** act to violate California law. HSC section 18700 provides,

> *"Any person who willfully violates this part, building standards published in the California Building Standards Code relating thereto, or any other regulations adopted by the department pursuant to this part is guilty of a misdemeanor and shall be punished by a fine not exceeding four hundred dollars ($400) or by imprisonment in the county jail not exceeding 30 days, or by both that fine and imprisonment.*
>
> *"Any permit holder who willfully violates this part, building standards published in the California Building Standards Code relating thereto, or any other regulations adopted by the department pursuant to this part shall be subject to suspension or revocation of his or her permit to operate.*
> *"Any person who willfully violates this part, any building standard published in the California Building Standards Code relating thereto, or any other regulation adopted by the department pursuant to this part, shall be liable for a civil penalty of five hundred dollars ($500) for each violation or for each day of a continuing violation. The enforcement agency shall institute or maintain an action in the appropriate court to collect any civil penalty arising under this section." (Emphasis Added).*

Unless there is immediate action on your part within the timeframes given in Part I (10 days), respectively, to make permanent correction of the above noted violation(s), and removal of the public nuisances, the Department will deem this a willful violation and pursue all its legal remedies in accordance with the law.

The Department will refer this matter for a civil abatement action to the City of Fresno's City Attorney's office and the Fresno County District Attorney, but no action will be taken unless you fail to comply by **June 26, 2021**.

ABATEMENT ORDERS

As lawful landowners and Park owners/operators of the Trails End MHP, you have the sole responsibility to correct and abate all public nuisances and the violations immediately. This ownership responsibility is stated in HSC section 18402, which provides,

> *"The owner or operator of a park shall abate any nuisance in the park within five days, or within such longer period of time as may be allowed by the enforcement agency, after he or she has been given written notice to remove the nuisance. If he or she fails to do so within that time, the district attorney of the county in which*

the park, or the greater portion of the park, is situated shall bring a civil action to abate the nuisance in the superior court of the county in the name of the people of the State of California." (Emphasis Added).

Thus, the law is clear that a Park owner is responsible for the Park and its residents and occupants, and the Department is ***demanding*** that you, as the Park owner and operator immediately abate the uncorrected violations and the public nuisances listed herein or the Department will move forward on exercising its administrative, criminal, and civil remedies.

B. Department Inspection and Abatement Fees

If Department inspections were initiated by a complaint, in accordance with T25, CCR Section 1004.5, complaint re-inspection fees of $196.00 are due for the first hour, $82 for each second and subsequent hour, and $41 per additional half hour for all subsequent inspections.

Furthermore, if additional legal remedies need to be commenced to abate the violations and the nuisances as noted herein, you as the Park owners shall be held responsible for the costs of abatement of the violations and the nuisances in accordance with T25, CCR Section 1618. Costs of abatement include the Department's investigative and case preparation costs, court costs and attorney fees, the cost associated with any physical actions taken to abate the violation, and any technical service or other fees due to the enforcement agency related to the abatement activity.

C. Hearing and Appeal Rights

You have the right to request an Informal Conference (IC), if you do not understand what is being required of you, or you disagree with this Notice of Abatement of a Public Nuisance and Order of Abatement.[1] You may only request an IC if you have not requested a conference previously with regard to the identified violations. Following the decision of the IC, you have a right to request a hearing, but only after the denial or conclusion of the IC is made against you.[2]

a) Informal Conference Request Must Be in Writing and Within Ten (10) Days from date of Notice and Order of Abatement.

The **Informal Conference** request, pursuant to CCR T25 section 1752, must be made in writing and delivered within ten (10) working days from the date of this Abatement Order to the following address:

[1] Health & Saf. Code, § 18421.
[2] Id.

Department of Housing and Community Development, Northern Area Office,
Attention David Dance,
9342 Tech Center Drive, Suite 550,
Sacramento, CA 95826

Failure to make this written request will result in a conclusive presumption that a nuisance exists and that it must be abated as ordered and the right to the conference is waived.

b) Informal Hearing May be Requested After IC Denial If Written Request is Made Within Ten (10) Days of the IC.

The **Informal Hearing** request, pursuant to CCR T25 section 1756, must be in made in writing and delivered within ten (10) working days from the date of the decision of the Informal Conference to the following address:

Department of Housing and Community Development, Northern Area Office,
Attention David Dance,
9342 Tech Center Drive, Suite 550,
Sacramento, CA 95826

NOTE: If you fail to request an IC and/or Informal hearing within the time limits stated, or fail to complete an IC at the mutually agreed upon time and place as required by section 1754 of T 25, CCR, you will be precluded from pursuing a hearing or a formal administrative hearing pursuant to Government Code section 11425.10, et seq.

No Extension on Correction Time: A request for an IC or informal hearing will not extend the time for correction of immediate risks to life, health, or safety.[3] None of the procedures for the appeal and subsequent hearing process extends the time allowed for the correction of violations noted in the original notice of violation or notice of abatement noted in subsequent notices of violation issued to the same person or about the same situation unless it meets specified guidelines.

D. Outstanding Department Inspection Fees

Department inspections were initiated by a complaint, in accordance with Title 25, CCR Section 1004.5, complaint re-inspection fees of $1372.00 are due. A $1372.00 check or money order is required at the next complaint re-inspection. The Department would prefer your resources be applied to correcting the cited violations rather than paying enforcement costs. These fees must be paid before the Permit to Operate can be reinstated.

[3] Health & Saf. Code, § 18420(b)(2).

If you have any questions regarding this matter you may contact David Dance, Codes and Standards Administrator I, at (916) 255-1119.

Sincerely,

Kyle Krause, Deputy Director Division of Codes and Standards
Department of Housing and Community Development

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

EXHIBIT 16

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
MOBILEHOME AND SPECIAL OCCUPANCY PARKS PROGRAM
9342 Tech Center Drive, Suite 500, Sacramento, CA 95826
P.O. Box 278180, Sacramento, CA 95827-8180
(800) 952-8356 / TTY (800) 735-2929 / FAX (916) 854-2551
HCD Website: www.hcd.ca.gov

June 23, 2021

Douglas T. Sloan, City Attorney
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Douglas T. Sloan,

RE: ACKNOWLEDGEMENT OF ASSUMPTION OF ENFORCEMENT

This letter serves as receipt and acknowledgement of the letter received by the City of Fresno (City), regarding the adoption of Ordinance B-27 by the City which was signed on June 10, 2021, and added Article 19 to Chapter 10 of the Fresno Municipal Code, instituting the Mobilehome Parks Act (MPA) and Special Occupancy Parks Act (SOPA).

Pursuant to Title 25 of the California Code of Regulations (T25 CCR), The City of Fresno will assume responsibility for the enforcement of Division 13, Part 2.1, commencing with section 18200 MPA and Part 2.3 commencing with section 18860 SOPA, of the California Health and Safety Code and their implementing regulations set forth in Title 25, California Code of Regulations Division 1, Chapters 2 and 2.2, the building standards published in the California Building Standards Code relating to mobilehome parks (MHPs), special occupancy parks (SOPs), travel trailer parks, recreational trailer parks, temporary trailer parks, incidental camping areas and tent camps and the related administrative regulations (collectively referred to as "the Acts.")

Delegation of Authority and Assignment of Personnel

The City shall be the enforcement agency as defined by section 18207 of the California Health and Safety Code and will assign the responsibility for the enforcement of the Acts to the City's Code Enforcement Division (Division). The Division shall provide qualified personnel for the actual enforcement of the Acts. Code Enforcement will assign four Code Enforcement Inspectors to carry out the duties and responsibilities of the Acts. Pursuant to T25 CCR § 1004(i) if this changes, or the personnel change, the City will notify The California Department of Housing and Community Development (HCD) within thirty (30) days of the change.

Change of Address or Contact Information
Pursuant to § 1004(j), when a local enforcement agency changes its address, phone number, or contact person, it shall notify the HCD Administrative Office of the Division of Codes and Standards in writing within thirty (30) days of the change.

Schedule of Fees and Statement of Objectives
The City will adopt the fee schedules as contained in the Acts Division 13 Part 2.1, 2.3 and implementing regulations and will adopt the Program and Statement of Objectives contained in the Acts. The City's specific local objectives, include but are not limited to, providing timely and reliable enforcement of the Acts, reduction of threat of fire, and protecting public health, safety, and welfare inside of MHPs and SOPs. The City will enforce and implement the Program to include all parks now under HCD jurisdiction and any new parks.

Description of Existing Mobilehome and Special Occupancy Parks
There are currently 27 MHPs/SOPs in the city, which includes 3,816 spaces. Immediately upon assumption of enforcement responsibilities the City will initiate inspections pursuant to the requirements of the Acts.

Effective Date of Assumption
The effective date of assumption of enforcement responsibilities shall be within thirty (30) days following HCD approval.

Notification to Parks
Pursuant to T25 CCR § 1004(e), upon completion of the transfer, the new enforcing agency shall notify, in writing, the parks within its jurisdiction of the change in enforcement and the designated department or departments responsible for enforcement and permit issuance.

Method of Enforcement
Not later than thirty (30) days from the effective date of assumption of enforcement, the City shall commence and thereafter diligently enforce the Acts as follows:

a) Review and maintain relevant files provided by HCD and compare same with records on file with city.
b) Review pertinent building standards of the state relevant to mobilehomes and special occupancy parks.
c) Ascertain the status of all permits-to-operate and construction permits and enforce relevant requirements.
d) Investigate and resolve complaints received from occupants, neighbors, other agencies, and all other sources of complaints.
e) Perform annual mobilehome park maintenance inspections consistent with the Acts as set forth in Health and Safety code section 18400.1 and its implementing regulations.
f) Take all other actions as are deemed appropriate in furtherance of state laws and regulations.

Use of State Forms
When enforcing the Acts, the City shall utilize the following forms:

Required by T25 CCR, Division 1, Chapter 2, Article 1, Section 1004

- HCD 500A, Application for Permit to Operate
- HCD 503B, Annual Permit to Operate
- HCD 513B, Manufactured Home or Mobilehome Installation Acceptance

Required by T25 CCR § 1317

- HCD MP 532, Fire Hydrant Test and Certification Report

Required by T25 CCR § 5816

- HCD Benefits Status Form 1 (8/98 Version)

Required by T25 CCR § 1004

- HCD 513C, Certificate of Occupancy
- HCD 538, Plot Plan

Permits to Operate, State Fees, and Mobilehome Residency Law Protection Program Fees
The City shall send a copy of all permits to operate, Mobilehome Residency Law Protection Program fees, and state fees to the Administrative Office of the Division of Codes and Standards no later than thirty (30) days after the city's issuance of such permits and receipt of such funds.

HCD Will Maintain
HCD will maintain jurisdiction of the construction, alterations, and conversion of mobilehome (MH)-units, MH-unit complaint investigations, SAA complaint investigations, MH-unit registration and titling, and occupational licensing investigations. HCD will also maintain the authority for approval of offsite factory-built housing construction and is the Authority Having Jurisdiction over plan review (foundation and up), when installed in and outside of MHPs.

Training
HCD has offered one-day in-person training for city personnel on the Acts and enforcement authority, recordkeeping, fee collection, and the transfer requirements of the Acts and Department regulations.

Parks with Outstanding Issues
Any parks with outstanding complaints, violations, or other health and safety issues will have all files transferred to the City for all enforcement actions from the date enforcement is assumed.

Documents Transferred
HCD will forward copies of all park files, permits to operate, complaints, violations, and Emergency Preparedness Plan files to the City upon assumption of enforcement.

If there are any questions or concerns, please contact the Local Enforcement Agency Analyst at LEA@hcd.ca.gov.

Sincerely,

Kyle Krause

Kyle Krause

Deputy Director
Codes and Standards Division

EXHIBIT 17

STATE OF CALIFORNIA – BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

ACTIVITY REPORT

HCD CS 61 (Rev. 08/20)

Date: **June 28, 2021** Report by: **Michael Barberi** Telephone: **209-400-1979**

Applicant: **Trails End MHP**

Address: **1207 W. Fremont Ave. Fresno, CA 93711**

Activity Site: (if other than above) **Trails End MHP**

104 E. Sierra Ave. Fresno, CA 93710 Telephone: **559-439-8130**

Owner: (If other than above) **Joan Kevorkian**

Address: **1207 W. Fremont Ave. Fresno, CA 9371**

AREA OFFICES:

☒ Northern Area
9342 Tech Center Drive
Suite 550
Sacramento, CA 95826
(916) 255-2501

☐ Southern Area
3737 Main Street.
Suite 400
Riverside, CA 92501
(951) 782-4420

PURPOSE OF REPORT: (Checked ☒ as appropriate)

- ☐ **INSPECTION RECORD ONLY**
- ☒ **INFORMATION ONLY**
- ☐ **NOTICE OF VIOLATION AND RELATED INFORMATION:**

This report provides notice of violations of the California Health and Safety Code, Division 13 or the California Code of Regulations, Title 25, Division 1, Chapter **2**, Sections indicated. For additional information regarding the California Code of Regulations, please visit www.hcd.ca.gov.

Violations indicated shall be corrected and a written request for further inspection filed with the Area Office indicated above within days. The request for inspection shall be accompanied by a minimum fee of $

A permit shall be obtained from the Area Office identified above for work to correct items(s) #

If you believe this report has been issued in error or is factually incorrect, please contact the Area Office indicated above.

INSPECTION UNIT INDENTIFICATION:

Type of Unit: _____ Box Size: _____ Overall Size: _____ RT Decal: _____

Manufacturer: _____ Year: _____ Model: _____

HUD Label or HCD Insignia No.: _____

Serial No. or V.I.N.:

Department Use Only

FILE IDENTIFICATION:
CPT Assignment #: **ABATEMENT**
FAC. ID #: **10-0138-MP**

LABOR DATA:
DR ID: **204** Date: **June 28, 2021**
PCA/ACT CODE: **13100** AREA: **NAO**
CO: **10** TRAVEL MILES: **48**

INSP TIME: **2 hr 0 min** TRAVEL TIME: **1 hr 0 min**

INSPECTION DATA:
☐ Time Report Only ☐ Progress Inspection
☐ Initial Inspection ☒ Reinspection
HOME/UNIT: # FLOORS:

VIOLATION DATA:
Total:
S F E M P G/O NP

MH ALTERATION TYPE:
☐ AC ☐ ACC ☐ ROOF ☐ FP ☐ O

THIRD-PARTY MONITORING:
QAA @ ☐ HQ ☐ IP ☐ DL ☐ IS
DAA # PLANS #COMPLY

MP INSPECTION DATA:
BLG/FIX: MH Lot: RV Lot: AS:

EH INSPECTION DATA:
☐ Active ☐ Inactive
MAX CAP: P CAP: OCC:
SFD: DORM: MH/RV: O:

FEE ACCOUNTING:
DTN#:

	USED	DUE	ATTACHED
INSPECTION			
INSIGNIA			
OTHER			

Attached Fee I.D.

INSPECTION RESULTS OR INFORMATON:

This report documents the inspection records for Notice of Abatement of All Public Nuisances and Outstanding Violations and Order to Abate All Public Nuisances and Outstanding Violations. The following violations have not been corrected:

1. Remove all excess trash, rubbish, tent like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.

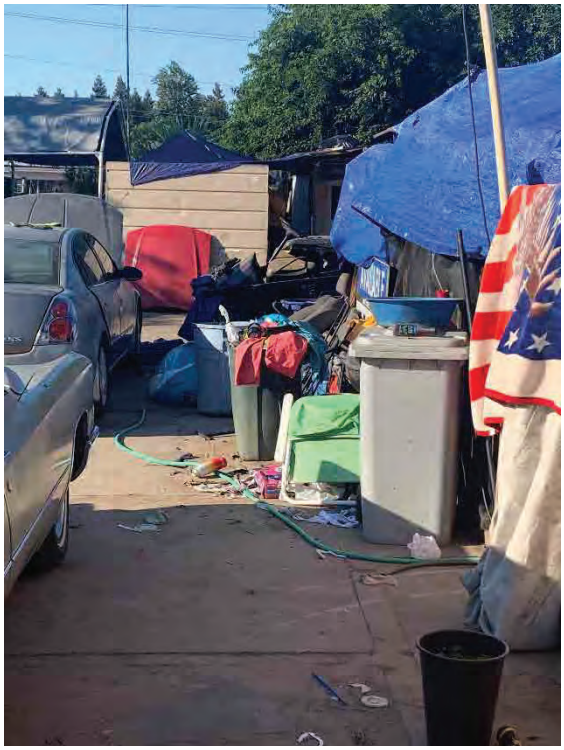
2. Clean up and remove all accumulation of trash, rubbish, combustible materials on Lot #11 as their presence creates an unreasonable risk to life, health and safety and is a nuisance.

3. Remove all abandoned/inoperable or improperly parked vehicles parked on Park roadways blocking access to lots, to egress and ingress of the Park, and the Park common areas and fire lanes creating an imminent fire hazard that represents an immediate risk to the life, health and safety, and are nuisances.

Trash and combustibles on Lot # 11

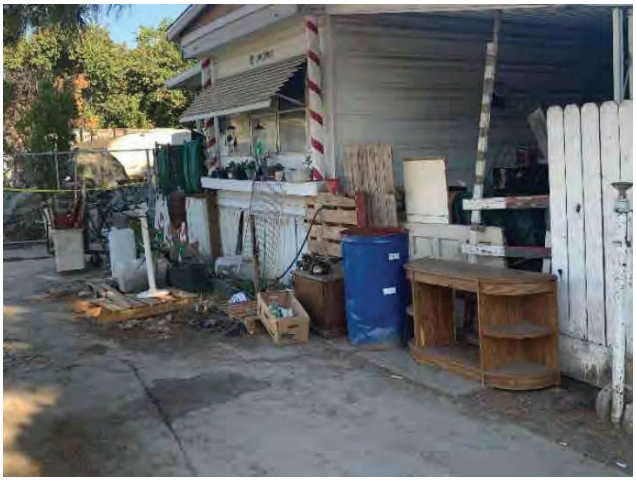
Water in street and cars blocking roadway

Trash and combustibles



Trash and combustibles

Trash and combustibles/inoperable vehicles



Trash and combustibles

Trash and combustibles

Trash and combustibles

Trash and combustibles

Trash and combustibles

Received By: _____ **Title:** _____

DEPARTMENT USE ONLY: ☐ Close File ☒ Reinspection Required ☐ Progress Inspection Required

Enforcement Action Needed: ☐ FNOV ☐ NOI ☐ Suspension of PTO ☐ Notice to Abate ☐ Revocation of PTO

COPIES SENT TO: ☐ Applicant ☐ MH/RV Owner ☐ Park Operator/Owner ☐ SAA ☐ HQ ☐ Other:

REVIEWED BY: _____ DATE: **June 28, 2021** COPIES SENT BY: _____ DATE: **June 28, 2021**

EXHIBIT 18

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
9342 Tech Center Drive, Suite 500, Sacramento, CA 95826
P.O. Box 277820, Sacramento, CA 95827-7820
(800) 952-8356 / TTY (800) 735-2929 / FAX (916) 263-3383
HCD Website: www.hcd.ca.gov

June 29, 2021

Douglas T. Sloan, City Attorney
Fresno City Attorney's Office
2600 Fresno Street Room 2031
Fresno, CA 93721

Dear Mr. Sloan:

Re: Request for Civil Nuisance Abatement Action Against Trail's End Mobilehome Park

The California Department of Housing and Community Development (Department) is the enforcement agency for the Mobilehome Parks Act (MPA)[1], which governs the construction, maintenance, occupancy, use and design of mobilehome parks in California. The Department has exercised its preemptive administrative authority to its fullest extent pursuant to the MPA in an effort to address the current existing public nuisances that exist in the Trails End Mobilehome Park, located in the City of Fresno, at 104 E. Sierra Ave, Fresno, CA 93710.

The Department is now forwarding this letter to your attention, pursuant to Health and Safety Code section 18402, which provides that if a park owner fails to comply with a written notice to remove a nuisance, "*the district attorney of the county in which the park, or the greater portion of the park,* ***is situated shall bring a civil action to abate the nuisance*** *in superior court of the county in the name of the people of the State of California…a county counsel of the county in which the park…is situated…may bring a civil action to abate the nuisance in the superior court of the county in the name of the people of the State of California".*

The Department is requesting that your office move forward on filing the *mandated civil nuisance abatement action* to halt the imminent health and safety hazards that exist in the Trails End Mobilehome Park (Park) located in your jurisdiction. The Department will assist your office in pursuit of this nuisance abatement action. Please find enclosed in this correspondence, the Department's enforcement records, described below, to support your office's civil abatement action pursuant to Civil Code sections 3479, 3480 or Penal Code section 370[2]. The Department's staff can also provide testimony or declarations if necessary, about the enforcement actions taken against the Park and the current conditions of the Park necessitating the nuisance abatement action.

[1] Health and Saf. Code, section 18250 et seq.
[2] Cal. Code of Regs., tit. 25, section 1002 subd. (n)(3).

Please find enclosed, the necessary Department inspection reports, pictures, statements, chronologies, Park's permit to operate, and other documents used in support of the Department's own nuisance abatement order issued and posted on June 10, 2021, to the Park Owner as follows:

Joan Kevorkian
1207 W. Fremont Street
Fresno, CA 93711

The Department's Notice and Order of Abatement mandated compliance as follows:

Ten (10) Day Notice by June 26, 2021:

1. Abate imminent hazards that are public nuisances created by the presence of excess trash, rubbish, tent like structures, and combustible materials from lots and common areas and abandoned/inoperable vehicles.

   Order: Remove all excess trash, rubbish, tent like structures, and combustible materials from lots and common areas including all abandoned/inoperable vehicles whose presence creates an imminent hazard representing an immediate risk to life, health, and safety and is a nuisance.

2. Abate imminent hazards that are public nuisances created by the presence and use of a single vehicle and two makeshift cardboard tents from Lot #11, clean up and remove all accumulation of trash, rubbish, and combustible materials on Lot #11.

   Order: Remove the remaining single vehicle and two remaining makeshift cardboard tents from Lot #11 out of the Park; clean up and remove all accumulation of trash, rubbish, and combustible materials on Lot #11 as their presence creates an unreasonable risk to life, health and safety and is a nuisance.

3. Abate imminent hazards that are public nuisances created by the presence of abandoned/inoperable or improperly parked vehicles parked on Park roadways blocking access to lots, egress and ingress of the Park, and the Park common areas and fire lanes.

   Order: Remove all abandoned/inoperable or improperly parked vehicles parked on Park roadways blocking access to lots, egress and ingress of the Park, and the Park common areas and fire lanes creating an imminent fire hazard that represents an immediate risk to the life, health and safety, and are nuisances.

The Department has completed the required re-inspections and observed that none or very little compliance has occurred to remediate the imminent hazards outlined above, as required by Health and Safety Code section 18402 of the Mobilehome Parks Act.

There is still an excessive amount of trash, rubbish, tent like structures, and combustible materials on lots and in common areas and abandoned/inoperable vehicles blocking ingress and egress and fire lanes in the Park and the Park owner is non-responsive.

It is for these reasons and many more that will be observed and determined from the Department's inspection reports, that the Department issues this formal request that the Fresno City Attorney's Office file a civil nuisance abatement action immediately against the Park owner as mandated by Health and Safety Code section 18402 and take all action authorized by the Court.

Thank you for your time and consideration in this matter.

Sincerely,

Kyle Krause, Deputy Director
Codes and Standards Division

Enclosures

Cc: Lisa Smittcamp, Fresno County District Attorney
Emory Wishon, Legal Counsel for Joan Kevorkian
Joan Kevorkian, Park Owner

EXHIBIT 19

Photographs of 104 E. Sierra Ave.
Taken July 1, 2021

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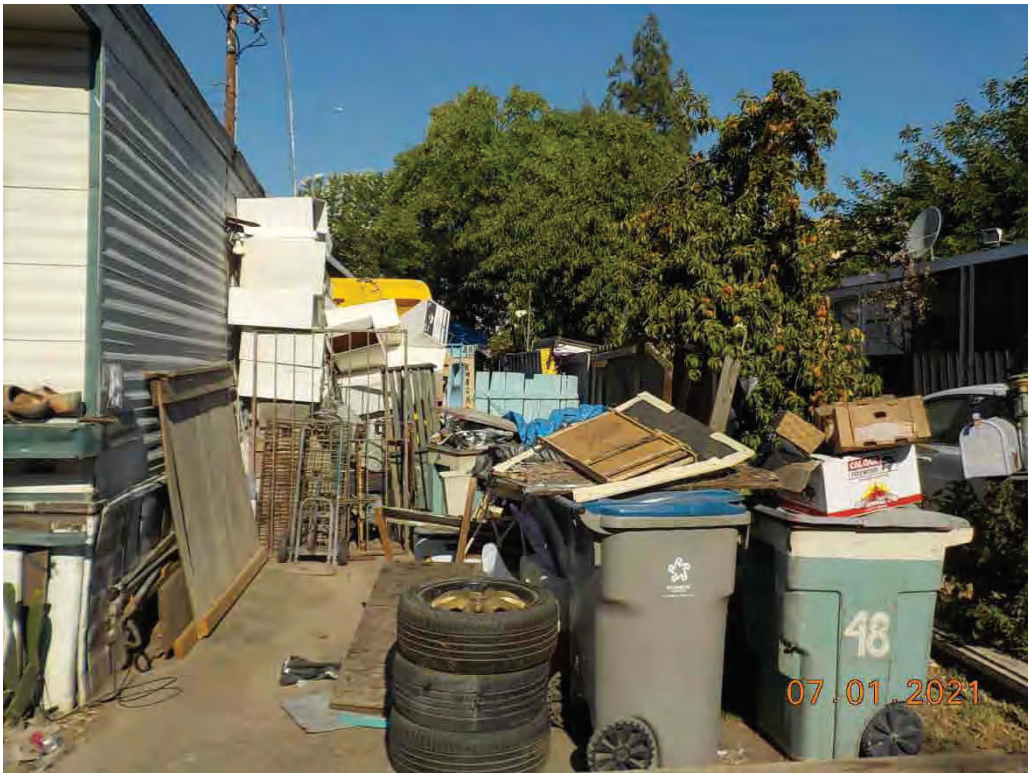
48
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DANGER
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EXHIBIT 20

Photographs of 104 E. Sierra Ave.
Taken August 16, 2021

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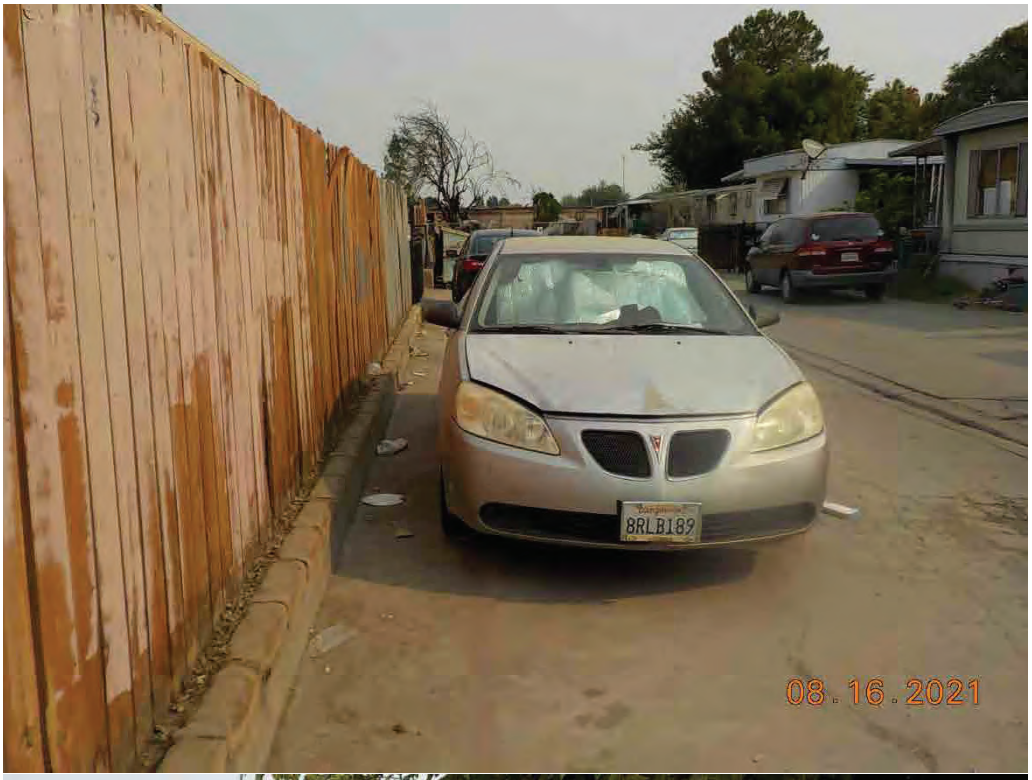
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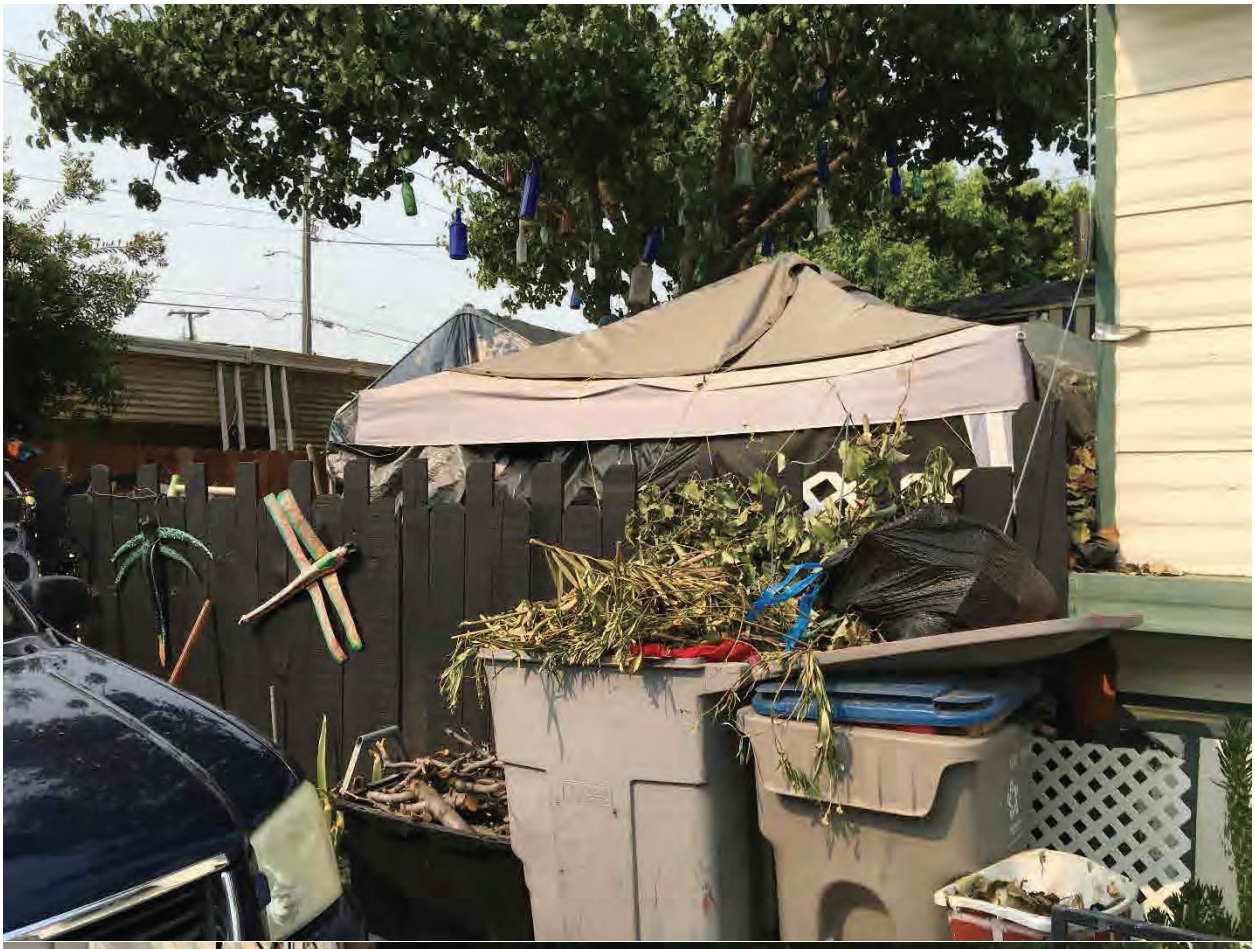

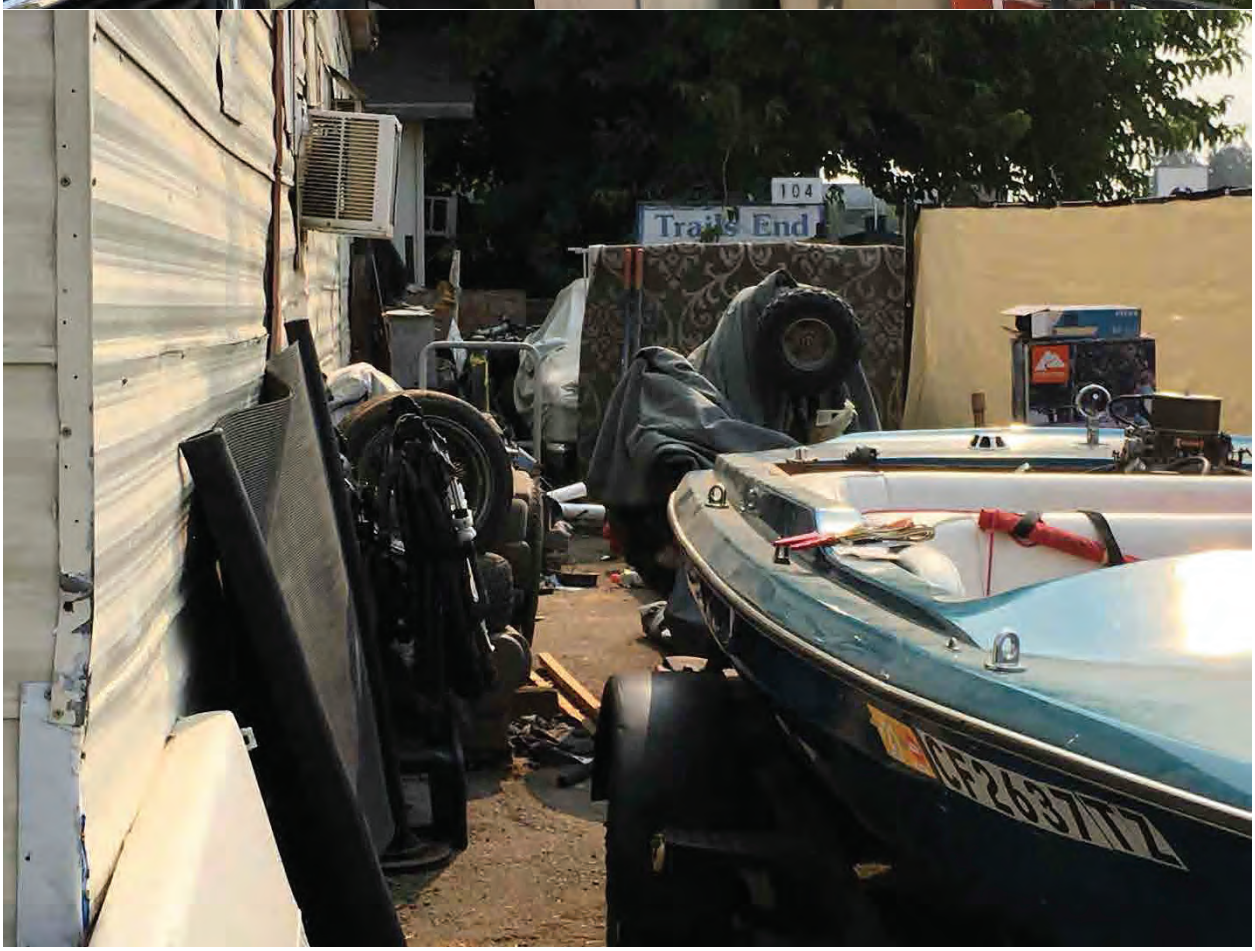
104
Trail's End

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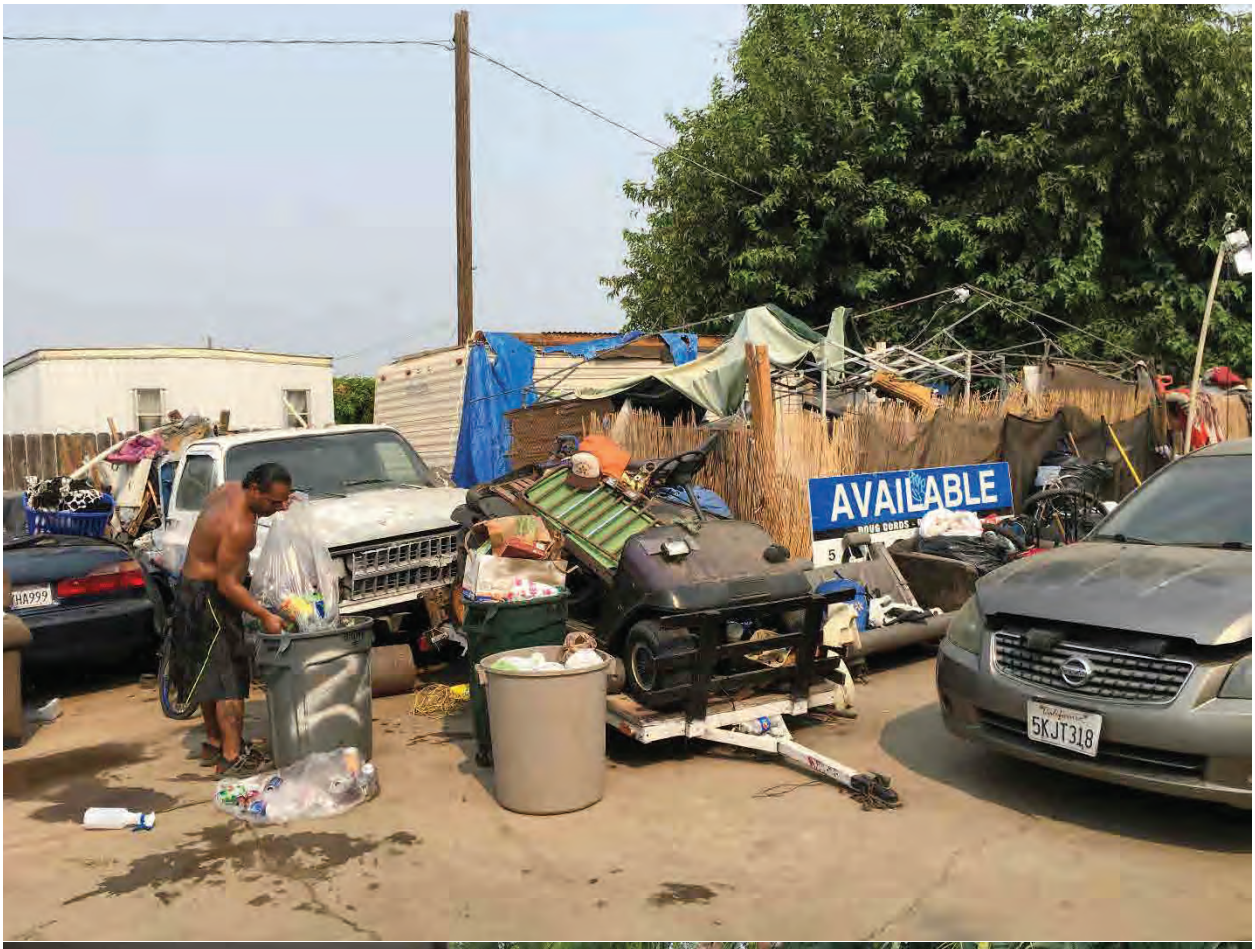
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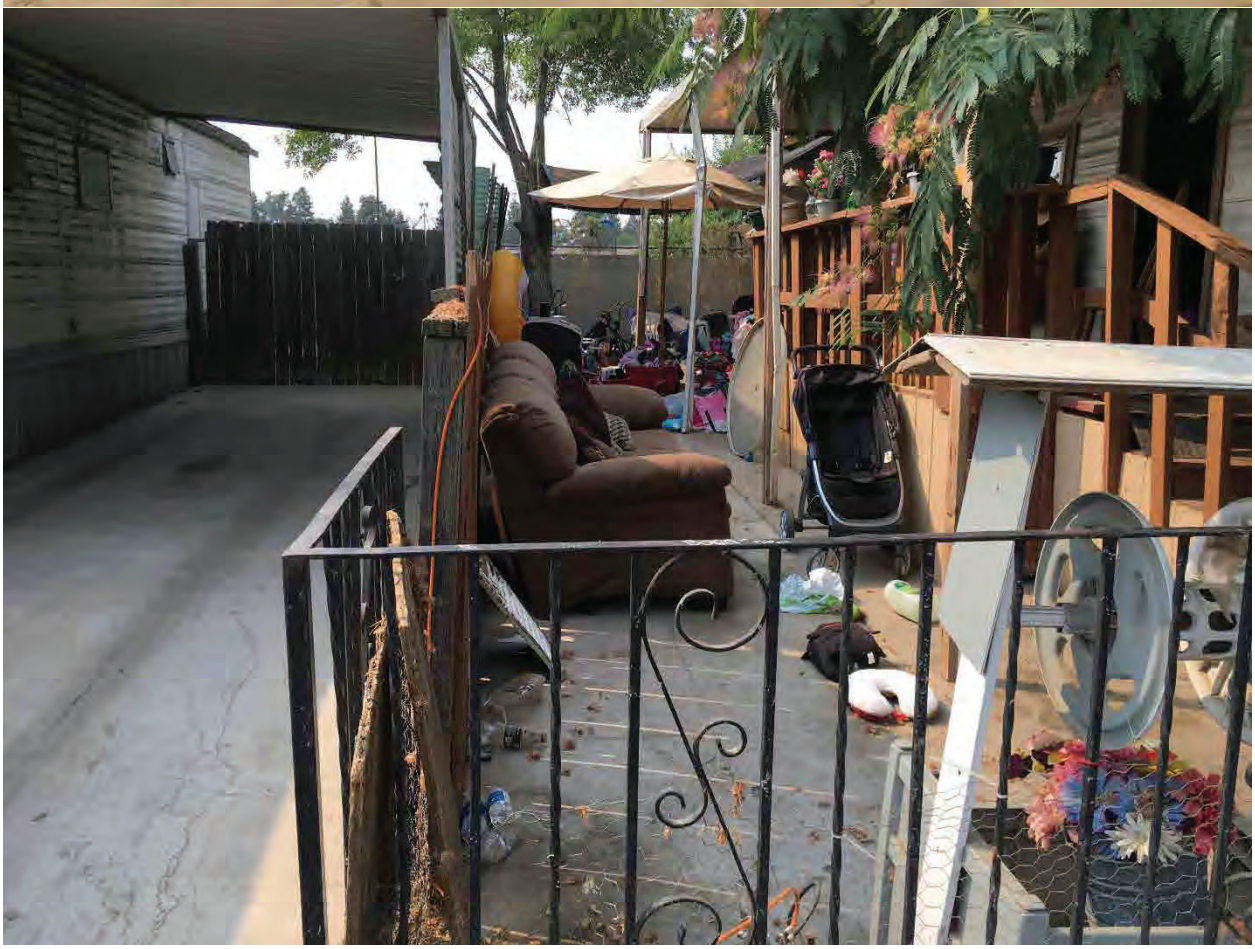

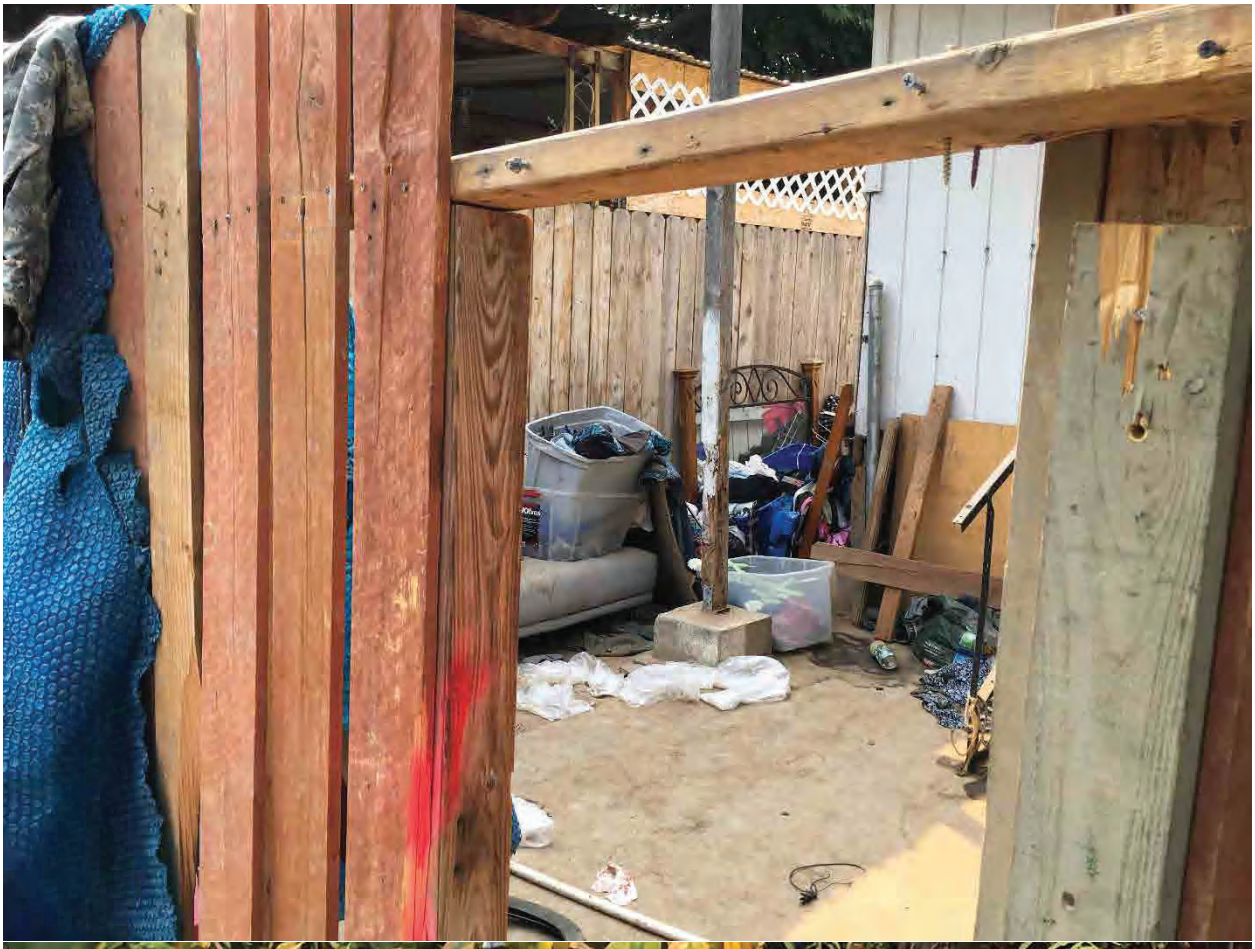

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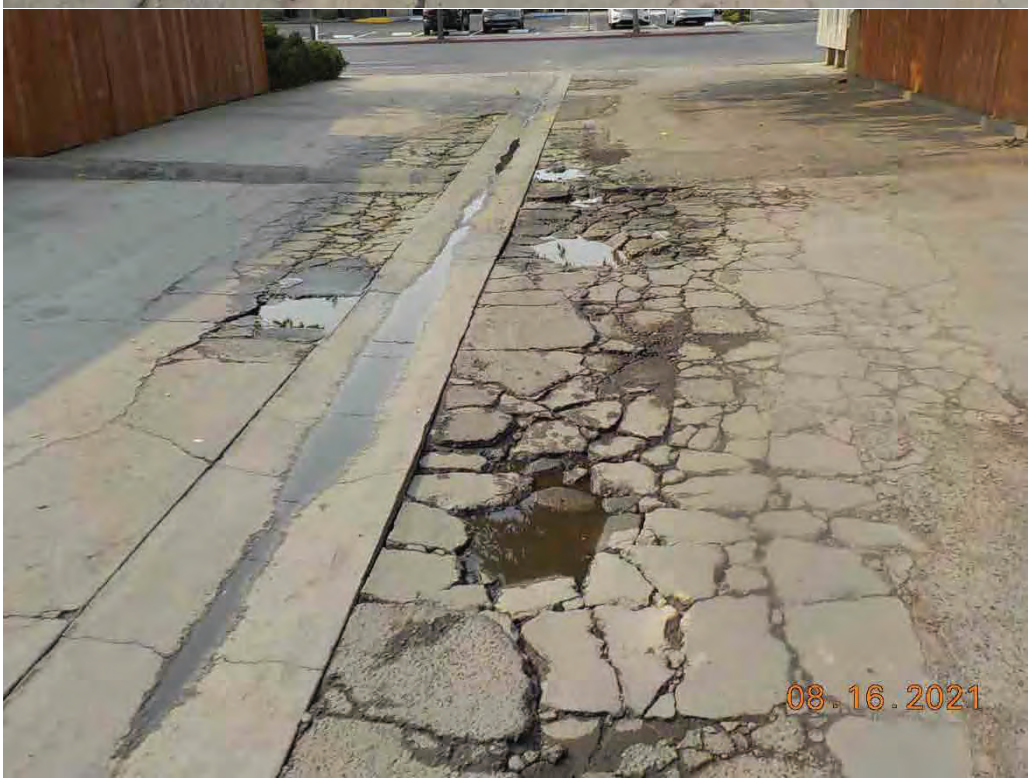
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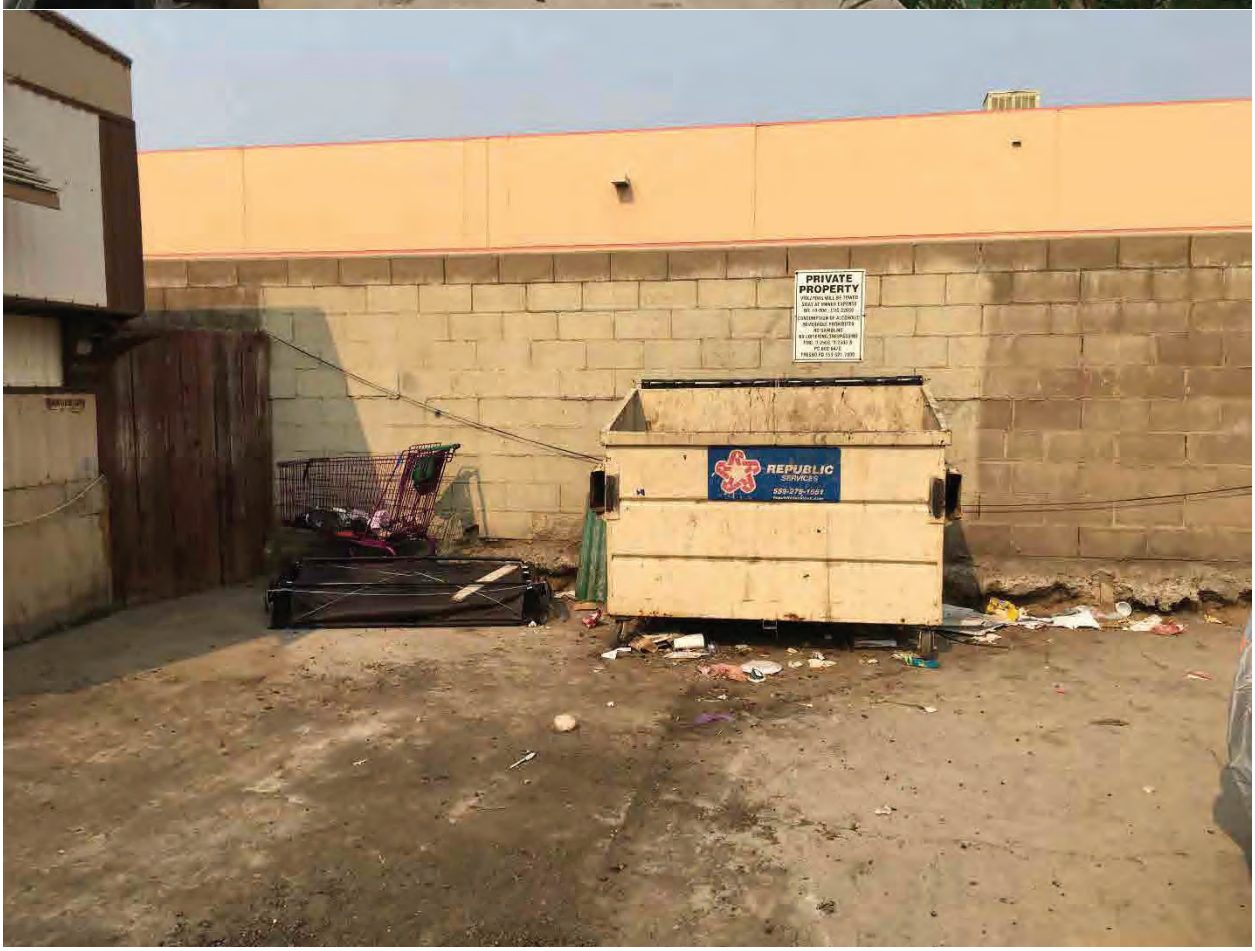
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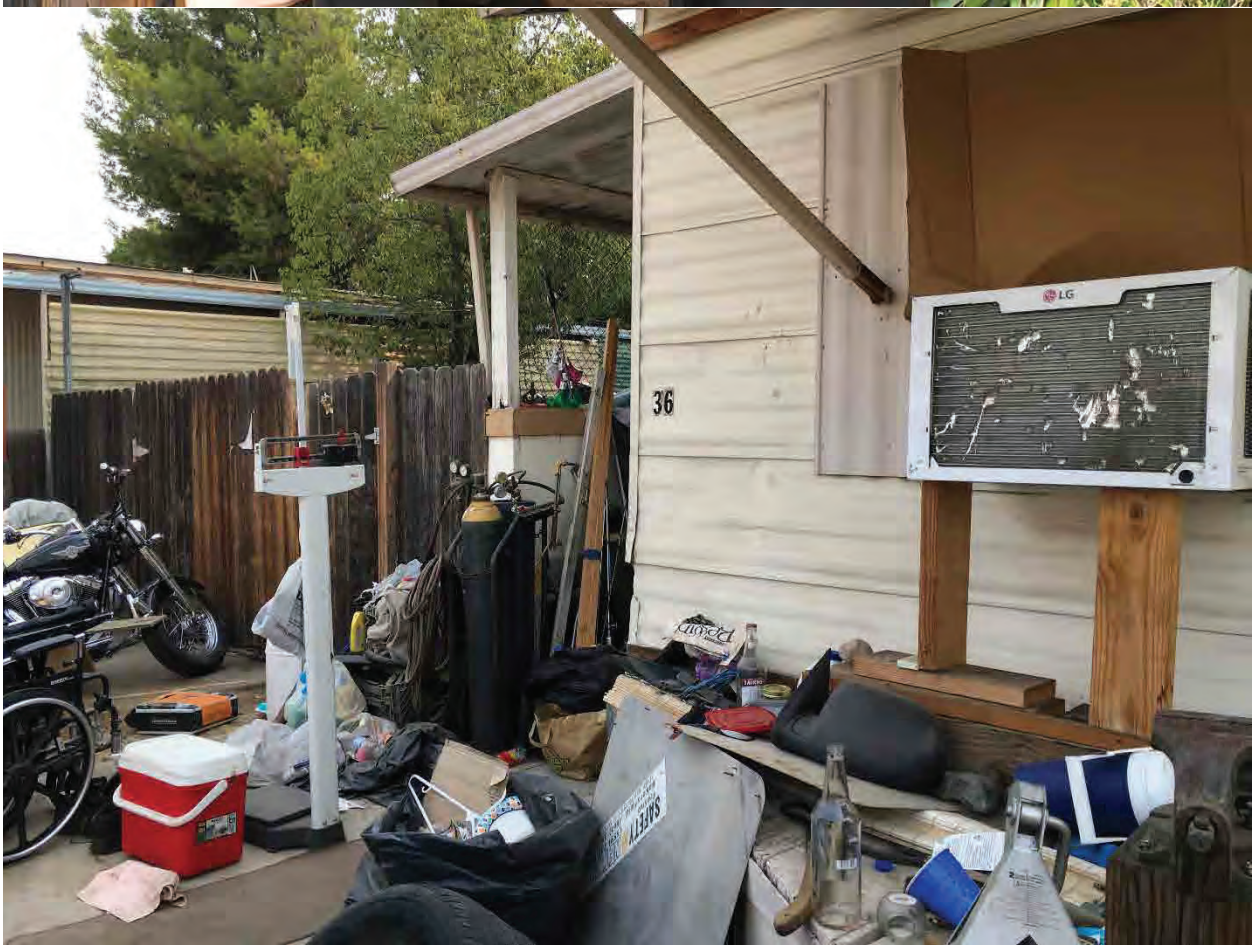
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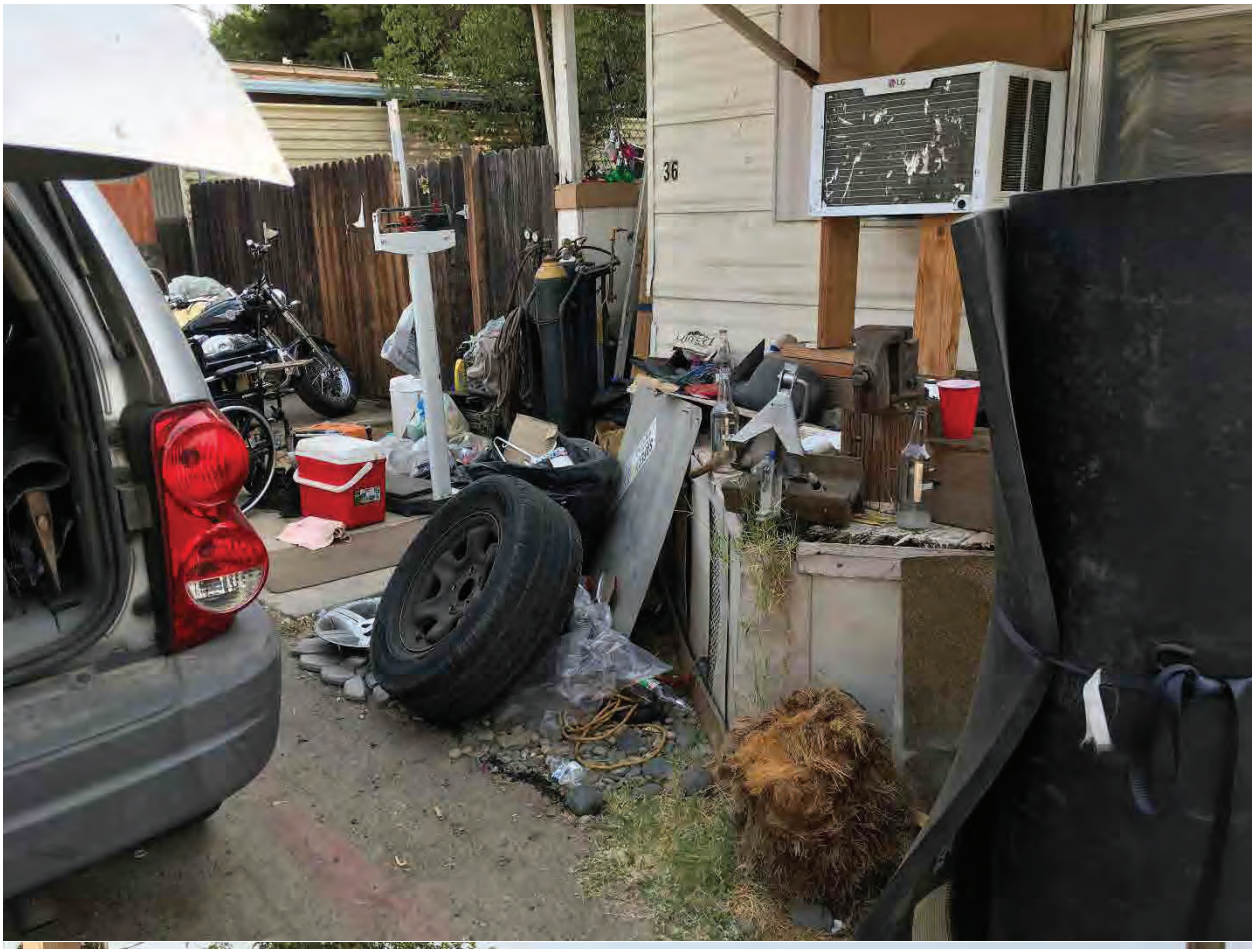
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08.16.2021

EXHIBIT 21

CASE HISTORY REPORT
CASE NUMBER E21-07024

CASE TYPE: General Enforcement
Assessor's Parcel Number: 408-050-09
Primary Address: 104 E SIERRA AVE
FRESNO, CA 93710

Date Established: 06/25/2021
Status: In Violation - Issue Notice
Closed Date:

Inspector Assigned: Amanda Yanovsky
Inspector Phone: 559 621-8420
Inspector Email:
Amanda.Yanovsky@fresno.gov

CASE DATA:

JURISDICTION:	CITY
ZONE CODE:	CMX
INSPECTION AREA:	
COUNCIL DISTRICT:	6
ACREAGE:	2.38

FINE SUMMARY: TOTAL INVOICED: $0.00
TOTAL PAID: $0.00
BALANCE: $0.00

NARRATIVE: Housing code violations

OWNER:

Primary	KEVORKIAN JOAN L TR WALLET G L TR	5288 N PARRISH	FRESNO	CA	93711

CONTACTS:

TYPE	NAME	ADDRESS
Complainant	Mobile Home Enforcement	
Property Owner	George Wallet	5288 N Parrish Way Fresno CA 93711
Property Owner	Sara J Wallet	5288 N Parrish Way Fresno CA 93711
Property Owner	Joan L. Kevorkian, Trustee	1207 W Fremont Ave Fresno CA 93711
Property Owner	A. Emory Wishon III	1690 W Shaw Ave, STE 200 Fresno CA 93711
Property Manager	TRAILS END HOME PARK	MANAGEMENT OFFICE 104 E SIERRA AVE, SPACE #10F FRESNO CA 93710

HISTORY:

Date	Action	Details
06/25/2021	**Violation Added: HC HOUSING CODE REPAIR**	
06/25/2021	**Inspection Scheduled**	**Inspection Type**: Initial Inspection **Inspector**: Luis Castellanos **Request Comments:**Scheduled via Script

06/25/2021	**Assigned to Area**	**Action By**: Marla Williams **Time**: 0.00 **Comments:**
07/01/2021	**HF FIRST INSPECTION**	**Status**: COMPLETED **Assigned Staff**: Luis Castellanos **Time**: 2.47 **Description**: Additional Inspector 7-1-2021 @8:27 a.m. Inspectors SCRS Laura and CRS Luis Arrived at Trails End Mobile home park. Had a briefing at command center out front on Sierra Ave. Fresno Police Detective Brad Oliver assisted SCRS Laura and myself during our inspections. We started inspections at 8:27 am and we finished inspections at 10:55 am. We inspected the exterior lots of spaces 1-9, 32, 33, and 35. Please see inspection results as listed above. Inspector time for SCRS Laura: 2.47 hours Inspector time for CRS Luis: 2.47 hours Total inspection time for both: 4.94 hours
07/01/2021	**GN GENERAL NOTES**	**Status**: **Assigned Staff**: Randy Calvert **Time**: .1 **Description**: Mobile Home Park this is a Mobile Home Park (MHP) case and has been assigned to AMY as the MHP Senior inspector. rrc
07/01/2021	**HF FIRST INSPECTION**	**Status**: COMPLETED **Assigned Staff**: Mongzong Xiong **Time**: .1 **Description**: Additional Inspector 7/1/2021 First inspection conducted by Inspectors Amber Rodriguez and Mongzong Xiong on spaces 16,17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 29A, 29B, 29C and driveways/roads from 8:30am to 10:00am. Inspection Time Inspector M. Xiong: 2 Hours Inspector A. Rodriguez: 2 Hours Total Time: 4 Hours -MXX

07/01/2021	**HF FIRST INSPECTION**	**Status**: COMPLETED **Assigned Staff**: Dion Garcia **Time**: 2.5 **Description**: Additional Inspector 7/1/2021 An inspection of space #10,10A,10B,10C,10D,10F,11,12,13,14,15,15A,15B,15C, and 34, was conducted by Senior Inspector Figueroa and Inspector Garcia. This activity step is to account for Inspector Garcia's time. JXF
07/01/2021	**HF FIRST INSPECTION**	**Status**: COMPLETED **Assigned Staff**: Amanda Yanovsky **Time**: 2.5 **Description**: Additional Inspector Inspector Oviedo assisted Inspector Yanovsky with inspections of mobile home spaces 30, 31, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 on 07/01/21 from 0830-1100. - AMY
07/01/2021	**Inspection Resulted**	**Inspection Type**: Initial Inspection **Time**: 8:27 AM-10:55 AM **Total Time**: 2.47 **Status**: In Violation - Issue Notice **Inspector**: Luis Castellanos **Result Comments:**SPACE #1 There are illegal structures on this residential property: metal and wooden carports built without permits. The mobile home skirting was partially replaced with plywood, which lacks proper weather protection. (Approved material??) The weather protection (paint) on the exterior wood surfaces of the front entry stairs is missing. There are illegal structures (additions) on this residential property: lattice attached to the building/structure/fence. There is evidence of a plumbing leak on the south side of lot and there is excessive water running off to the public easement. There is illegal outdoor storage of household materials on this residential property. This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, concrete, asphalt, tin cans, tires and miscellaneous items) located on the north side of the property. The landscaping at the south side of the lot has become so overgrown or uncontrolled as to create a traffic obstruction. SPACE #2

The space identification number is not visible.

There is an illegal structure on this residential property: carport built without permits.

The covered porch was enclosed without the required plans, permits, and inspections.

The exterior wood components of the covered porch and carport are damaged and deteriorated.

The metal porch covering posts are damaged and dilapidated.

The weather protection (paint) on the exterior wood surfaces of the porch staircases is missing.

The porch staircase on the west side is damaged and dilapidated.

There are illegal structures (additions) on this residential property: lattice/trellis attached to the building/structure/fence.

This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, tin cans, tires, appliances, and miscellaneous items) located on the north side of the property.

SPACE #3

The mobile home skirting is damaged and dilapidated.

There is an illegal structure on this residential property: carport built without permits.

The covered porch was added without the required plans, permits, and inspections.

The wood porch and railing are damaged and deteriorated.

The metal components of the porch cover and carport are damaged and deteriorated.

The weather protection (paint) on the exterior wood surfaces of the porch and staircases is missing.

The staircases on the east and west sides of the mobile home are damaged and dilapidated.

There is an illegal structure on this residential property: carport built without permits.

The electrical panel cover is damaged.

The electrical panel is obstructed by the rear staircase.

There is illegal outdoor storage of household materials at the front porch of this property.

This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, tin cans, tires, appliances, and miscellaneous items) located on the north side of the property.
(FMC § 10-605(a).)
Remove all rubbish and junk from the property.

This property has an accumulation of dog feces creating an obnoxious smell and unsanitary conditions.

There is a storage shed on the north side of the lot that does not meet the minimum setback requirements.

SPACE #4

The mobile home skirting is damaged and dilapidated.

There is an illegal structure on this residential property: carport built without permits.

The covered porch was added without the required plans, permits, and inspections.

The wood porch and railing are damaged, deteriorated and rotting and it presents a safety hazard (railing is partially missing, porch decking has soft spots and is unstable).

The porch front and rear staircases are damaged and dilapidated.

The weather protection (paint) on the exterior wood surfaces of the front entry staircase is missing.

The wood support for the evaporative cooler on the south side of the mobile home is damaged and dilapidated and not properly secured.

There is illegal outdoor storage of household materials at the front porch of this property.

This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, tin cans, tires, appliances, and miscellaneous items) located on the north side of the property.

SPACE #5

There is an illegal structure on this residential property: carport built without permits.

The covered porch and rear metal cover were added without the required plans, permits, and inspections.

The front entry staircase is damaged and dilapidated.

The porch linoleum floor covering is improperly installed and poses a trip hazard.

SPACE #6

The mobile home skirting is damaged and dilapidated.

There is an illegal structure on this residential property: carport built without permits.

The porch covering was added without the required plans, permits, and inspections.

The metal carport support posts are damaged.

The weather protection (paint) on the exterior wood surfaces of the front and rear staircases is missing.

The fence at the north side of the lot (in front of shed) is damaged and dilapidated.

This property has a hazardous tree(s) located at the east side yard (tree roots have raised storage shed making it unsafe)

This property has tall and/or dry (or likely to become dry) weeds/grass located on the front of the lot.

The wood fence at north side damaged and dilapidated (leaning).

SPACE #7

The mobile home skirting is damaged and dilapidated.

There is an illegal structure on this residential property: carport built without permits.

The porch cover was added without the required plans, permits, and inspections.

The rear entry staircase is damaged and dilapidated.

The weather protection (paint) on the exterior wood surfaces of the front and rear staircases is missing.

The metal storage shed on the south side yard is damaged and dilapidated.

There is a storage shed on the north side of the lot that does not meet the minimum setback requirements.

The telephone metal junction box on the south side of the property is damaged and has sharp edges.

The wood fence at south side damaged and dilapidated (leaning).

This property has tall and/or dry (or likely to become dry) weeds/grass located on the north side of the property.

SPACE #8

The mobile home skirting is damaged and dilapidated.

The metal patio cover on the east side of the property was added without the required plans, permits, and inspections.

The metal and wood components of the patio cover on the east side of the property are damaged and deteriorated.

The weather protection (paint) on the exterior wood surfaces of the front and rear staircases and the storage shed is missing.

The front and rear entry staircases is damaged and dilapidated and have missing handrails.

The wood components of the storage shed are damaged and deteriorated.

There is an accessory building that was erected on the east side of the mobile home without the required plans, permits, and inspections.

This property has tall and/or dry (or likely to become dry) weeds/grass located on the east and west sides of the property.

There is an accumulation of junk, debris, combustible materials, and other similar items located on the east side of the mobile home that constitute fire, health, and safety hazards.

This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, tin cans, tires, appliances, and miscellaneous items) located throughout the property.

There is a storage shed on the north side of the lot that does not meet the minimum setback requirements.

The fence at north side and gate on the west side property is damaged and dilapidated.

SPACE #9

The mobile home skirting is damaged and dilapidated.

There is an illegal structure on this residential property: carport built without permits.

The exterior metal components of carport are damaged and deteriorated.

There is an accessory building that was erected on the east side of the mobile home without the required plans, permits, and inspections.

The staircase on the east side of the mobile home is damaged and dilapidated and has missing handrails.

There is illegal outdoor storage of household materials on this residential property: appliances.

This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, tin cans, tires, appliances, and miscellaneous items) located throughout the property.

There are illegal structures (additions) on this residential property: lattice attached to the building/structure/fence.

SPACE #32

The mobile home skirting is damaged and dilapidated.

The front entry staircase is damaged and dilapidated.

The covered porch was enclosed without the required plans, permits, and inspections.

There is an illegal structure on this residential property: carport built without permits.

The exterior wood components of the covered porch are damaged and deteriorated.

The exterior metal components of carport are damaged and deteriorated.

The weather protection (paint) on the exterior wood surfaces of the storage shed is missing.

The driveway is damaged and deteriorated and poses a trip hazard.

The fence on the east side of the lot is constructed of unapproved fencing material: chicken wire.

The fence at the east side of the lot is damaged and dilapidated.

SPACE #33

The covered porch was added without the required plans, permits, and inspections.

This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, tin cans, tires, appliances, and miscellaneous items) located throughout the property.

There is illegal outdoor storage of household materials on this residential property.

This property has an accumulation of dog feces creating an obnoxious smell and unsanitary conditions.

The fence at the east side of the lot is damaged and dilapidated.

SPACE #35

The mobile home skirting is damaged and dilapidated.

The covered porch was added without the required plans, permits, and inspections.

The exterior wood components of the covered porch and carport are damaged and deteriorated.

The staircase on the west side (rear) is damaged and dilapidated.

The weather protection (paint) on the exterior wood surfaces of the porch and front and rear staircases is missing.

The electrical panel cover is damaged.

This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, tin cans, tires, appliances, and miscellaneous items) located throughout the property.

There is illegal outdoor storage of household materials on this residential property.

The fence at the west side of the lot is damaged and dilapidated.

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7-1-2021 @8:27 a.m. Inspectors SCRS Laura and CRS Luis

Arrived at Trails End Mobile home park. Had a briefing at command center out front on Sierra

Ave. Fresno Police Detective Brad Oliver assisted SCRS Laura and myself during our inspections. We started inspections at 8:27 am and we finished inspections at 10:55 am. We inspected the exterior lots of spaces 1-9, 32, 33, and 35. Please see inspection results as listed above.

Inspector time for SCRS Laura: 2.47 hours
Inspector time for CRS Luis: 2.47 hours
Total inspection time for both: 4.94 hours

07/01/2021 **Inspection Scheduled**

Inspection Type: Initial Inspection **Inspector**: Mongzong Xiong
Request Comments:

07/01/2021 **Inspection Resulted**

Inspection Type: Initial Inspection **Time**: 8:30 AM-11:00 AM **Total Time**: 2.50
Status: In Violation - Issue Notice **Inspector**: Jesse Figueroa
Result Comments:7/01/2021
I, along with Inspector Garcia and Officer Freeman, conducted inspections. We were assigned to inspect spaces #10,10A, 10B,10C,10D,10F,11,12,13,14,15,15A,15B,15C, and 34. Contact was made with most units. Several violations were found, noted and photographed. All spaces had violations.

Space 10:
Space 10 was occupied with a small RV trailer. No one was home at the time. We noticed a wooden pallet being used as a step to get into the trailer. There was also a puddle of water, what appeared to be wastewater, under the trailer. The trailer was not in good condition.

Space 10A:
At space 10A, we made contact with Edward Moreno. We found damaged skirting, exposed wiring, missing steps for the entrance, a dilapidated fence, and an accessory structure right at the fence. The tenant also stated they did not have any heating and air conditioning, nor did they have a smoke and carbon detector. Tenant Moreno would like an interior inspection.

Space 10B:
At space 10B we made contact with Roberto Contreras. We were not able to gain access to the space. There were several tarps attached to the fence and the trailer. There was also the presence of junk and rubbish and unpermitted light at the front of the space.

Space 10C:
At space 10C, we made contact with tenant Jaclyn Cox. Jaclyn stated she did not have any issues inside the rv trailer. We noticed there was an addition added on to the trialer. There was also the presence of inoperable vehicles and a fence constructed of a garage door. Tarps were attached to the structure and fence.

Space 10D:

Space 10D is owner occupied. We were able to make contact with owner Jazmine Ramirez. Ramirez was concerned over water flooding the front of her space. We noticed she had some damage to the skirting and to the front steps. Ramirez had a tarp and pole structure and an accessory structure right at the rear fence. There was also the presence of some minor junk and rubbish.

Space 10F:
At space 10F, we made contact with tenant David Polin. David did not have any concerns and told us that everything was fine. The space had a garage/accessory structure that is not meeting the set back requirements. David also has a tarp that covers a large portion of his space.

Space 11:
Space 11 is a vacant lot.

Space 12:
Space 12 is occupied by tenants. We made contact with tenants Heidi and Patrick. The tenants let us know that they didn't have a working heater or air conditioner. They also stated they did not have a smoke or carbon monoxide detector, and that their outlets didn't work. The tenants would like to have an interior inspection done. We noticed the mobile home had damaged skirting, and stairs. The space had unapproved fencing material at the front and rear. There was also the presence of some junk and rubbish and an inoperable motorcycle. The metal carport was damaged, and the front porch had an unapproved support. There was also a tarp attached from the fence to the mobile home.

Space 13:
We were unable to make contact at this space. We did notice overgrown bushes, exposed wiring and an illegal addition attached to the mobile home.

Space 14:
We were unable to make contact at this space. We did see some junk and rubbish, and damaged skirting.

Space 15:
Space 15 is owner occupied. We made contact with owner Jacqueline. Jacqueline let us walk through her space. We found some damaged skirting, excessive dog feces, and rubbish at the side and rear. The east fence was also dilapidated. There was also an accessory structure against the rear fence.

Space 15A:
At space 15A, we made contact with tenants Andrew and Leslie. Space 15 had a lot of junk and rubbish at the back, block the gas and electric meters. There was also damaged skirting throughout, and the back door didn't have any steps. The electrical panel did not have a cover, and there was an accessory structure right at the west side fence, which is dilapidated. The metal carport was also damaged.

Space 15B:
At space 15B, we made contact with tenant Randy. Randy let us know he had some issues inside the mobile home. He said he had outlets that didn't work, and no smoke nor carbon monoxide detector. Randy would like to have an interior inspection done. The exterior had damaged stairs at the front and back door, and damaged skirting throughout. The water heater closet was made up of compressed wood, and no door to access the water heater. We could hear water leaking under the mobile home. There was also an accessory structure and the fence and an overgrown tree with low hanging branches.

Space 15C:
No contact was made at this space. We did see some junk and rubbish and damaged skirting throughout. The front steps did not have any weather protection and there was excessive dog feces at the driveway. There was a tarp attached to the west fence, and an accessory structure at the rear that did not meet the set back requirements.

Space 34:
There was no adult present at the time of inspection. We noticed damaged skirting throughout the mobile home. There was the presence of junk and rubbish and a hazardous tree. The home had a tarp attached on the roof, and an accessory structure at the fence.

07/01/2021	**Inspection Scheduled**	**Inspection Type**: Initial Inspection **Inspector**: Jesse Figueroa **Request Comments:**
07/01/2021	**Inspection Scheduled**	**Inspection Type**: Initial Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/01/2021	**Inspector Assigned**	**Action By**: Randy Calvert **Time**: 0.00 **Comments:**
07/01/2021	**Inspection Resulted**	**Inspection Type**: Initial Inspection **Time**: 8:30 AM-10:30 AM **Total Time**: 2.00 **Status**: In Violation - Issue Notice **Inspector**: Mongzong Xiong **Result Comments:**First Inspection 104 E Sierra Ave Case# E21-07024 July 1, 2021 AR/MX Inspection of spaces conducted by Inspector M. Xiong and Inspector A. Rodriguez accompanied by POP Officer Danny Kim from 8:30am to 10:30am. Photos taken. Space 16 Tenant: Johnathan Chin

• Mobile home skirting damaged and dilapidated
• Staircase handrail damaged and hazardous
• Missing weather protection (paint) on wood surfaces of entry stairs
• Outdoor storage of appliances and household material
• Standing water due to leak
• Junk and rubbish throughout
• Improper fence material/damaged fence
• Storage shed place against east fence

Space 17
Owner: Pedro Moreno
• Damaged/dilapidated fence
• Mobile home skirting has no ventilation
• Unpermitted water heater closet
• Water heater improperly installed
• Accessory structure placed against north west fence
• Outside storage of appliances and household material
• Unpermitted addition to mobile home

Space 18
No Response
• No issues seen in plain sight

Space 19
No Response
• Illegal structure at rear of property
• Junk and rubbish throughout
• Outside storage of household appliance
• Outside storage of tires

Space 20
Owner: Estella Orive
• Junk and rubbish throughout
• Tent structure at rear east side of space
• Outside storage of tires
• Porch covering added without required plans, permits, and inspections
• Extension cords used throughout exterior
• Accessory structure placed against fence

Space 21
Tenant: Daniel Wright
• Junk and rubbish throughout
• Damaged and dilapidated handrails to staircase and patio deck
• Missing weather protection (paint) on wood surfaces of entry stairs

• Swamp cooler on improper support base
• Damaged/dilapidated fence
• Accessory structure placed against fence
• Animal feces throughout

Space 22
Burned
• Fire Damage
• Inoperable vehicle in driveway
• Junk and rubbish throughout

Space 23
Burned
• Fire Damage
• Junk and rubbish throughout

Space 24
Burned
• Fire Damage
• Junk and rubbish throughout

Space 25
Contact made with female individual who stated she was a family member only stopping by to grab some things. She stated that the actual tenant is planning on moving and has not been staying at this location. Unknown when they will be completely moved.

Space 26
No response – contact later made by Sr. Inspector Amanda Yanovsky.
• Junk and rubbish throughout
• Mobile home skirting damaged
• Damaged and dilapidated fence

Space 27
Burned
• Fire Damage
• Junk and rubbish throughout

Space 28
Burned
• Fire Damage
• Junk and rubbish throughout

Space 29
No Response

• Mobile home skirting damaged
• Unpermitted addition to mobile home
• Porch enclosure added without required plans, permits, and inspections
• Porch covering added without required plans, permits, and inspections

Space 29A
Owner: Patsy Rajskup
• Junk and rubbish throughout
• Mobile home skirting damaged
• Extension cord in use outside
• Outside storage of household material
• There may be a termite infestation of a tree in the rear yard
• Accessory structures placed against rear fence and mobile home
• Mobile home skirting damaged
• Illegal structure (carport)
• Damaged and dilapidated fence
• Overgrown tree with possible termite infestation

Space 29B
Vacant
• Inoperable vehicle in driveway
• Trailer left at west side of space
• Accessory structure in rear east side of space
• Mobile home skirting damaged
• Staircase/patio deck damaged and hazardous
• Fencing damaged

Space 29C
Tenant: Juan Pablo Garcia Cruz
• Outside storage of household appliances
• Improper fencing material
• Improper mobile home skirting
• Outside storage of tires
• Outside storage of household material
• Accessory structure placed against mobile home on east side
• Junk and rubbish throughout

Driveways/Roads
• Damaged driveways/roads
• Standing water

-MXX

07/02/2021	**GN GENERAL NOTES**	**Status**: COMPLETED **Assigned Staff**: Amanda Yanovsky **Time**: .5 **Description**: Dropped off information On 07/02/21 at approximately 1300 hours I dropped off information to tenant 15B in regards to emergency rental assistance program at his work (Sinclair Bullard/First) along with my business card. - AMY
07/02/2021	**PC TELEPHONE CALL**	**Status**: **Assigned Staff**: Amanda Yanovsky **Time**: .08 **Description**: Phone call [redacted] The property owner of [redacted] called and spoke to me regarding this unit. He advised he has attempted to go out to this trailer to make repairs however, the tenant is never home. I advised [redacted] that we have started the process to try and repair this leak. I let him know that I will pass his info on to my supervisor. - AMY
07/02/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/02/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 10:30 AM-11:00 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/02/21 at approximately 1030 am I made contact with the tenant, [redacted]. He allowed me entry and I confirmed the water that is leaking out onto the street is clean water coming from under the mobile home park. Per Randy, the owner has not responded or attempted to make repairs. - AMY
07/06/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amber Rodriguez **Request Comments:**
07/07/2021	**Inspection Resulted**	**Inspection Type**: Initial Inspection **Time**: 8:30 AM-12:00 PM **Total Time**: 3.50 **Status**: In Violation - Issue Notice **Inspector**: Amanda Yanovsky **Result Comments:**On 07/01/2021 Inspector Oviedo and I, along with Fresno PD Officer Ashworth conducted inspection on assigned mobile homes. Space #'s 30, 31, 36, 37, 38, 39, 40, 41, 42, 43, 44, 44, 45, 46, 47, 48, 49. Space 30 The gate was closed and dogs were in the yard. I did not make contact with anyone at this mobile home. I observed the skirting to be damaged/dilapidated, tarp/pole structure, patio cover added to rear of trailer, and unpermitted electrical running from this mobile home to space 43. This unit is owner occupied. Space 31

I did not make contact with the tenant at this location. I did not observe the space number for this unit, there is an inop vehicle parked on the driveway, there is junk/rubbish and storage of household materials throughout the lot. The paint on the stairs is missing and the carport is damaged.

Space 36
I did not make contact with the occupant. Per Fresno PD he can be hostile. I observed inop vehicles, multiple boats, junk/rubbish, storage of household materials, the skirting is damaged and dilapidated, the porch and staircase are damaged/dilapidated.

Space 37
I did not make contact with the occupant . I observed the skirting to be damaged/dilapidated and patio cover built without permits

Space 38
This space is owner occupied. I did not observe a space number for this unit. I observed unpermitted electrical, extension cords, an addition to the south east corner of mobile home, and an unpermitted patio cover.

Space 39
I did not make contact with the occupant. I observed the skiting to be damaged/dilapidated, tarps attached to the carport (touching the ground), the paint on the stairs is missing, and junk/rubbish.

Space 40
This space is owner occupied. I observed an addition to the south east corner of mobile home, junk/rubbish, outdoor storage of household materials, carport that is damaged and built without permits, porch added without permits, and tarp/pole structure.

Space 41
Occupant is a tenant. I observed junk/rubbish, storage of household material, damaged/dilapidated stairs and railing. Porch cover is damaged with tarps attached (touching the ground).

Space 42
I did not make contact with the occupant. I observed an enclosed carport and the skirting is damaged/dilapidated.

Space 43
This space is owner occupied. I observed the paint on the rear staircase is missing, the mobile home skirting has been replaced with radiant barrier and is missing the vents. There is electrical that has been added without permits supplying power to space 30.

Space 44
I did not make contact with the occupant. I observed junk/rubbish, storage of outdoor material,

and the skirting is damaged/dilapidated.

Space 45
I did not make contact with the occupant. I observed junk/rubbish, there is an accessory building on the north side of mobile home, and an inop on the lot.

Space 46
This space is tenant occupied. The tenant is requesting an interior inspection at a later time. On the exterior I observed the skirting to be damaged/dilapidated, paint missing from 2 sets of stairs at the entry, the stair case railing is loose, and the stairs are damaged/dilapidated. The porch is damaged, there is junk./rubbish, storage of household material. There are several unpermitted structures on the north side of the mobile home and extension cords.

Space 47
This space is tenant occupied. I observed tall grass/weeds, junk/rubbish, the mobile home skirting is damaged, the metal porch is damaged, and the stand to the evap cooler is damaged/dilapidated.

Space 48
This space is owner occupied. I observed junk/rubbish throughout, Storage of household materials, tapr/pole structure, and an accessory structure (possibly occupied)

Space 49
No contact made. I was not able to observe any violations.

- AMY

07/07/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/07/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 10:10 AM-10:33 AM **Total Time**: 0.38 **Status**: In Violation - Time Extension **Inspector**: Amber Rodriguez **Result Comments:**07/06/2021 @ 10:00am Inspection of the entire park. Advised Supervisor of the conditions of the area around the dumpsters. I advised the City's dumpster was half full at the time of inspection. The streets remain clear of debris. AMR 07/06/2021
07/07/2021	**In Violation - Issue Notice**	**Action By**: Amanda Yanovsky **Time**: 0.00 **Comments:**

07/07/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:00 AM-8:30 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/07/21 at 0800 am I drove through the entire park and I did not note any items that are in need of immediate abatement. I checked the large dumpster, it is approximately halfway full. - AMY
07/08/2021	**GN GENERAL NOTES**	**Status**: **Assigned Staff**: Amanda Yanovsky **Time**: .01 **Description**: Work Order #21-07001 Work order # for fence is 21-07001. - AMY
07/08/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/08/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:00 AM-8:30 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/08/21 at 0815 am I drove through the mobile home park. I did not observe any immediate hazards. The trash bin is still approximately half full. I made contact with the tenant of space [redacted] regarding the water leak. Randy advised Costless Plumbing has come out and repaired the leak. He provided me with an updated contact number for him. - AMY
07/09/2021	**HF FIRST INSPECTION**	**Status**: COMPLETED **Assigned Staff**: Amber Rodriguez **Time**: 0.1 **Description**: Additional inspection 07/09/2021 8:30 - 9:00 AM Inspectors AR, AG, LO Were on site to hand out flyers for the upcoming abatement. on July 13, 2021. We knocked and talked to the residents that were home and left English and Spanish flyers on the doors as well as the common areas. total for all inspectors. 1.5 AMR 0.07 AG 0.05 LO 0.05 _____ total .17

07/09/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:30 AM-8:34 AM **Total Time**: 0.07 **Status**: In Violation - Time Extension **Inspector**: Amber Rodriguez **Result Comments:**07/09/2021 8:30 - 9:00 AM Inspectors AR, AG, LO Were on site to hand out flyers for the upcoming abatement. on July 13, 2021. We knocked and talked to the residents that were home and left English and Spanish flyers on the doors as well as the common areas. Total for all inspectors. 1.5 AMR 0.07 AG 0.05 LO 0.05 _____ total .17
07/09/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amber Rodriguez **Request Comments:**
07/12/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/12/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 7:45 AM-8:15 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/12/21 at 0800 am I drove through the mobile home park. I observed junk/rubbish and shopping carts near the large bin. The bin is almost full. There is a large amount of water that appears to be coming from one of the burned units traveling all the way to Sierra Ave. - AMY
07/12/2021	**Invoice**	**Processed By**: Shawn Ngirmang **Invoice Number**: 646676 **Invoice Amount**: 271.00
07/14/2021	**Invoice**	**Processed By**: William Ryner **Invoice Number**: 647171 **Invoice Amount**: 800.00
07/15/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/15/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**

07/15/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:30 AM-9:15 AM **Total Time**: 0.75 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/15/21 at 0830 am I drove through the park. I did not note any new violations. I also met with the fire investigators for lot 27 and 28. I provided them with my business card. I did not go onto the fire site, but observed from the roadway. - AMY
07/15/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 2:00 PM-2:30 PM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/15/21 at 2 pm I met with the fire inspectors that were onsite to inspect lots 22, 23, 24. I did not go onto the fire damaged lot; but observed from the roadway. I spoke with a representative for the owner of lot 22 and she provided me with her contact info. -While on-scene solid waste was there and attempting to reduce the trash in the large trash bin that was full. AMY
07/16/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/16/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:45 AM-9:15 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/16/21 at 0845 am I drove through the park. I did not note any new violations. I spoke to the mobile home owner of lot 24, he was there removing some of his property from the fire damage. He provided me with his contact info. I observed the full garbage bin has been removed. - AMY
07/19/2021	**PC TELEPHONE CALL**	**Status**: COMPLETED **Assigned Staff**: Amanda Yanovsky **Time**: .08 **Description**: Phone call from Space 22 On 07/19/21 at 345 pm I spoke with [redacted], who is the rep for the owner of space 22. She is requesting information in regards to rent and eviction. I told her that she would need to consult with an attorney for the answers. She gave me her email address and I provided her with contact info for different organizations that might be able to assist her family - AMY
07/19/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/19/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 7:45 AM-8:45 AM **Total Time**: 1.00 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/19/21 at 0745 am I drove through the mobile home park. I noted the large trash bin is full and there is junk/rubbish around it. I mapped out and photographed the fire lanes and measured the streets, which average approximately 29 ft throughout the park. No new violations were observed. - AMY

07/20/2021	**EM E MAIL**	**Status**: **Assigned Staff**: Amanda Yanovsky **Time**: .08 **Description**: Email to [redacted] From: Amanda Yanovsky Sent: Monday, July 19, 2021 4:26 PM To: [redacted] Subject: Agencies for tenant/landlord disputes [redacted] Here is some contact information for agencies that can assist with tenant/landlord disputes. If you have any questions let me know. Central California Legal Services (559) 570-1200 Centro La Familia (559) 237-2961 You and your family can also check this website and see if it applies to you. https://www.fresno.gov/mayor/erap/ Amanda Yanovsky Senior Community Revitalization Specialist City Attorney's Office – Code Enforcement Rental Housing Unit – Mobile Home Parks Team City of Fresno Office: (559) 621-8400 Direct:: (559) 621-8420 Fax: (559) 457-1090 Email: Amanda.Yanovsky@fresno.gov
07/20/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/20/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:00 AM-8:30 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/20/21 at 0800 am I drove through the park. I did not observe any new violations. - AMY
07/21/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**

07/21/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:00 AM-9:00 AM **Total Time**: 1.00 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/21/21 at 0800 am I drove through the mobile home park. I observed the large city bin to be full and trash is overflowing onto the lot. An email was sent requesting solid waste empty the dumpster. I did not note any other new violations. - AMY
07/22/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 7:45 AM-8:15 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/22/21 at 0800 am I drove through the mobile home park. I did not note any new violations. - AMY

07/23/2021 **EM E MAIL**

Status: COMPLETED **Assigned Staff**: Amanda Yanovsky **Time**: .08
Description: Email from OW's Attorney

[redacted]

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-AMY

07/23/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 9:15 AM-9:45 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/23/21 at 0915 am I drove through the mobile home park. I did not note any new violations. I confirmed the trash bin has been emptied and the trash around it has been picked up. - AMY
07/26/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/26/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/26/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/26/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:00 AM-8:30 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/26/21 at 0800 am I drove through the mobile home park. I did not note any new violations. The abatement crew was on site to work on filling the large pot holes. - AMY
07/27/2021	**AP APPEALS HEARING REQUESTED**	**Status**: **Assigned Staff**: Amanda Yanovsky **Time**: .08 **Description**: Fax received Fax received requesting appeal for abatement invoice #646676., It is attached under document tab. - AMY
07/27/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/27/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:00 AM-8:30 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/27/21 at 0800 am I drove through the mobile home park. I did not observe any new violations. - AMY
07/28/2021	**DP DOCUMENT POSTING @ SITE**	**Status**: **Assigned Staff**: Amanda Yanovsky **Time**: .08 **Description**: Notice posted throughout park On 07/28/21 at 900 am Inspector Rodriguez, Investigator Montalvo, and I posted 27 notices throughout the mobile home park. - AMY

07/28/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
07/28/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:45 AM-9:45 AM **Total Time**: 1.00 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 07/28/21 at 0845 am I drove through the mobile home park. I did not note any new violations. The trash bin is approximately 3/4 full. After I performed my drive through inspection CRS Rodriguez and Investigator Montalvo and I posted notices throughout the park. - AMY
08/02/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
08/02/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:00 AM-8:30 AM **Total Time**: 0.50 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 08/02/2021 at 0800 am I drove through the mobile home park. I did not note any new violations. The large bin is full and needs to be emptied. An email will be sent making the request. - AMY
08/06/2021	**PC TELEPHONE CALL**	**Status**: **Assigned Staff**: Amanda Yanovsky **Time**: .17 **Description**: Phone call from [redacted] On 08/06/21 at 1122 am I received a call from [redacted]. He advised the water leak has started again. He has called the property owner and so far no one has come out to make repairs. Per Randy he is unable to leave the water on and has to leave it off. He turns it on long enough to shower or flush the toilet. He also advised the water heater is leaking water. - AMY
08/12/2021	**Invoice**	**Processed By**: Juan Ledezma **Invoice Number**: 652473 **Invoice Amount**: 1.88
08/12/2021	**Invoice**	**Processed By**: Juan Ledezma **Invoice Number**: 652474 **Invoice Amount**: 2.19
08/14/2021	**Invoice**	**Processed By**: Juan Ledezma **Invoice Number**: 652969 **Invoice Amount**: 6.52

08/14/2021	**Invoice**	**Processed By**: Juan Ledezma **Invoice Number**: 652970 **Invoice Amount**: 5.48
08/16/2021	**RI RE-INSPECTION**	**Status**: COMPLETED **Assigned Staff**: Lucinda Oviedo **Time**: 2.0 **Description**: Re-inspection 8/16/2021 11:20am. Re-inspection with Inspector Oviedo and Inspector Rodriguez for all spaces and common areas for violations #1, #2 and #5. Our time was from 9:30am to 10:30am. Inspector L Oviedo 1hour Inspector A Rodriguez 1 hour. Total time 2 hours lao
08/16/2021	**PC TELEPHONE CALL**	**Status**: COMPLETED **Assigned Staff**: Amanda Yanovsky **Time**: .17 **Description**: Phone call from [redacted] On 08/16/21 at 1145 am I received a call from [redacted]. He advised the water is still leaking from under the mobile home. Per Randy, the owner has not made any attempts to make repairs. He also states that everyone at the mobile home park thought the City was going to come out and clean all of the junk/rubbish that was left out in front of the lots. - AMY
08/16/2021	**PC TELEPHONE CALL**	**Status**: **Assigned Staff**: Laura Rodriguez **Time**: 0.08 **Description**: Call to owner/manager 8/16/21 @1:42 pm. Call to owner, [redacted] regarding leak at [redacted]. No answer; unable to leave voice message - "Caller is unavailable at this time". *** 8/16/21 @1:44 p.m. Call to property manager, [redacted] regarding leak at [redacted]. No answer; unable to leave a voice message - "Voice mailbox is not setup". lr

08/16/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 9:30 AM-10:30 AM **Total Time**: 1.00 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 08/16/2021 at 0930 am Inspector Oviedo, A. Rodriguez, and I performed a re-inspection for the NOV dated July 28, 2021. The following violations remain: Item #3: I did not observe any signs to be posted directing traffic and marking where parking is prohibited. Item #4: Lots #5, #16, #25, #39, #43, #49 have installed lot address identification numbers. Lots #2, #4, #10, #10B, #10C, #11, #15C, #22, #23, #27, #28, #33, #38, #40, #45, #47 have not installed lot address identification numbers. Item #6: Substandard mobile home units Lots #22, #23, #24, #27, and #28 remain. Item #7: The roadways throughout the property are damaged and deteriorated. Item #8: Notice of the park's Emergency Preparedness Plan is not posted in any public accessible area within the property. - AMY Item #1: Lots #8, #10, #10B #10C #10F #12, #14, #15A #19, #21, #26, #29B, #29C, #33, #36, #39, #40, #41, #44, #45, #47, #48. These lots had excess trash, rubbish, tent-like structures and inoperable vehicles. Item #2: I did not observe any abandoned or inoperable vehicles parked and/or blocking any egress and ingress, Item #5: Lots #19, #44, #48, 10B. There is an accumulation of refuse, rubbish and combustible flammable waste on these lots. LAO
08/16/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
08/17/2021	**PC TELEPHONE CALL**	**Status**: **Assigned Staff**: Amanda Yanovsky **Time**: .17 **Description**: Return call to [redacted] Owner On 08/17/21 at 300 pm I received an email requesting I call the mobile home owner for [redacted] I called [redacted] He wanted to know the status of the mobile home parks license and I advised it is still suspended. I let him know the City has issued a NOV and the re-inspection occurred yesterday. I provided him with my contact info. - AMY

08/17/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
08/17/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 2:00 PM-2:30 PM **Total Time**: 0.50 **Status**: In Compliance **Inspector**: Amanda Yanovsky **Result Comments:**On 08/17/21 at 2 pm Supervisor L. Rodriguez and I attempted to make contact at space 22 to confirm the repair to the water line. The gate was up and locked. The attorney was not present so we did not go onto the lot to confirm. I photographed the area where the water was earlier in the day. It is now dry. I also attempted to locate the leak at space 23 and 24 with negative results. - AMY
09/01/2021	**Invoice**	**Processed By**: William Ryner **Invoice Number**: 656397 **Invoice Amount**: 60.00
09/02/2021	**LR LETTER RETURNED**	**Status**: COMPLETED **Assigned Staff**: **Time**: 0 **Description**: MAIL RTN-ATTY LETTER Attorney letter for assumption of enforcement was returned 8/21/21. Called Manager to get space # to re-mail the notice. Spoke to [redacted]. Re-mailed notice to Space [redacted] Attn: Management Office mjw
09/09/2021	**Invoice**	**Processed By**: Olga Grinko **Invoice Number**: 657700 **Invoice Amount**: -1147.07
09/14/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**
09/14/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 1:30 PM-2:30 PM **Total Time**: 1.00 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 09/14/21 at 130 pm Inspector Castellano, Supervisor Rodriguez, Fresno PD Detective Freeman, and I posted notices at lot numbers 2, 4, 5, 10, 10B, 10C, 11, 15C, 16, 22, 23, 24, 25, 27, 28, 33, 38, 39, 40, 43, 45, 47, and 49. A notice was also posted at each exit/entry driveway, the Clark Street entrance, and at the demo'd laundry facility. - AMY

09/16/2021	**Inspection Resulted**	**Inspection Type**: Follow-Up Inspection **Time**: 8:30 AM-10:30 AM **Total Time**: 2.00 **Status**: In Violation - Time Extension **Inspector**: Amanda Yanovsky **Result Comments:**On 09/16/21 at 0830 am I went to lot numbers 25 and 33 to obtain photos of the notice that was posted on 09/14/21. The postings were removed. I reposted the notice and photographed it. At 0900 am I met with Leon Environmental and John Frost. Leon Environmental was onsite at fire damaged lots 22, 23, 24 to gather samples to be analyzed for asbestos. John Frost is an architect and was on-scene to survey the roadways. - AMY
09/16/2021	**Inspection Scheduled**	**Inspection Type**: Follow-Up Inspection **Inspector**: Amanda Yanovsky **Request Comments:**

FINES:

CASE HISTORY REPORT
CASE NUMBER E21-07024

INVOICE	DESCRIPTION	CHARGE	CREDIT	PAID	DUE
652969	Late Fee	$6.52	($6.52)	$0.00	$0.00
657700	Late Fee	$6.52	($6.52)	$0.00	$0.00
652970	Late Fee	$5.48	($5.48)	$0.00	$0.00
657700	Late Fee	$5.48	($5.48)	$0.00	$0.00
656397	Lien Release Fee - County Filing Fee	$60.00	($60.00)	$0.00	$0.00
657700	Lien Release Fee - County Filing Fee	$60.00	($60.00)	$0.00	$0.00
657700	Late Fee	$2.19	($2.19)	$0.00	$0.00
652474	Late Fee	$2.19	($2.19)	$0.00	$0.00
657700	Late Fee	$1.88	($1.88)	$0.00	$0.00
652473	Late Fee	$1.88	($1.88)	$0.00	$0.00
657700	Secure Property - Administrative Fee	$365.00	($365.00)	$0.00	$0.00
647171	Secure Property - Administrative Fee	$365.00	($365.00)	$0.00	$0.00
657700	Secure Property - Abatement	$435.00	($435.00)	$0.00	$0.00
647171	Secure Property - Abatement	$435.00	($435.00)	$0.00	$0.00
657700	Public Nuisance - Administrative Fee	$146.00	($146.00)	$0.00	$0.00
646676	Public Nuisance - Administrative Fee	$146.00	($146.00)	$0.00	$0.00
657700	Public Nuisance - Abatement	$125.00	($125.00)	$0.00	$0.00
646676	Public Nuisance - Abatement	$125.00	($125.00)	$0.00	$0.00
	TOTAL	2294.14	-2294.14	0.00	0.00

FILED
NOV 10 2021
FRESNO COUNTY SUPERIOR COURT
By _____ DEPT. 403

DANIEL C. CEDERBORG
County Counsel
RICHARD E. BURCHETT Jr., State Bar No. 293279
Deputy County Counsel
THE COUNTY OF FRESNO
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Attorneys for COUNTY OF FRESNO

RECEIVED
10/28/2021 4:00 PM
FRESNO COUNTY SUPERIOR COURT
By: C. York, Deputy

Exempt From Filing Fees Pursuant To Government Code Section 6103

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA

Petitioners,

vs.

JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS CO-TRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; AND DOES 1 THROUGH 50, inclusive

Respondents.

Case No.: 21CECG02816

THE COUNTY OF FRESNO'S ~~[PROPOSED]~~ ORDER APPOINTING RECEIVER PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.7

Date: November 10, 2021
Time: 3:30 pm
Dept.: 403

Action filed: 09/20/2021

The Court having considered the City of Fresno's (City) Petition for Appointment of Receiver and good cause appearing therefore, the Court makes the following findings:

FINDINGS

1. Respondents, Joan Kevorkian, and George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust dated 3/14/96 (Respondents) are the owners of the real property, which is the subject of these proceedings,

and is located at 104 E. Sierra Avenue, Fresno, CA 93710, Assessor's Parcel Numbers (APNs) 408-050-04, 408-050-05, and 408-050-09 (collectively, "Property"). The Legal Description of the Property is as follows:

PARCEL 1: APN: 408-050-04

THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 204 OF PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891, IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

ALSO EXCEPTING THEREFROM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 2: APN: 408-050-05

THE WEST 70 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 AND THE EAST 10 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 204 OF PERRIN COLONY 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891, IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 3: APN: 408-050-09

THE SOUTH HALF OF THE NORTHEAST QUARTER OF LOT 204, PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891, IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE WEST 30 FEET THEREOF.

ALSO EXCEPTING THEREFROM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 4:

RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE WEST 115 FEET AND OVER THE EAST 30 FEET OF THE WEST 244.5 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 204 OF PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891, IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

2. Respondent Joan Kevorkian is the holder of a Quitclaim Deed recorded November 4, 2020, as Document No. 2010-0148342. Respondents George L. Wallet and Sara J. Wallet are the holders of a Quitclaim Deed recorded May 9, 2012, as Document No. 2012-0065017. Title to the Property is vested in Joan Kevorkian, and George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust dated 3/14/96.

3. The Property is currently being maintained in such a condition as to violate California Health and Safety Codes, the Fresno Municipal Codes (FMC), and the regulations adopted pursuant thereto. The Property is found to be a nuisance and a threat to occupants and the neighboring community.

4. Pursuant to Health and Safety Code section 17980.6, the violations are so extensive and of such a nature that the health and safety of the occupants, neighboring residents, and the general public are substantially endangered.

5. The violations on the vacant lots stemming from the fires on-site are a pernicious and pressing danger that have to be abated immediately.

6. The City, as a local enforcement agency, properly issued Notices of Violations and Orders to Repair directed to the Respondents on multiple occasions consistent with the requirements set forth in Health and Safety Code sections 17980.6 and 17980.7.

7. Neither Respondents, nor any other interested party, have complied with the Notices of Violations and Orders to Repair the Property within a reasonable time after their issuance.

8. Respondents have been afforded a reasonable opportunity to correct the conditions cited in said Notices of Violations.

9. Respondents have been afforded their procedural due process rights guaranteed by the California Constitution and the United States Constitution, including but not limited to receipt of the notices of violations and an adequate and reasonable period of time to comply with the Notices of Violations and Orders to Repair issued by the City, as well as notice and a reasonable opportunity to be heard in connection with the City's Petition.

10. The substandard conditions at the Property will likely persist unless the Court appoints a receiver to take possession of the Property and undertake responsibility for its rehabilitation.

11. The City is the prevailing party in this matter and as such is entitled to its attorneys' fees and costs pursuant to Health and Safety Code sections 17980.7(c)(11) and 17980.7(d)(1).

12. Health and Safety Code sections 17960-17992 (Div. 13, Pt 1.5, Ch. 5, Art 1-3) authorize the City to enforce the State Housing Law and to institute this special proceeding.

13. Code of Civil Procedure section 564(a) authorizes the Court to appoint a receiver to carry out certain duties.

14. Health and Safety Code section 17980.7 authorizes the Court to appoint a receiver to carry out certain duties.

15. Health and Safety Code section 17983 authorizes the Court to make "any order" for which an application is made pursuant to Health and Safety Code sections 17980-17992.

16. Pursuant to Health and Safety Code section 17992, any person who obtains an ownership interest in the Property after notice of pendency of this action was recorded shall be subject to any order to correct the violations cited herein.

17. Health and Safety Code section 18300 authorizes the City to assume responsibility for the enforcement of mobile home parks laws codified in Health and Safety Code sections 18200-18700, known as the Mobile home Parks Act (MPA) and the regulations adopted pursuant thereto, following HCD approval.

Rent Increase Application Page 0556

18. Health and Safety Code section 18404(a) authorizes the City to institute any action or proceeding to prevent, restrain, correct, or abate violations within a mobile home park.

19. Health and Safety Code section 18404(b) authorizes the Court to make "any order" for which an application is made pursuant to Health and Safety Code sections 18200-18700.

20. California Receivership Group, Inc., a California Benefit Corporation, through its President, Mark S. Adams, Esq., the nominee of the City, has demonstrated the capacity and expertise to develop and supervise a viable financial and construction plan for the rehabilitation of the Property.

21. The Court finds that, given the severity and amount of work necessary to abate the violations on the Property, the appointment of a receiver is a necessary measure to coordinate and monitor the abatement of said violations and abate the nuisance conditions on site.

ORDER

Accordingly, **IT IS HEREBY ORDERED**:

1. Pursuant to Health and Safety Code sections 18404(b) and 17980.7(c), and Code of Civil Procedure section 564 *et seq.* California Receivership Group, Inc., a California Benefit Corporation, through its President, Mark S. Adams, Esq., (Receiver) is appointed as the receiver over the Property and is delegated the duty and power to correct all of the existing violations existing upon the Property and to see to it that the violations do not reoccur.

2. Receiver is directed to immediately assess and report back the needs and budget to address the dangerous code violations in the common areas, but also in the fire-damaged lots. Receiver is authorized and directed to take necessary steps to abate any of those immediate dangers that present a serious threat to the neighboring community.

3. This order may be later amended to include the land upon which the mobile homes are situated, and the individual mobile homes themselves, as necessary, and after appropriate notice.

4. Prior to performing his duties, per Code of Civil Procedure section 567 the Receiver shall execute a Receiver's oath and purchase a bond in the sum of $10,000, conditioned upon the faithful performance of the Receiver's duties.

///

Powers and Duties

5. The Receiver is vested with the following powers and duties:

A. To take full and complete possession and control of the Property, including the tangible and intangible personal property located in or about the Property or used in connection with the Property.

B. The Receiver shall have the power and duty to enter and inspect the Property, including the common area facilities, the land upon which the mobile homes are situated, and the individual mobile homes themselves.

C. To manage the Property and pay all operating expenses, including taxes, insurance, utilities, and general maintenance on the Property. To the extent there is any outstanding debt, the Receiver shall not be required to pay for debt secured by the Property, including mortgages or promissory notes secured by deeds of trust on the Property. The Receiver shall not be obligated to contribute personal funds in the performance of the duties hereunder. No obligation received by the Receiver of the duties in accordance with this and other Orders of this Court shall be the Receiver's personal obligation but shall be the obligation of the receivership estate.

D. To prepare a plan for rehabilitation of the Property to remedy the conditions giving rise to the appointment of the Receiver, and any other conditions which require remediation as may be discovered by the Receiver in the course of inspections of the Property (Rehabilitation Plan and Cost Estimate) and to seek court approval of that plan.

E. Following Court approval of the Rehabilitation Plan and the Cost Estimate, to rehabilitate the Property consistent with the Rehabilitation Plan submitted to the Court, to put the Property into compliance with all applicable state and local codes, including the Uniform Housing Code, the Uniform Building Code, the Uniform Plumbing Code, the California Building Code, the FMC and to otherwise render the Property as a whole inhabitable as decent, safe and sanitary housing.

F. To enter into contracts for goods and services and employ licensed contractors for repairs as necessary to bring the Property into compliance with applicable

Rent Increase Application Page 0558

codes and to render the Property habitable as decent, safe, and sanitary housing, including without limitation contracts with:

- Any maintenance and repair companies or personnel and any property manager or project manager;
- Any licensed engineer or other building professional to inspect and evaluate the condition and rehabilitation potential of the Property;
- Any licensed architect, draftsperson, or other design professional to furnish plans and specifications for the rehabilitation of the Property;
- Any licensed general contractor, subcontractor, supplier or manufacturer to provide labor, services, goods, materials or equipment needed to manage, maintain, or rehabilitate the Property;
- Any construction manager;
- Any bank, lending institution, or government housing finance agency;
- Any title company;
- Any real estate appraiser;
- Any accountant or bookkeeper; and
- Any locksmith or security company to obtain access or to maintain the security of the Property.

G. To temporarily or permanently relocate the Property's occupants (if any) if necessary, to implement the Rehabilitation Plan and Cost Estimate. To this end, the Receiver may institute ancillary actions for unlawful detainer relating to the Property and may employ the services of an attorney to represent him in connection with any such unlawful detainer proceeding, if such tenancy rights exist. The Receiver may enlist the assistance of law enforcement to remove any occupants or trespassers in the Property if appropriate, per the Receiver's discretion. If a party is on-site without permission, then the Receiver can enlist law enforcement to remove that person.

H. Receiver is entrusted with the authority to remove trespassers, or parties contributing or causing the nuisance conditions. If those trespassers have tenancy rights, or

Rent Increase Application Page 0559

there is any receivership estate liability stemming from the emergency or forced removal of parties on-site, those claims are to be heard and resolved in this matter.

I. Fresno Police Department is authorized to follow the direction of the Receiver, as the Receiver is entrusted with this Court's authority to act on-site. The Receiver is directed to seek input or approval of this Court on any actions necessary but is authorized to act on the Court's behalf where and when needed. The Receivers should present the actions taken for review and ratification when time reasonably permits.

J. Receiver is authorized to retain counsel if so needed and can engage that counsel in any appeals or ancillary litigation related to this matter. Receiver is to then seek confirmation of that retention per Rules of Court 3.1180 at the earliest possible time.

K. Receiver is to make best efforts to keep any residents remaining in their units, so long as those units are safe for habitation. But any squatters or trespassers that the Receiver cannot confirm have a legal right to remain can be removed at the Receiver's discretion. Decisions regarding removal, and instructions to Fresno Police Department to remove any trespassers, are left to the Receiver, to be later reported to this Court.

L. To borrow funds as necessary to pay for the cost of the rehabilitation work, relocation benefits, design and engineering work, permits, property management and maintenance, taxes, insurance, legal fees, receiver's fees and interim fees, and other costs of the Receivership, and to secure that debt with a recorded first priority lien on the Property for the amount borrowed. As allowed by Health and Safety Code section 17980.7, the Receiver may also record at the County Recorder's Office a first lien (Receiver's Certificate of Indebtedness) on the Property that shall have super priority as to any preexisting private lien(s) and encumbrance(s), except against federal, state or county tax lien(s), for any monies owed to the Receiver for the estimated costs of operating the receivership, including receiver's fees and costs advanced or expended by the Receiver for the purposes authorized by this order or subsequent orders issued in this action.

M. To issue and record Receiver's Certificates of Indebtedness and/or a Deed of Trust against the Property to evidence and secure the above debt, which shall become a first

Rent Increase Application Page 0560

lien on the Property with super priority over all preexisting private liens and encumbrances, except for federal, state or county tax liens. The Receiver's Certificate shall be issued for such amounts and for such items as the Court may hereafter expressly authorize, upon notice and after hearing as herein provided. The debt evidenced by said Certificates shall be due and payable upon the completion of the Receiver's duties hereunder with respect to the rehabilitation of the subject Property and, if applicable, the issuance of a Certificate of Occupancy by the City of Fresno. If at the time this debt is not satisfied, the Receiver or the holder of the Certificate may apply to this Court on notice and hearing to sell the Property pursuant to the California Code of Civil Procedure section 568.5 free and clear of subordinate liens and encumbrances.

N. To open one or more bank accounts in his name as Receiver or in the name of the Receivership Estate at any federally insured bank, savings and loan, credit union, or similar financial institution.

O. To prepare monthly reports to the City, which must include the total amount of any rent received, the nature and amount of any operating or repair contracts, payments made to repair and operate the Property, other payments made, and the progress of necessary repairs to the Property.

P. To file with the Court within thirty calendar days of the effective date of this Order an inventory containing a complete and detailed list of all property of which the Receiver has taken possession, and to promptly file a supplementary inventory of any subsequently obtained property.

Q. To render interim accountings and reports on at least a quarterly basis to this Court, and to render a final accounting to this Court at the conclusion of the Receivership.

R. To pay the City its attorneys' fees and costs, as the *prevailing party*, out of the Receivership Estate after subsequent approval by the court, pursuant to Health and Safety Code sections 17980.7(c)(11) and 17980.7(d)(1).

S. To sell the Property, pursuant to Code of Civil Procedure section 568.5 or by private sale, if necessary, subject to the prior approval and confirmation of this Court.

T. To record a certified copy of this Order with the Fresno County Recorder's Office.

U. To exercise the powers granted to receivers under section 568 of the Code of Civil Procedure.

V. To apply to this Court for further or other instructions or orders and for further powers necessary to enable the Receiver to perform his duties properly, or to address unforeseen circumstances that may arise with respect to this Receivership.

Possession and Control

6. **IT IS FURTHER ORDERED:** That Respondents, their partners, assignees, successors, representatives, managers, agents, attorneys, employees, and all other persons acting under or in concert with Respondents are hereby ordered to:

A. Immediately relinquish and turn over possession of the Property to the Receiver;

B. Immediately turn over to the Receiver and direct all property managers or other agents or employees to turn over all keys to the Property and any books or records with respect to the Property as requested by the Receiver;

C. Immediately advise the Receiver as to the nature and extent of insurance coverage on the Property and name the Receiver as an additional insured on liability insurance policies for so long as the Receiver remains in possession. If Receiver determines that insurance coverage is lacking based on the known conditions, then Receiver is authorized to request or purchase further coverage;

D. Forward to the Receiver all bills which they may receive in connection with the Property; and

E. Respondents shall within 10 days hereof provide the Receiver with their social security numbers, taxpayer identification numbers, or employers' identification numbers so that the Receiver may report the existence of this receivership to the Internal Revenue Service by completion of a form SS-4 form, and the Receiver is hereby authorized to apply for a taxpayer identification number if required to carry out his duties in this case.

Rent Increase Application Page 0562

Injunctive Orders

7. **IT IS FURTHER ORDERED:** Respondents, their partners, assignees, successors, representatives, managers, agents, attorneys, employees and all persons acting under or with concert with Respondents, are hereby enjoined at all times until the Receiver is discharged from:

A. Demanding, collecting, receiving, or diverting any rents, profits, or income from the Property;

B. Interfering with the Receiver, directly or indirectly, in the conduct of the receivership;

C. Encumbering, mortgaging, liening, leasing, renting, selling or transferring the Property or any interest in it;

D. Canceling, reducing, or modifying any existing insurance coverage with respect to the Property;

E. Entering upon the Property or into any structure located on the Property without first having received the Receiver's written consent;

F. Commencing or continuing any foreclosure or similar process, including non-judicial foreclosure and trustee sale proceedings, and further including the filing of any notice of default or notice of trustee's sale;

G. Commencing or continuing any action which impairs or precludes the Receiver's ability to obtain policies of title insurance needed to implement the actions authorized by this Order;

H. Removing any furniture, fixture or item of personal property from the Subject Property without first having received the Receiver's written consent; and

I. Claiming any deduction with respect to state income taxes for interest, taxes, expenses, depreciation, or amortization paid or incurred with respect to the Property for 2019 and all future years during the pendency of the receivership.

Receiver's Compensation

8. **IT IS FURTHER HEREBY ORDERED** that the Receiver will be entitled to recovery of his costs and expenses incurred as a result of this Receivership. Receiver is authorized

Rent Increase Application Page 0563

to pay the fees incurred at the rates relayed in the attachment to the Declaration of Mark Adams or are later approved in the monthly accountings. The Receiver's compensation shall be subject to review and final approval by this Court upon notice and hearing at the time the Receiver presents a Final Report and Final Accounting, which accounting shall be accompanied by records adequately documenting the rehabilitation and property management services rendered by the Receiver. Further, Receiver may also employ the services of a property management company as needed.

9. **IT IS FURTHER HEREBY ORDERED** that should any lawful order issued by the Receiver, under the authority granted herein, be refused, that the Receiver is authorized to enlist the assistance of the any duly authorized police officer(s) and further that such police officer(s) are authorized to employ all reasonably necessary measures to secure cooperation and compliance with any lawful order issued by the Receiver, including but not limited to, the use of forced entry onto/into the Property should consent to enter be refused.

Reimbursement of the City's Fees and Costs

10. **IT IS FURTHER HEREBY ORDERED** that the City, as the prevailing party, is entitled to recover its attorneys' fees, ordinary costs and administrative costs, inspection costs, investigation costs, and costs to repair and eliminate all substandard conditions. The amount shall be established at such time as the City makes a further application or the Receiver is ordered to pay such costs, or the Receiver is discharged, whichever comes first. The City's costs and fees may be paid out the receivership certificate as approved by the Court.

11. IT IS FURTHER HEREBY ORDERED that the City's attorney's fees and costs are given the same priority as the Receiver's and both are entitled to super priority status over any preexisting lien(s), except for any federal, state or county tax lien(s).

Status Conference

12. **IT IS FURTHER HEREBY ORDERED** that Status Conference in the above action has been scheduled for 11/29/21, at 9:00 a.m./p.m. in Department 403 of the Fresno County Superior Court. The Receiver is to prepare and file a report with an update and any recommendations for review at that status conference.

//

Rent Increase Application Page 0564

Failure to Comply and Reservation of Right

13. Failure to comply with any abatement order, or other order contained herein, shall be punishable by civil contempt, penalties under Health and Safety Code sections 17995-17995.5 (Div.13, Pt. 1.5, Ch. 6), penalties under Health and Safety Code section 18700 (Div.13, Pt. 2.1, Ch. 7), and any other penalties and fines as are available.

14. This Court shall maintain jurisdiction over the Property (Receivership Estate) during the duration of this receivership. The Court issues this Order pursuant to its authority under California Health and Safety Code. The Court expressly retains jurisdiction to modify this Order as the ends of justice may require. The Court may hear and decide issues regarding the scope and effect of the injunctive provisions, herein. The Court can modify any of the injunctive provisions hereof and take such further action as may be necessary or appropriate to carry into effect the injunctive provisions hereof, and for the punishment of violations of same, if any. The City has the authority under California Law and the Fresno Municipal Codes to maintain this action for the protection of the People of the State of California and the citizens of the City of Fresno concerning the conduct alleged in the Petition.

IT IS SO ORDERED.

Dated: 11/9/21

Judge of the Superior Court

Rent Increase Application Page 0565

PROOF OF SERVICE

City of Fresno v. Joan Kevorkian
Fresno Superior Court Case No. 21CECG02816

I, Vincent Soliz, declare as follows:

I am a resident of the State of California, over the age of eighteen years, and not a party to the within action. I am employed at the Fresno County Counsel's Office, 2220 Tulare Street, Fifth Floor, Fresno, California, 93721.

On October 28, 2021, I served a copy of the within:

THE COUNTY OF FRESNO'S [PROPOSED] ORDER APPOINTING RECEIVER PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.7

on the interested parties in said action addressed as follows:

Christina A. Roberson
Sarah A. Papazian
City of Fresno City Attorney
2600 Fresno Street, Room 2031
Fresno, CA 93721-3602
Attorneys for Petitioners City of Fresno and People of the State of California

Joan L. Kevorkian, Trustee
1207 W. Fremont
Fresno, CA 93711

A. Emory Wishon, III
Motschiedler, Michaelides, Wilson, Brewer & Ryan LLP
1690 West Shaw Avenue, #200
Fresno, CA 93711

George L. Wallet & Sandra J. Wallet, Co-Trustees
5288 N. Parrish Way
Fresno, CA 93711

X by placing the document(s) listed above for mailing in the United States mail at Fresno, California, in accordance with my employer's ordinary practice for collection and processing of mail and addressed as set forth above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on October 28, 2021, at Fresno, California.

Vincent Soliz
Litigation Paralegal

MARK S. ADAMS, SBN 68300
California Receivership Group
3435 Ocean Park Blvd., Suite 107
Santa Monica, CA 90405
Tel. (310) 471-8181
Fax (310) 471-8180
madams@calreceivers.com
Court-Appointed Receiver

E-FILED
11/24/2021 10:52 AM
Superior Court of California
County of Fresno
By: Louana Peterson, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **FIRST REPORT OF RECEIVER AND DECLARATION OF MARK ADAMS** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: November 29, 2021 Time: 9:00 a.m.

I, MARK ADAMS, declare as follows:

1. The following is true and correct to the best of my knowledge. If called upon to do so, I could and would testify competently thereto in a court of law. California Receivership Group, through myself as President, ("Receiver") was appointed Receiver through the November 10, 2021 Order Appointing Receiver Pursuant to Health and Safety Code Section 17980.7 ("Appointment Order") signed by this Court as to the real property located at 104 East Sierra Ave, Fresno, CA 93710 (APN numbers 408-050-04, 408-050-05, and 408-050-09), also known as Trails End Mobile Home Park (collectively, "Property").[1]

[1] The Property is owned by Joan L. Kevorkian of the Joan L. Kevorkian Declaration of Trust established March 17, 2006 as to an undivided 13/24 interest, and George L. Wallet and Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust dated March 14, 1996 as Amended and Restated, as to an undivided 11/24 interest. (Hereinafter, "Owners").

2. I submit this Declaration and Report in advance of the Status Conference Re: Status of Receiver set for November 29, 2021. I currently plan to attend the hearing in person and will alert all concerned if that changes.

3. I conducted an inspection of the Property on Tuesday, November 16, 2021 (accompanied by Fresno Police Department personnel, various code enforcement and city attorney staff, the CRLA attorney and paralegal, the owner's architect/general contractor and others. I (as well as Tom Yatteau of my office) have had extensive communication with all affected parties over the last week.

4. It is important to note that there has been a great deal of cooperation among the various parties and offices at least thus far. That includes tenant advocates, professionals representing ownership, ownership family members as well as all parts of the City of Fresno staff. Having done a number of such property takeovers, I highlight that the cooperative tone of this project thus far is better than 75% of our cases. We will work hard to attempt to continue that tone throughout.

5. The Ownership Team[2] knows that I am impressed with their expertise and professionalism and that my intent is to allow them the maximum discretion in doing this project subject of course to my monitoring and, if necessary, supervision and control. I have also retained Judy Tsai, who previously represented the Owner with regard to mobilehome law matters. Ms. Tsai has represented mobilehome park owners and operators throughout California on all matters relating to day-to-day operations since 1991. Again, thus far cooperation has prevailed.

Property Management Changes

6. All parties know that my view, based on experience, is that professional property management is the single most important factor in turning around problem properties like the Trails End Mobilehome Park. To their credit, the Ownership Team has terminated the current

[2] The Ownership Team includes George L. Wallet on behalf of the Owners, A. Emory Wishon III as counsel for the Owners, John H. Frost, AIA as Architect/Project Manager for the Owners, and Judy Tsai as counsel for the Owners focused on mobilehome law matters.

resident manager (although he may stay at the park at least in the short term), [3] and agreed to a property management contract with Westco Equities, a local well-regarded property management firm with mobilehome park experience and expertise, see https://www.west-co.com/about_us/. Westco conducted its initial inspection on November 22, 2021. They reported the same exterior unit violations that I observed at the November 16, 2021 inspection, including serious fire hazards, dilapidated exterior structures and stairways, and accumulated trash, junk and debris. Photos from Westco's November 22, 2021 inspection are attached as **Exhibit 2**.

7. I spoke at length with Ken Warkentin, principal of Westco, on Tuesday November 23. The current plan is that he is recruiting a new resident manager for the site who initially will live in a recreational vehicle we will park on site and which eventually will be replaced by a true mobilehome unit. I explained to him that over the next few weeks, I'll ask that their resident manager (along with an armed security guard) will walk the site every few hours. Once his/her authority is established, the managers will start issuing citations for violation of park rules and within another month, we will begin exercising the options provided for in state law against people who violate the rules. I appreciate Westco's willingness to take on this enormously challenging assignment for the sake of cleaning up one of Fresno's worst blights.

Overall Site Conditions

8. The Ownership Team has commenced a number of projects including repaving.[4] There are three overall condition issues which I hope I will have further information on before the hearing.

9. First, there is no fire gate at the northeastern end to the Property,[5] just an iron fence the gaps in which are chain link fence that continues to be cut for illegal access. The overall safety of the site dictates that there be a gate, not a fence, for fire truck ingress and egress.

[3] I've advised them that in my experience leaving the former resident manager on site will cause confusion among the residents. But the other consideration is that Ownership seems to feel some sense of loyalty to the former resident manager.

[4] I was concerned in the beginning that the repaving seemed to be resisted but by the time of my inspection that concern was dispelled since the paving contractor was already at work.

[5] There are two entry/exit points onto the Property that run North/South from Sierra Avenue. The East/West driveway in the rear of the Property ends at N. Clark Street in the Northeast corner. A map of the Property is attached as **Exhibit 1**.

Such a gate would also facilitate residents parking on the side street outside the Property since much parking has been eliminated by more aggressive enforcement of the fire lane standards.

10. Second, I'm advised that both the domestic water supply and the fire hydrant water come from the same source (not separate systems as would be required for a newly built park) and that the overall control valve is not on this Property. Fresno Fire Department personnel were onsite last week and I am awaiting further clarification from them as to the fire department requirements.

11. Finally, while there are disputes about access to allegedly owner-occupied units, see below, I unquestionably am in charge of fire protection issues no matter where they arise.[6] Many of the units have wooden and other types of structures outside the unit and/or so much debris on the exterior that it poses a fire danger to that unit and to surrounding units. I recommend that an appropriate order be issued, directing me to remove all such exterior structures that pose a fire danger after giving unit owners 5 business days to comply.

12. As a gesture of good faith to the resident owners at the Property, I have advised CRLA counsel that I will unwind the seven-day notices previously served by the Ownership Team. We can reinstitute that process in the event it is needed.

Who Owns the Units?

13. As with other mobilehome parks I've handled, the question of who actually owns the units onsite is a challenging one to answer. We are in the process of creating a unit census for the entire park, based on some information provided by the Ownership Team. To date, there are at least twenty-one (21) units for which there does not appear to be owner names. And we are trying to verify whether the other named owners have current registration for their units (decals which are affixed to the unit like a license plate decal on a car. I personally observed one such decal that was from 1996, twenty-five years out of date). Once we've established claimed ownership we will investigate what rights park ownership has against unregistered units.

[6] The Appointment Order directed me to correct all violations existing upon the Property, and to abate the immediate dangers that pose a serious threat to the surrounding community. This includes the land upon which the mobile homes are situated, and the individual mobile homes themselves, as necessary and after appropriate notice.

14. I am advised that at least one nonresident owner (perhaps two) are renting out their units in violation of state law. I recommend that I be authorized to bring any such owner into the case to establish their liability and responsibility for any and all costs related to their unit.[7]

15. I also personally witnessed at least one pad where there was not a mobilehome but only two auto trailers. I will ask the Court for authority at the hearing to physically remove those trailers from the site voluntarily or involuntarily (the trailers are across the lane from a unit occupied by children, I am told, and it cannot be safe for them to be near such illegal vehicles)

16. At least some of CRLA's clients claim to own their units. It appears that there will be legal disputes arising about my ability to inspect units to make sure they are safe for the residents and do not pose an overall danger for the park. So I am not currently asking the Court's authority to enter those units. But I do ask for authority to remove anything on the exterior of any unit which poses a fire safety danger to the park.

17. I recommend another hearing be set for two weeks hence where I can further brief the Court on the relevant facts and law and, of course, CRLA can file any opposition it considers appropriate to my findings and recommendations. Time is of the essence on this issue since I saw considerable evidence of possible or apparent interior violations which pose fire and other threats to other units throughout the park.

Intervenors

18. On Monday, November 22, 2021 I received an email from CRLA giving me (and the parties) 24 hours to agree or not to stipulate that an unformed unincorporated association be allowed to intervene in the case. No party has agreed to that stipulation and so it is presumed that CRLA will file a noticed motion to intervene. I have asked CRLA to provide its legal authorities stating that intervention by an unincorporated association is even proper. And I alerted CRLA that whether or not such an association is allowed to intervene, I will be recommending to the

[7] In one such unit lived a single mother with her two children both of whom appeared to be under ten. She apologized for all the dishes in the sink and explained that she had to wash dishes in the bathroom because the kitchen did not have not water. Later, I checked the bathroom sink and it too lacked hot water. When I quizzed her, she explained she had to wash their daily dishes in the bathtub.

Court that all unit owners (both resident and nonresident) be named and served in this action so the Court can issue enforceable orders against them.

19. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 24th day of November, 2021 in Santa Monica, CA.

Mark Adams, President
California Receivership Group

Exhibit 1

--- NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

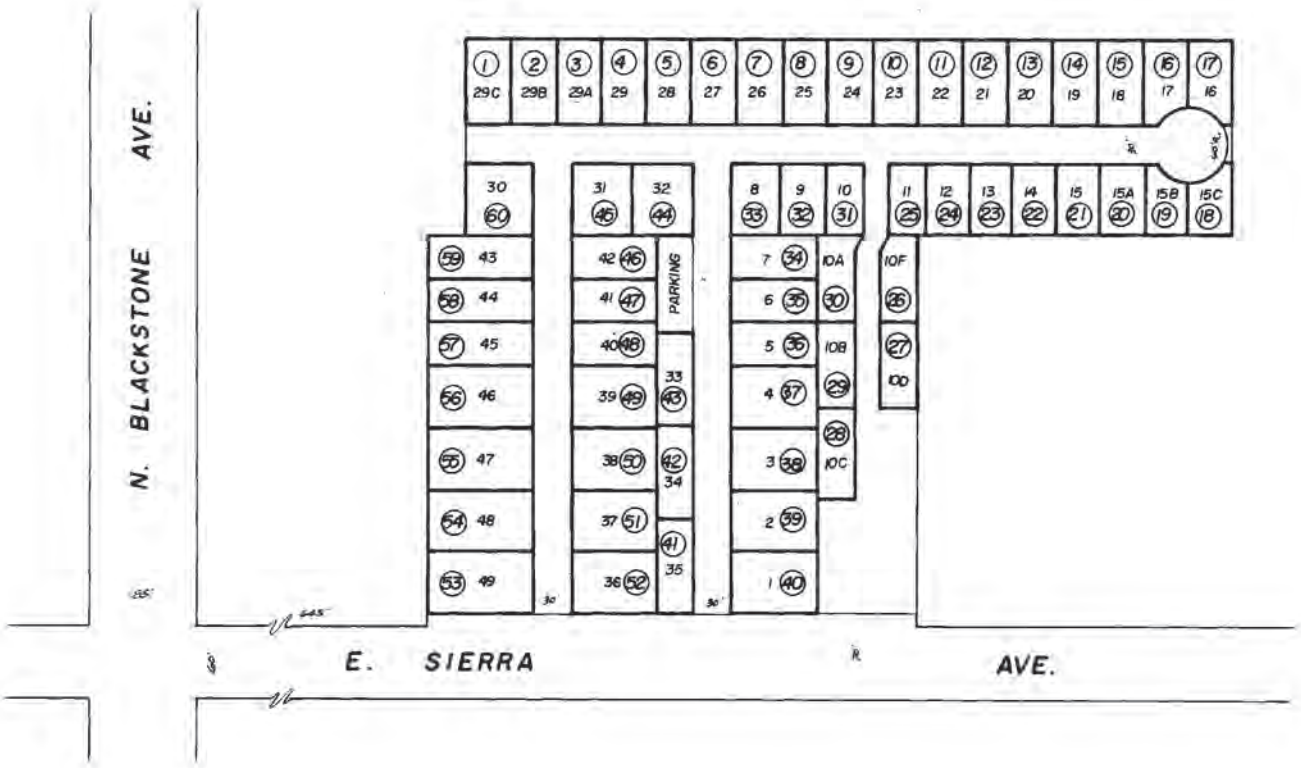
SUBDIVIDED LAND IN POR. SEC. 3, T. 13 S., R. 20 E., M. D. B. & M.

Tax Rate Area
5-398

740-802

N

1"=100'



Trails End

RE: 408-050-04, 05, & 09

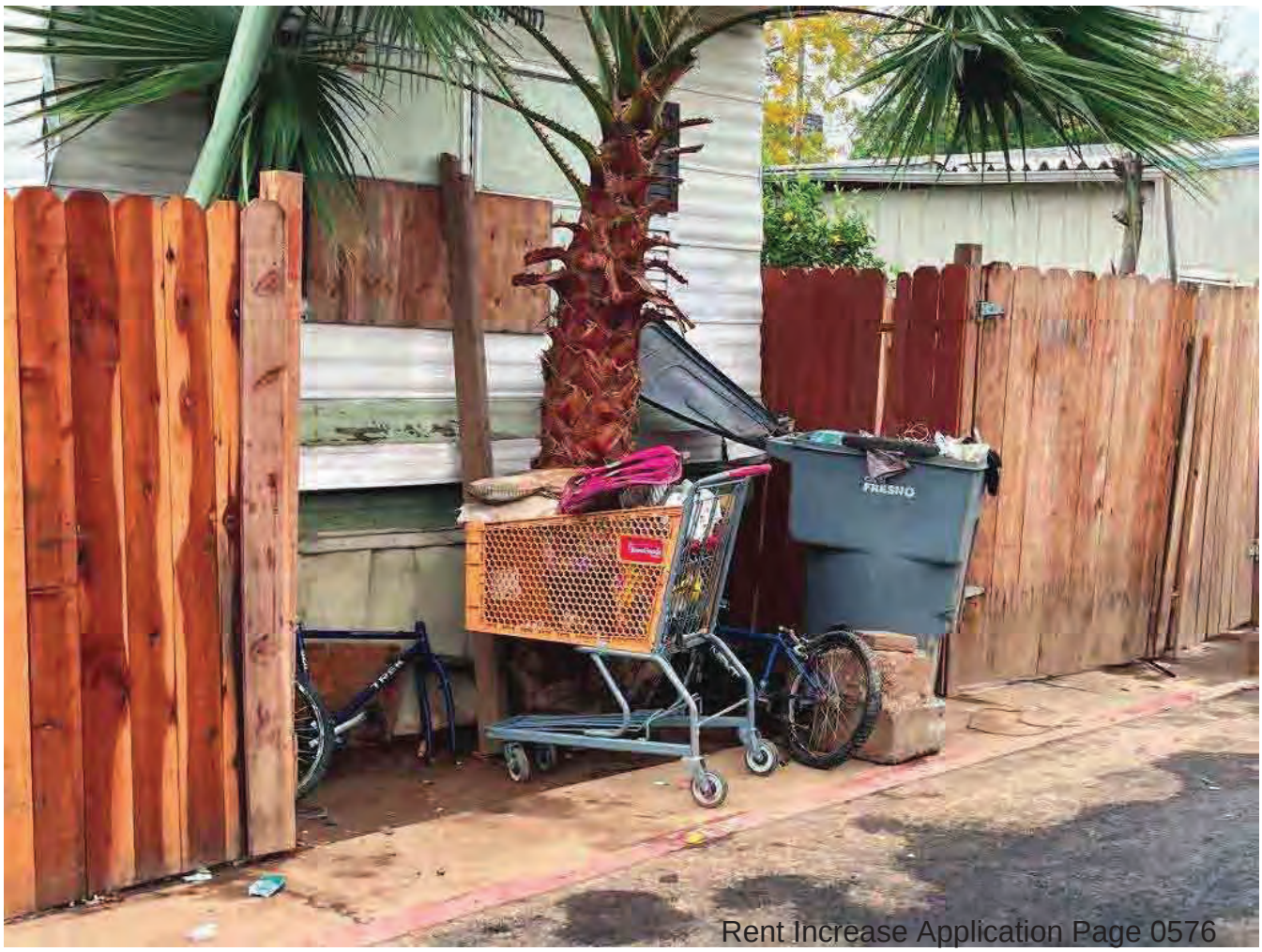
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.740-8, Pg. 02
County of Fresno, Calif.

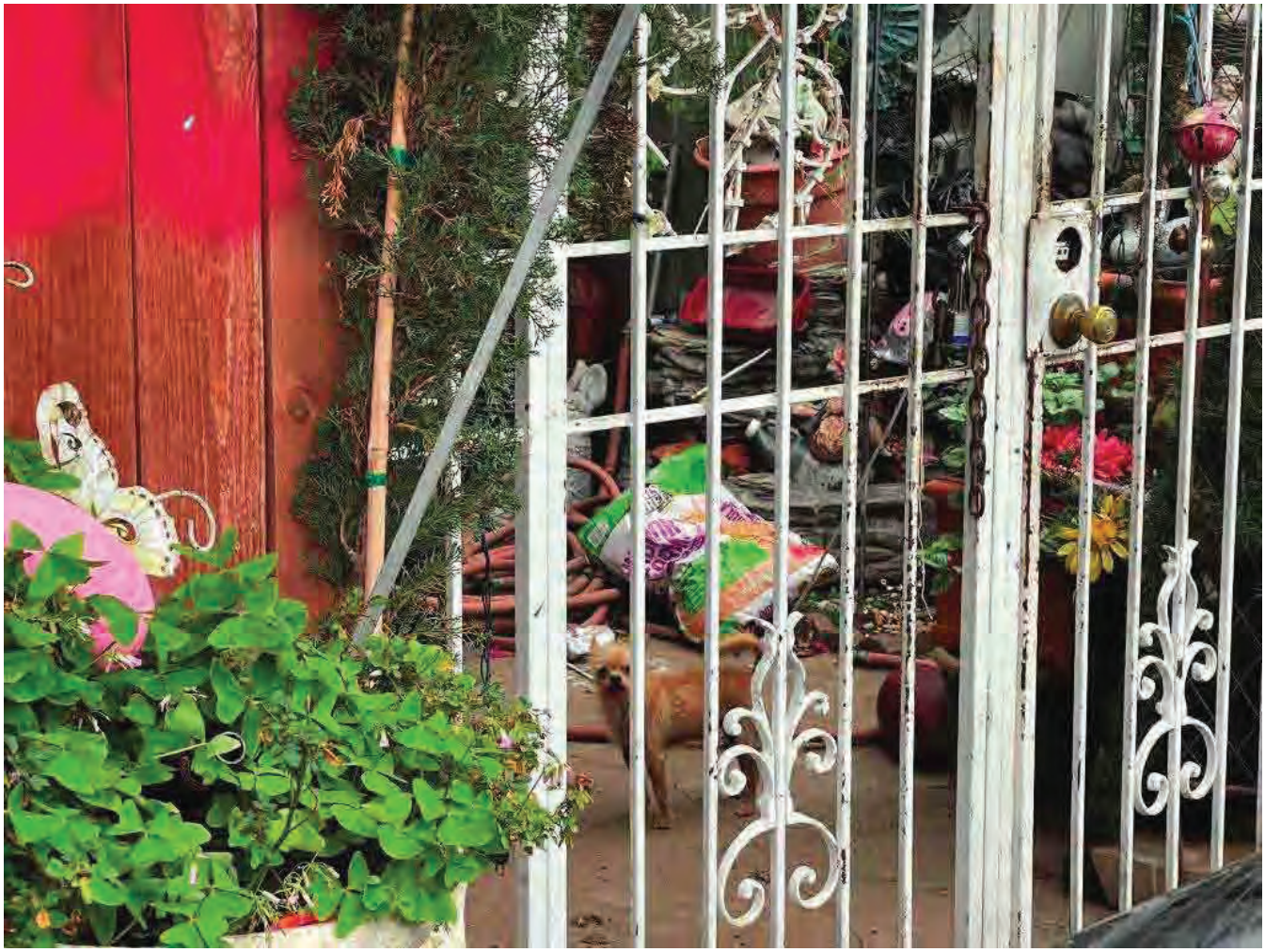
Yr - 1980

Page 1/1
Rent Increase Application Page 0574

Exhibit 2


FRESNO

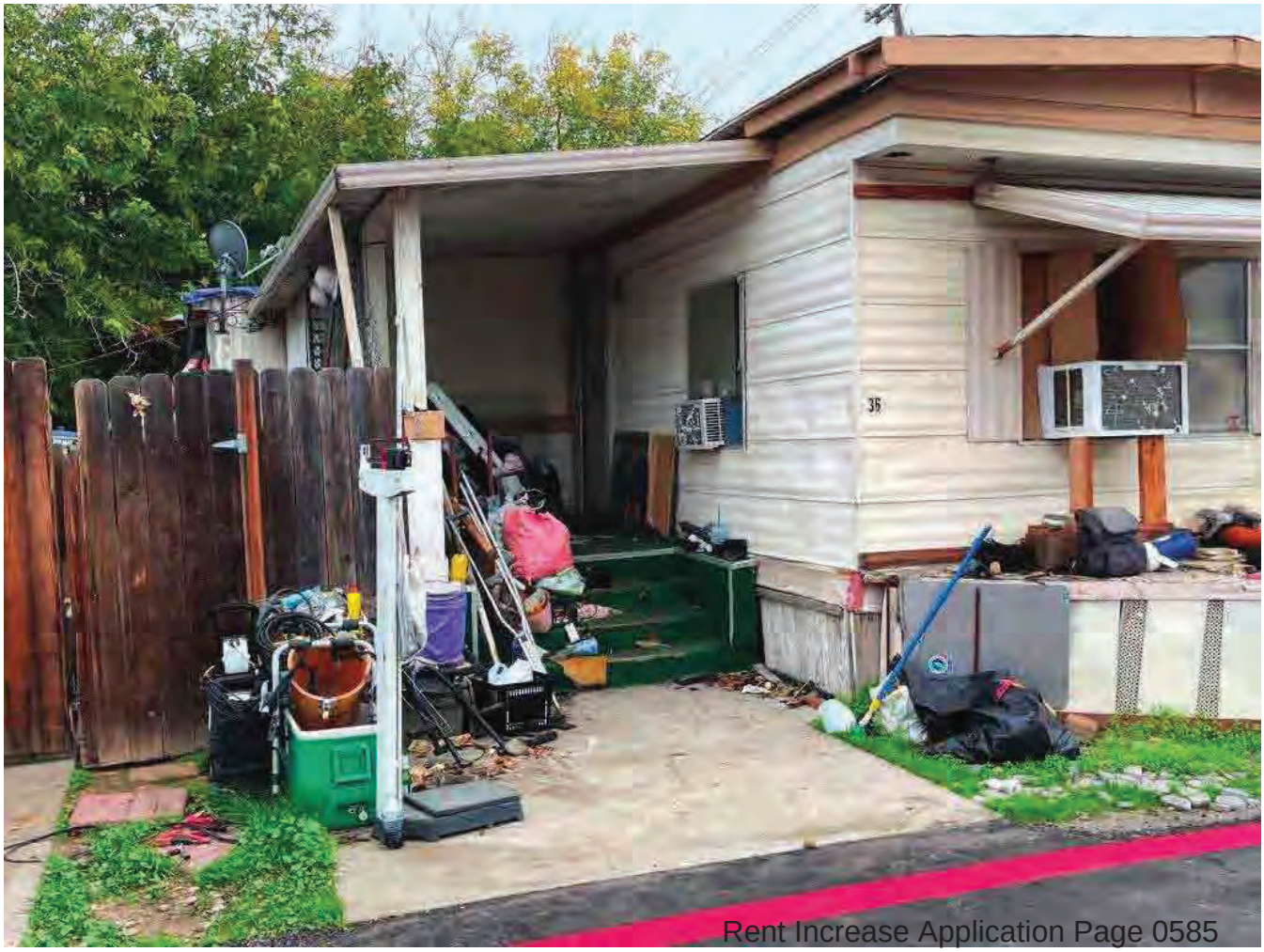
20



CHAMPION

PRIVATE
PROPERTY
NO TRESPASSING

Pelican Boat
4-SALE



PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **November 24, 2021**, I served the following listed document(s), by method indicated below, on the parties in this action: **First Report of Receiver and Declaration of Mark Adams**

*****SEE ATTACHED SERVICE LIST*****

☐ **BY U.S. MAIL IF NO EMAIL LISTED**

By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

☐ **BY ELECTRONIC SERVICE (via electronic filing service provider)**

By electronically transmitting the document(s) listed above to LexisNexis File and Serve, an electronic filing service provider, at www.fileandserve.lexisnexis.com pursuant to the Court's _____ Order mandating electronic service. *See* Cal.R.Ct.R. 2053, 2055, 2060. The transmission was reported as complete and without error.

☐ **BY OVERNIGHT DELIVERY**

By delivering the document(s) listed above in a sealed envelope(s) or package(s) designated by the express service carrier, with delivery fees paid or provided for, addressed as per the attached service list, to a facility regularly maintained by the express service carrier or to an authorized courier or driver authorized by the express service carrier to received documents.

X **BY ELECTRONIC SERVICE (to individual person)**

By electronically transmitting the document(s) listed above to the email address(es) of the person(s) set forth on the attached service list. The transmission was reported as complete and without error. *See* Rules of Court, rule 2.251.

☐ **BY PERSONAL SERVICE**

☐By personally delivering the document(s) listed above to the offices at the addressee(s) as shown on the attached service list.

☐By placing the document(s) listed above in a sealed envelope(s) and instructing a registered process server to personally deliver the envelope(s) to the offices at the address(es) set forth on the attached service list. The signed proof of service by the registered process server is attached.

☐ **BY FACSIMILE**

By transmitting the document(s) listed above from Mark Adams, Esq., facsimile (310) 471-8181to the facsimile machine telephone number(s) set forth on the attached service list. Service by facsimile transmission was made pursuant to agreement of the parties, confirmed in writing.

X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Trevor Axt
Type or Print Name

Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

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1/4/2022 11:51 AM
Superior Court of California
County of Fresno
By: Estela Alvarado, Deputy

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Court-Appointed Receiver

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **THIRD REPORT OF RECEIVER; DECLARATION OF CHRIS BOLTON** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: January 5, 2022 Time: 3:30 p.m.

I. INTRODUCTION

The Court set this status conference to coincide with the hearing date for the ex parte application of an unincorporated association known as Trails End United for Change ("United") to intervene in this action and to sue the Receiver. I and California Receivership Group will be filing three different pleadings for these hearings: (1) this Third Receiver's Report addressing various "big picture" issues including the legal context and framework of this receivership as well as a report on the potential sale of the Park; (2) a Declaration of Chris Bolton describing the many day-to-day actions of the receivership and upcoming operational issues (filed concurrently herewith); and (3) an Opposition to United's ex parte application to intervene and to sue the receiver signed by our in-house counsel, Tom Yatteau.

II. LEGAL FRAMEWORK OF THE RECEIVERSHIP

Counsel for CRLA is of the opinion that neither the Receiver nor the Court is experienced with mobilehome park law in California, see December 16, 2021, email attached as **Exhibit 1** to the concurrently filed Declaration of Chris Bolton. So, I thought it would be useful at the outset to lay out my understanding of the legal context for this receivership for the Court's consideration. And of course, if the Court concludes that I do not understand the law affecting this matter, the Court of course can issue me appropriate directions.

a. Who is in Charge—HCD or City of Fresno?

Regarding the ongoing regulatory authority of the California Department of Housing and Community Development ("HCD"), I refer the Court to the June 23, 2021 "Acknowledgement of Assumption of Enforcement" letter signed by the Deputy Director of HCD's Codes and Standards Division, attached as **Exhibit 2** ("HCD Letter") to the concurrently filed Declaration of Chris Bolton.

The HCD letter unambiguously narrows and limits HCD's ongoing authority to "construction, alterations, and conversion of mobilehome (MH)- units…" (emphasis added), i.e., mobilehome units, not the mobilehome park.

The letter also unambiguously acknowledges that:

1. the City of Fresno is now the "enforcement agency" within the meaning of the HCD laws relating to mobilehome parks;[1]
2. The City, not HCD, "shall commence and thereafter diligently enforce the Acts…".
3. The City must "investigate and resolve" any complaints and "take all other actions as are deemed appropriate in furtherance of state laws and regulations.".
4. The City is authorized to issue permits to operate such parks.
5. HCD is required to transfer all files relating to problem parks "…to the City for all enforcement actions from the date enforcement is assumed."

[1] It is worth noting that Health and Safety Code Section 18207 defines "enforcement agency" as HCD "or" a city which has assumed enforcement responsibility. So, with the exception of "construction, alteration or conversion" of a unit, HCD is no longer the enforcement agency for Trails End Mobilehome Park.

b. Exterior Inspections and Demolitions

What is the authority for this Court and its receiver to exercise authority over the exterior of any portion of the mobilehome park? The answer is that authority is quite broad.

Health and Safety Code Section 18008 defines a mobilehome as a "structure… and includes the plumbing, heating, air conditioning, and electrical systems contained therein." The word "therein" is especially relevant here. The above-referenced "systems" are part of the mobilehome only to the extent that they are in the unit itself.

Health and Safety Code Section 28210 defines "Lot" basically as what would be known colloquially as a pad. That definition does not reference the mobilehome itself and, since mobilehome is separately defined, it must mean that "lot" and "mobilehome" are not synonymous.

As noted above, HCD's narrow, retained jurisdiction is limited only to the construction (i.e., set up and installation), conversion and alteration of the mobilehome units itself, not the lots on which the mobilehome located. So, neither the Court nor the Receiver are barred from exercising jurisdiction over the exteriors of any part of the Park. In fact, the Mobilehome Parks Act (MPA) embodied in Health and Safety Code section 18200 et seq., contains all provisions covering every aspect of both the Mobilehome park, the Mobilehome lot itself, and the interior of Mobilehomes, see attached legal memorandum of Judy Tsai (attached as **Exhibit 3** to the concurrently filed Declaration of Chris Bolton).

This interpretation is buttressed by Health and Safety Code Section 18300(f) which obligates the City to enforce the statutes as to "…accessory buildings or structures located "…inside of parks…" while the City is the enforcement agency. Subsection (g)(2) of the same section states that a City shall not be prevented from …regulating the construction and use of equipment and facilities located outside of a …. mobilehome used to supply… [utilities]"

Thus, any broader interpretation of HCD's retained jurisdiction would contravene the statute itself.

c. Who Issues Permits?

The HCD Letter clearly contemplates that it will be the City of Fresno, not HCD, that will issue all permits (with the possible limited exception of "construction, alteration or conversion" of units). While there does not appear to be any case law on point, this conclusion is supported by the bible of California real estate law, Miller and Starr California Real Estate (4th edition) which indicates that a city issues permits when it is the "enforcement agency" within the meaning of the act, see relevant section attached as **Exhibit 4**. And as noted therein, that same rule applies to conditional use permits over and about construction permits.

d. Interior Inspections

Even counsel for CRLA acknowledges that attorney Judy Tsai (originally retained by park ownership and now advising the receivership) is an expert on mobilehome park law. So, I asked Ms. Tsai to prepare the memorandum attached hereto as **Exhibit 3** on the subject of interior inspections. Her answer is yes, this Court can authorize interior inspections of any of the mobilehome units.

I would add some practical considerations to Ms. Tsai's affirmative legal analysis. How else would a receiver determine if the unit has hot water or smoke detectors or is facing other types of health and safety dangers? These types of dangers having nothing to do with "construction, alteration, or conversion" of a unit and so HCD would not be implicated in their remediation. To argue that this Court or its agent cannot get into the interior of a unit would mean that no one can protect the residents from health and safety dangers in their homes.

III. SHOULD I BE SUED?

Mr. Yatteau's response to the motion to intervene and request for permission to sue me will stand on its own merits and is the legal position of CRG and myself. I will just add two comments. First, while I have known about the requested intervention for some time, it was not disclosed until four days before the ex parte hearing, that the real purpose of the intervention was the filing of a suit against the receiver.

Even more importantly, such a lawsuit is utterly unnecessary for the purposes requested. I

do not need to be sued to be obedient to the law. I am this Court's agent and so all that needs to happen is for this Court, if it disagrees with anything I am doing, to direct me to change course. And I will do so.

These receiverships can become extremely litigious and allowing a suit against me (even in my official capacity) can easily lead to collateral harassment like fishing expeditions into my communications with my staff, long-winded depositions that deflect my attention from the work at hand etc. There will be plenty of time when I request my discharge for that kind of collateral litigiousness. I ask the Court to protect me from it at this stage of the receivership.

It is worthy to note that my role as a receiver is as a further extension of the enforcement arm of the City of Fresno and of this Court. Ms. Tsai has opined that the limits relied upon CRLA limiting an owner or management's entry into a Mobilehome itself contained in the Mobilehome Residency Law, Civil Code section 798.26 only applies to a Mobilehome park owner or its management. It does not apply to a receiver enforcing the health and safety standards set forth in the Mobilehome Parks Act, which includes the prevention of substandard Mobilehome units.

IV. POSSIBLE SALE OF TRAILS END PARK

I have been aware from the beginning of this receivership of efforts made by ownership to sell the Park to a competent operator. I have encouraged those efforts since, in my experience, getting such a property into the hands of an experienced, competent and law-abiding operator is the best path to resolution of a receivership.

I have referred a broker with considerable experience in these health and safety receiverships to counsel for ownership and I am aware that they have had several conversations. Counsel for ownership is quite aware that such a sale would require this Court's involvement and approval of terms as well as the parameters such a buyer would have to meet to obtain the Receiver's recommendation of the sale.

Based on my experience, I believe in the coming months such a path, i.e. sale of the Property to an independent third party who meets the criteria stated above, will likely lead to a

resolution of this matter especially if I am not distracted by collateral matters such as defending an unnecessary lawsuit brought by an unincorporated association.

V. OTHER RECEIVERSHIP MATTERS

The Declaration of Chris Bolton describes the many day-to-day projects of this receivership so I will not repeat those here. But there are several other things I would like to highlight before closing this report.

I was disappointed to see that CRLA's motion to intervene requested judicial notice of two other unrelated matters. CRLA asked this Court to take notice of another health and safety receivership that I am handling in Stockton. No one disputes that fact, but what CRLA does not disclose to this Court is that the San Joaquin County Superior Court issued an order approving my request to vacate sixteen units that were occupied by either non-tenants or unlawful tenants from that Park, see Order attached hereto as **Exhibit 5** to the concurrently filed Declaration of Chris Bolton. Comparing the Stockton park to Trails End is an apples to oranges comparison but when the actions I recommended in Stockton were ordered implemented by the Court it would seem almost disingenuous for CRLA not to disclose that to this Court.

CRLA also requested judicial notice of a second amended complaint it filed against Harmony Communities relating to another mobilehome park. Was the point to prove that a lawsuit which was filed in 2019 remains pending 2 years later? And of course it goes without saying that the filing of a lawsuit means nothing unless and until a court and/or a jury finds culpability. The Request for Judicial Notice does not disclose the current status of that case and hence, it is submitted, has absolutely no probative value when it comes to this park.

Long-term, the most important accomplishment of this receivership to-date is the ongoing work in assisting Westco Equities, a professional property management firm, to take control of Trails End Mobilehome Park. [2] Westco is local and experienced in mobilehome park management. Westco's staff is responsive and quite competent with quite good judgment about

[2] Counsel for ownership initially recruited Westco, and I am grateful to him for doing that, and indeed Westco's property management contract is with ownership (I consented to the contract). Ownership also terminated the former resident manager, Gilbert. His removal in and of itself will advance the cause of making this park safe for its residents.

what will need to be done to make the Park safe for its residents. I and my staff communicate daily with Westco staff.

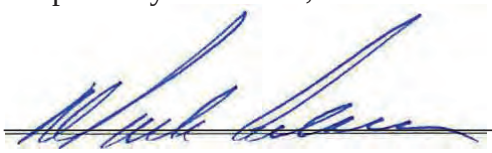
Mr. Bolton's declaration discusses the very positive response we have received from many residents about consenting to our access to their units for inspection. I highlight that again for the Court because, I submit, it shows that people want assistance in making their homes safe. Of course, we will continue to respect their rights to privacy and the like.

In closing, I would like to describe something that happened outside the courtroom after the last hearing. A woman came up to me. She is a resident of the park along with her two-year-old child. The specific issue was a challenge she was having getting someone to pay for the electrician who came to her unit in early December (so not months or years ago) for work on some frayed wiring that caused a fire in her unit which threatened her and her two-year-old.

I submit that dealing with a frayed wiring fire in a mobilehome unit where a two-year-old child lives is within the purview of this receivership. I ask the Court to continue to delegate to me the authority to remedy these types of health and safety dangers.

Dated: January 4, 2022

Respectfully Submitted,



Mark Adams, Receiver for Trails End Mobile Home Park

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Court-Appointed Receiver

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Superior Court of California
County of Fresno
By: I. Herrera, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **FOURTH REPORT OF RECEIVER AND DECLARATION OF MARK ADAMS; (PROPOSED) ORDER** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: February 16, 2022 Time: 3:30 p.m.

Fourth Report of Receiver and Declaration of Mark Adams

I, MARK ADAMS, declare as follows:

1. The following is true and correct to the best of my knowledge. If called upon to do so, I could and would testify competently thereto in a court of law. I am the Court-appointed Receiver in this matter.

2. This Report is filed in advance of the February 16, 2022 Status Conference. Tom Yatteau and I are planning to appear remotely at the Status Conference, unless otherwise instructed by the Court.

3. Much progress has been made on a number of fronts since the last hearing and those will be highlighted herein. The other focus of this Report is the progress of the likely sale of the Park, subject to Court approval, to an established mobilehome park operator. It is our

intent to retain that potential buyer as the general contractor to complete the health and safety repairs needed so that this receivership can be brought to an end.

4. Besides updating the Court and interested parties on various on-site projects, this Report also requests that the Court issue an OSC re Civil Contempt against one owner who resides at the Park and also owns several other units for his repeated violations and defiance of this Court's orders.

Sale Negotiations Are Progressing

5. The previous Report discussed the possible sale of the Park, and how that potential sale would likely create a pathway to correct the remaining health and safety violations and bring this receivership to an end. Since filing that Report, the Park owners and a potential buyer have agreed to the terms of a purchase and sale agreement ("PSA") including a purchase price. A draft first amendment to that PSA is being circulated having to do with additional terms dealing with noticing and correcting the remaining violations, and the timeline to close the sale and bring the receivership to an end.

6. Health and Safety Code §17980.7(c) and the Appointment Order specifically enjoin the Park owners from selling the Park during the pendency of the receivership. However, at this point in the sale process, I have exercised my discretion to consent to the PSA and related documents for two primary reasons.

7. First, to date, the Park owners have been as cooperative as any owner(s) that I have dealt with in my 20+ years as a Health and Safety receiver. The owners have taken important corrective action when asked to, most notably by firing the long-time resident manager and replacing him with a competent and local property management firm, and they are making a good faith effort to correct the violations that led to my appointment.

8. Second, the potential buyer owns and operates 55 mobile home parks, while managing two additional mobile home parks, and has a proven track record of acquiring mobile home parks with suspended/revoked permits to operate ("PTO"), making the necessary repairs, and reinstating the PTO. In the past year alone, the potential buyer acquired two parks with

suspended PTO's, completed the necessary repairs, and had the PTO's re-instated in approximately one month. The potential buyer is as qualified a buyer as one could imagine for this Park, with in-house licensed contractors who know how to perform the types of repairs required here.

9. Even though the proposed sale is between the Park owners and potential buyer, with the Receiver consenting, it is my view that it is in everyone's best interest that the sale should be approved and confirmed by the Court, pursuant to California Code of Civil Procedure §568.5.[1] At this time, the Park owners and potential buyer continue to negotiate the final terms of the purchase and sale agreement, and so that confirmation is not being requested now. I ask the Court to set a further status conference in 45 days, at which time I anticipate asking for the Court's approval and confirmation of the potential sale.

Overall Framework of the Potential Sale

10. While the final terms of the PSA amendment are still being negotiated, the general concept of the potential sale is this: 1) I have retained a mobilehome park expert who has and will continue to inspect the Park to determine the remaining park-wide and unit-by-unit Health and Safety Code violations, 2) I will then hire the potential buyer as my contractor to correct the remaining health and safety violations, and 3) once all repairs are completed and signed off, the sale will close I will be discharged. The repairs would take place during an extended escrow period, and the potential buyer will advance the cost of the repairs. As will be detailed below, the first part of the plan has already been completed.

MH Park Consulting Inspection and Report and Next Steps

11. After discussing the general framework with the owners and potential buyers, I retained the services of Brad Harwood of MH Park Consulting to provide his expertise throughout the process detailed above. Mr. Harwood was formerly the Chief of Field Operations

[1] CCP §568.5 provides in relevant part, "a receiver may, pursuant to an order of the court, sell real or personal property in the receiver's possession…" and, "the sale is not final until confirmed by the Court."

for the Division of Codes and Standards within the Department of Housing and Community Development, and has over 50 years of experience in the mobilehome/manufactured home industry, construction, and maintenance fields. During his time at HCD, Mr. Harwood reorganized and rewrote the Mobilehome Parks and Installation regulations contained in Title 25, Chapter 2, of the California Code of Regulations. Simply put, it is hard to imagine a more qualified expert to identify the remaining Health and Safety Code violations on-site.

12. Mr. Harwood performed a comprehensive inspection of the entire park on February 3, 2022, and provided his full report detailing all remaining health and safety violations, both park-wide and on a unit-by-unit basis on February 9, 2022. I understand that part of the ongoing negotiations includes the allocation of costs for the remaining repairs detailed in Mr. Harwood's report. As those negotiations proceed, I am underway with the second phase by notifying each individual owner/occupant of the outstanding violations, and providing them the opportunity to voluntarily correct those violations, pursuant to the process approved by the Court as part of its December 16, 2021 Order. Once the parties reach an agreement on the sale amendment, I will hire the potential buyer as my contractor to complete the remaining necessary repairs, in the event that the owner/occupant fails to take the necessary corrective action within that 14-day period.[2]

13. Mr. Harwood will continue to provide his services throughout this process, which will include a second inspection and progress report, followed by a final inspection and final report. I will continue to update the Court and parties as this process moves forward.

14. There are several ongoing repair projects on-site that are at various stages of completion.[3] These include repairing the existing exterior lighting system throughout the park, and re-installing gas and power service for several residents, who have gone without those utilities since the fires in June of 2021. Finally, I request instruction from the Court regarding setting an OSC for a resident who has repeatedly defied the Receiver's and the Court's orders.

[2] It goes without saying that the Receiver and his contractor will pull the required permits before starting the repairs.
[3] Most of these projects are included in Mr. Harwood's report.

Restoring the Park Lighting System

15. Westco, the receivership's property management vendor, recommended immediate action to increase Park safety by bringing back exterior lighting to the Park. There is an existing and extensive, but currently inoperable, park lighting system with light posts spaced approximately between every other space, plus light posts at the street corners and the frontage road. It's unclear why the existing system was abandoned, and both Westco and my office are investigating estimates to complete this work. In the short term, I arranged to install flood lights on the Park Office building, and I have commissioned the installation of two light towers with solar powered lights to improve the lighting, but that is only a temporary fix. Repairing the existing system, or finding an adequate replacement is not only required under the Health and Safety Code, it's a high priority to increase the safety for the residents on-site.

Restoring Resident's Gas/Electric Service

16. Around mid-January, I was made aware of a tenant who had been without gas or electric service since the June 2021 fire.[4] My staff immediately reached out to PG&E, who stated that both the gas and electrical meter were damaged in the previous fires, and were subsequently removed for safety reasons.[5] In order to restore service, the damaged electrical panel needs to be repaired, inspected, and signed off by the City, and the gas lines need to be checked and confirmed as save to use. The Park owners are taking the steps to re-install the panels for direct electrical service, and have hired a plumber to perform a pressure test on the plumbing lines. Once that work is completed, the Park owner will coordinate with PG&E to reestablish service.

Instruction re OSC for Rafael Herrera

17. Finally, I am requesting instruction from this Court regarding an Order to Show Cause for Civil Contempt for Rafael Herrera[6], who has repeatedly defied my direct orders to not collect rent from his current sublessees, and to not rent any of his units to any new sublessees.

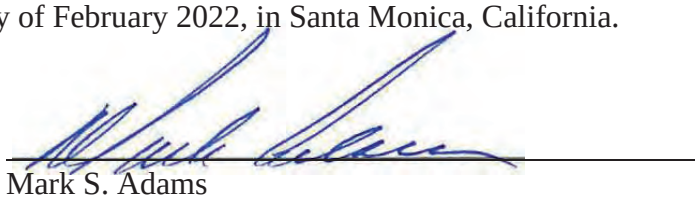
[4] The tenant sent a contact form to the Mayor's office, which the City Attorney forwarded on to me.
[5] This meters that were removed affect several units, all of whom have been without power since the fires.
[6] Mr. Herrera lives in unit 10F, and owns/subleases at least five other units on-site.

Despite my repeated orders, in the last two weeks alone Mr. Herrera has attempted to move new sublessees into one of his units, and has further attempted to extort rent from another sublessee.[7] And when Westco attempted to deliver a letter to Mr. Herrera further directing him to not rent his units or attempt to collect rent from his existing sublessees, Mr. Herrera's roommate said something along the lines of, "Rafael could care less, he has a stack of violations on the table." Such disrespect for this Court's orders is unacceptable.

18. Mr. Herrera's disregard for this Court's orders threatens the safety of his sublessees, along with everyone else living in the Park. The Appointment Order provides that the failure to comply with an order issued by the Receiver as authorized under the Appointment Order shall be punishable by civil contempt. Appointment Order, Page 13, paragraph 13. With the Court's permission, I request instruction from the Court regarding setting an OSC re: Civil Contempt for Mr. Herrera.

19. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 14th day of February 2022, in Santa Monica, California.



Mark S. Adams
Receiver for Trails End Mobile Home Park

[7] One of Mr. Herrera's units had a severe water leak, which he refused to repair unless the sublessee started paying him rent.

PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **February 14, 2022**, I served the following listed document(s), by method indicated below, on the parties in this action: **Fourth Report of Receiver and Declaration of Mark Adams; (Proposed) Order**

*****SEE ATTACHED SERVICE LIST*****

☐ **BY U.S. MAIL IF NO EMAIL LISTED**

By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

☐ **BY ELECTRONIC SERVICE (via electronic filing service provider)**

By electronically transmitting the document(s) listed above to LexisNexis File and Serve, an electronic filing service provider, at www.fileandserve.lexisnexis.com pursuant to the Court's _____ Order mandating electronic service. *See* Cal.R.Ct.R. 2053, 2055, 2060. The transmission was reported as complete and without error.

☐ **BY OVERNIGHT DELIVERY**

By delivering the document(s) listed above in a sealed envelope(s) or package(s) designated by the express service carrier, with delivery fees paid or provided for, addressed as per the attached service list, to a facility regularly maintained by the express service carrier or to an authorized courier or driver authorized by the express service carrier to received documents.

X **BY ELECTRONIC SERVICE (to individual person)**

By electronically transmitting the document(s) listed above to the email address(es) of the person(s) set forth on the attached service list. The transmission was reported as complete and without error. *See* Rules of Court, rule 2.251.

☐ **BY PERSONAL SERVICE**

☐By personally delivering the document(s) listed above to the offices at the addressee(s) as shown on the attached service list.

☐By placing the document(s) listed above in a sealed envelope(s) and instructing a registered process server to personally deliver the envelope(s) to the offices at the address(es) set forth on the attached service list. The signed proof of service by the registered process server is attached.

☐ **BY FACSIMILE**

By transmitting the document(s) listed above from Mark Adams, Esq., facsimile (310) 471-8181to the facsimile machine telephone number(s) set forth on the attached service list. Service by facsimile transmission was made pursuant to agreement of the parties, confirmed in writing.

X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Trevor Axt
Type or Print Name

Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

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Superior Court of California
County of Fresno
By: I. Herrera, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **FIFTH REPORT OF RECEIVER; DECLARATION OF MARK ADAMS; (PROPOSED) ORDER** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: March 10, 2022 Time: 3:30 p.m.

I. INTRODUCTION

This Report is filed in advance of the March 10, 2022 Status Conference. The Receiver's goal for this hearing is to present the recommended sale offer for the Court's consideration.

With respect to the construction contract attached to this Report, the Receiver has already signed it pursuant to his authority under the Appointment Order, and intends to proceed with the repairs as detailed below, unless otherwise directed by the Court at the hearing.

With respect to the sale agreement, rather than ask for that approval on short notice, the Receiver instead presents the purchase and sale agreement, and sale amendment for preliminary review, and asks the Court to set a further hearing in three weeks to confirm the sale, which will give the parties and any interested parties time to review and comment on the terms of the sale.

In the interim, the Receiver will proceed with the repair plan and process, as detailed below and in previous Reports.

This Report also updates the Court and parties on various miscellaneous projects on-site, including the new on-site security company, and various park-wide repairs that are either completed or underway.

II. RECOMMENDED SALE OFFER AND TERMS

The Park owners and La Hacienda Mobile Estates, LLC[1] ("Buyer") have finalized the terms of the proposed sale of the receivership property to for $1,700,000. Buyer and Seller have kept the Receiver abreast of their negotiations and now this sale agreement throughout. The Receiver has consented to this sale, as opposed to making it a receivership sale, due to the unprecedented cooperation from the owners and their counsel throughout this proceeding. Attached as **Exhibit 1** is a copy of the Purchase and Sale Agreement ("PSA"). Attached as **Exhibit 2** is the finalized Amendment to Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate ("Amendment").

The Receiver has retained a licensed general contractor associated with the Buyer as his contractor to cure all remaining health and safety violations as detailed in the MH Park Consulting Inspection Report ("Inspection Report"). Attached as **Exhibit 3** is a copy of the Construction Agreement between the Receiver, JR Construction, and Harmony Communities, Inc.[2]

The previous Report discussed the general framework of the sale, including the plan to give notice and correct the remaining repairs, and the timeline to close the sale and bring the receivership to an end. This Report will update that framework with the specifics as detailed in the PSA, the Amendment, and the Construction Agreement.

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[1] La Hacienda Mobile Estates, LLC is the acquiring entity, and is part of Harmony Communities, Inc. ("Harmony"), who own and operate 55 mobile home parks, and have a proven track record of acquiring mobile home parks with suspended/revoked permits to operate ("PTO"), making the necessary repairs, and reinstating the PTO.

[2] The Appointment Order authorized the Receiver to enter into contracts and employ licensed contractors for repairs as necessary to bring the Property into compliance with applicable codes and to render the Property habitable. Appointment Order pages 6-7, paragraph 5(F).

As a preliminary point, the sale process utilized here is atypical of how the Receiver typically handles the sale of receivership property. As was detailed in the previous Report, rather than list the Property for sale and put it on the market, the Receiver instead exercised his discretion to allow the Park owners to pursue this sale, while consenting to the PSA and related documents because the Park owners have been as cooperative as any owner(s) the Receiver has dealt with in his 20+ years as a Health and Safety receiver, and the Buyer has as much or more experience and expertise acquiring mobile home parks with suspended/revoked permits to operate ("PTO"), making the necessary repairs, and reinstating the PTO as anyone in the state.

The sale recommended here is one the Receiver believes all parties and interested parties should unreservedly support. The time between the initial concept of the sale and the fully executed terms was relatively short, and further illustrates the "rowing in the same direction" approach that all parties have applied to this receivership. The terms of the sale incentivize both the Park owners and the Buyer to complete the repairs and close the sale, and both parties are intent to seeing this sale over the finish line and winding down the receivership as expeditiously as possible.

The sale recommended here will close once all health and safety violations have been cured, the Permit to Operate has been reinstated, and the Court has discharged the Receiver. The repair process is already underway, and the parties estimate that the corrections will be completed within three to six months.

The Inspection Report delineated two types of violations: park-wide violations, and unit-specific violations. The most pressing park-wide issue noted in the Inspection Report has already been addressed, with the missing deadfronts re-installed on the electrical pedestals. The remaining corrective actions are either underway, in the case of the improved drainage for the park roadways and the protective bollards for the gas meters, or temporary measures have been installed, in the case of the solar lights that have been installed throughout the Park.

The unit-specific repairs will be completed following the 14-day voluntary compliance process approved by the Court as part of its December 16, 2021 Order. The Receiver has already prepared and delivered the individual Notices of Violation for every unit, which included the

violation and required corrective action. Once the 14-days period lapses, the Buyer plans to go door-to-door to introduce themselves, and then finish the repairs as necessary. The vast majority of these issues are relatively minor simple to correct, like disposing of the accumulated garbage or removing an exterior appliance. If a permit is required to complete the work, the Buyer will pull that permit before commencing with the repairs. For the types of repairs required here, the permitting process will be handled by the City of Fresno, and not HCD. The Receiver, the City, and the Park owners discussed this process in a recent conference call, and the City's permitting system and process is streamlined and straightforward, which will help expedite the repairs.

The Buyer has agreed to incur these repairs costs, up to $300,000, which will then be credited towards the purchase price at closing. In the event that the repair costs exceed $300,000, the Buyer can either come out of pocket to complete the repairs, or cancel the sale. In the event that the sale does not close, the Receiver will then pay for the Buyer's repair costs, either through the proceeds of another sale, or from the receivership account. Again, it is worth emphasizing that both the Park owners and the Buyer want to close this sale, and so this is unlikely to occur. And to highlight the cooperative nature of this receivership, the Receiver has not needed to request, let alone fund, a Receiver's Certificate as the Park owners have paid the receivership costs throughout this matter. This contingency is highlighted here in the unlikely event the sale does not proceed.

This process is already underway, and will likely accelerate in the next month. The Receiver, the Park owners, the Buyer, and the City all have a role to play, and the Receiver expects all parties to continue along the spirit of cooperation that has been central to this matter to date. The Receiver will continue to update the Court and parties as this process progresses, and will seek instruction from the Court only when necessary.

III. MISCELLANEOUS RECEIVERSHIP MATTERS

The repair projects on-site remain ongoing, with good progress being made. These include repairing the existing lighting system throughout the park, re-installing gas and power service for a resident, who has gone without those utilities since the fires in June of 2021. The

Receiver also requests instruction from the Court regarding setting an OSC for a resident who has repeatedly defied the Receiver's orders.

a. The Security Company Has Been Replaced

Prior to the Receiver's appointment, the Park owners retained Fresno County Private ("FCPS") Security to provide 24/7 security on-site. The Receiver kept FCPS as the security, as he did with most vendors who were in place at the time of his appointment. However, in the recent months, FCPS's deterrent effect, and their daily reporting became unreliable to the point that their service became problematic. All of this culminated in mid-February, when the Receiver contracted with FCPS to provide an additional guard to stand watch over Unit #14, which has been a constant source of dangerous and potentially criminal activity. That contract was initial set for one week, which the Receiver intended to extend indefinitely until the dangerous activity at Unit #14 ceased. At the end of the week, and without any notice, FCPS stopped sending the additional guard, and did not even inquire if those services were still needed.

Following that incident, the Receiver began searching for a replacement security firm. Two firms were initially retained, and once it became apparent which firm was most effective and ready to take on the day-to-day responsibilities, FCPS's contract was terminated according to the provisions of the original agreement.[3] DSS Private Security Services now handles the on-site security. DSS's daily reports are very detailed, and they are proactive while on-site, which has increased the deterrent effect. Unit #14 remains a hub of activity, but the most dangerous activities have, at least for now, ceased.

b. Park-Wide Repairs are Nearly Complete

The most urgent park wide violations detailed in the Inspection Report have already been addressed, and the remaining repairs are nearly complete. The most concerning violation was the missing deadfronts on the individual and clustered electrical pedestals, which exposed the live wires in those pedestals. The Park owners handled the clustered pedestals, while the Receiver

[3] The Receiver was willing to assert a "cause" firing if FCPS contested their termination, but fortunately it did not come to that.

installed new deadfronts on the individual pedestals.[4] The Park owners have also been working with an asphalt company to improve the drainage on the park roadways, with plans to apply a further seal coat and repaint the roadways once the weather warms.

Finally, the two solar light towers were installed, which have improved the lighting in those areas of the Park. The Park owners installed an additional solar light tower. These are temporary measures, but they have increased the lighting and safety throughout the Park. A more permanent solution will be installed during the repair process.

IV. CONCLUSION

For the reasons stated above, the Court should set a further hearing in three weeks to confirm the recommended sale, and approve the construction contract.

Respectfully Submitted,

Dated: March 9, 2022

Mark Adams, Receiver for Trails End Mobile Home Park

[4] The actual covers are no longer in production, and would have been very difficult, expensive, and time-consuming to procure. To expedite the repairs, the Receiver retained a sheet metal worker to fabricate and install the deadfronts on-site.

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Court-Appointed Receiver

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Superior Court of California
County of Fresno
By: I. Herrera, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **DECLARATION OF MARK ADAMS** *(Filed concurrently with Fifth Report of Receiver)* Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: March 10, 2022 Time: 3:30 p.m.

I, MARK ADAMS, declare as follows:

1. The following is true and correct to the best of my knowledge. If called upon to do so, I could and would testify competently thereto in a court of law. I am the Court-appointed Receiver in this matter.

2. I understand that the fully executed versions of the sale documents and construction contract included with this Report and Declaration are being compiled by the Buyer's counsel, and will be circulated in the near future. For the purposes of the Court and parties review, the documents attached here are the final versions of those agreements.

3. Attached as **Exhibit 1** is a copy of the Purchase and Sale Agreement between the Park owners and La Hacienda Mobile Estates, LLC ("Buyer").

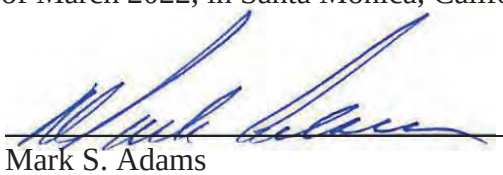
4. Attached as **Exhibit 2** is a copy of the finalized Amendment to Standard Offer,

Agreement and Escrow Instructions for Purchase of Real Estate ("Amendment"), along with my signature page.

5. Attached as **Exhibit 3** is a copy of the Construction Agreement, along with my signature page.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 9th day of March 2022, in Santa Monica, California.



Mark S. Adams
Receiver for Trails End Mobile Home Park

Exhibit 1

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AIRCRE contracts

STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE

(Non-Residential)

Dated: January 12, 2022

1. **Buyer.**
1.1 La Hacienda Mobile Estates, LLC, a Delaware LLC, ("**Buyer**") hereby offers to purchase the real property, hereinafter described, from the owner thereof ("**Seller**") (collectively, the "**Parties**" or individually, a "**Party**"), through an escrow ("**Escrow**") to close 30 or ____ days after the waiver or satisfaction of the Buyer's Contingencies, ("**Expected Closing Date**") to be held by TBD - SELLERS CHOICE ("**Escrow Holder**") whose address is TBD, Phone No. TBD, Facsimile No. TBD upon the terms and conditions set forth in this agreement ("**Agreement**"). Buyer shall have the right to assign Buyer's rights hereunder, but any such assignment shall not relieve Buyer of Buyer's obligations herein unless Seller expressly releases Buyer.
1.2 The term "**Date of Agreement**" as used herein shall be the date when by execution and delivery (as defined in paragraph 20.2) of this document or a subsequent counteroffer thereto, Buyer and Seller have reached agreement in writing whereby Seller agrees to sell, and Buyer agrees to purchase, the Property upon terms accepted by both Parties.

2. **Property.**
2.1 The real property ("**Property**") that is the subject of this offer consists of (insert a brief physical description) Trails End MHP is located in the County of Fresno, is commonly known as (street address, city, state, zip) 104 E. Sierra & 154 E. Sierra Avenue, Fresno, CA 93710 and is legally described as: See Prelim (APN: 408-050-04; 405-050-09; 408-050-05).
2.2 If the legal description of the Property is not complete or is inaccurate, this Agreement shall not be invalid and the legal description shall be completed or corrected to meet the requirements of TBD - SELLERS CHOICE ("**Title Company**"), which shall issue the title policy hereinafter described.
2.3 The Property includes, at no additional cost to Buyer, the permanent improvements thereon, including those items which pursuant to applicable law are a part of the property, as well as the following items, if any, owned by Seller and at present located on the Property: electrical distribution systems (power panel, bus ducting, conduits, disconnects, lighting fixtures); telephone distribution systems (lines, jacks and connections only); space heaters; heating, ventilating, air conditioning equipment ("**HVAC**"); air lines; fire sprinkler systems; security and fire detection systems; carpets; window coverings; wall coverings; and _____ (collectively, the "**Improvements**").
2.4 The fire sprinkler monitor: ☐ is owned by Seller and included in the Purchase Price, ☐ is leased by Seller, and Buyer will need to negotiate a new lease with the fire monitoring company, ☐ ownership will be determined during Escrow, or ☑ there is no fire sprinkler monitor.
2.5 Except as provided in Paragraph 2.3, the Purchase Price does not include Seller's personal property, furniture and furnishings, and _____ all of which shall be removed by Seller prior to Closing.

3. **Purchase Price.**
3.1 The purchase price ("**Purchase Price**") to be paid by Buyer to Seller for the Property shall be $1,700,000.00, payable as follows:
(Strike any not applicable)

(a) Cash down payment, including the Deposit as defined in paragraph 4.3 (or if an all cash transaction, the Purchase Price): $1,700,000.00

~~(b) Amount of "New Loan" as defined in paragraph 5.1, if any:~~

~~(c) Buyer shall take title to the Property subject to and/or assume the following existing deed(s) of trust ("Existing Deed(s) of Trust") securing the existing promissory note(s) ("Existing Note(s)");~~
~~(i) An Existing Note ("First Note") with an unpaid principal balance as of the Closing of approximately~~
~~Said First Note is payable at _____ per month, including interest at the rate of _____% per annum until paid (and/or the entire unpaid balance is due on _____).~~
~~(ii) An Existing Note ("Second Note") with an unpaid principal balance as of the Closing of approximately~~
~~Said Second Note is payable at _____ per month, including interest at the rate of _____% per annum until paid (and/or the entire unpaid balance is due on _____).~~
~~(d) Buyer shall give Seller a deed of trust ("Purchase Money Deed of Trust") on the property, to secure the promissory note of Buyer to Seller described in paragraph 6 ("Purchase Money Note") in the amount of:~~

Total Purchase Price: $1,700,000.00

~~3.2 If Buyer is taking title to the Property subject to, or assuming, an Existing Deed of Trust and such deed of trust permits the beneficiary to demand payment of fees, including, but not limited to, points, processing fees, and appraisal fees as a condition to the transfer of the Property, Buyer agrees to pay such fees up to a maximum of 1.5% of the unpaid principal balance of the applicable Existing Note.~~

4. **Deposits.**
4.1 ☐ Buyer has delivered to Broker a check in the sum of _____, payable to Escrow Holder, to be delivered by Broker to Escrow Holder within 2 or _____ business days after both Parties have executed this Agreement and the executed Agreement has been delivered to Escrow Holder, or ☑ within 2 or 5 business days after both Parties have executed this Agreement and the executed Agreement has been delivered to Escrow Holder Buyer shall deliver to Escrow Holder a check in the sum of $100,000.00. If said check is not received by Escrow Holder within said time period then Seller may elect to unilaterally terminate this transaction by giving written notice of such election to Escrow Holder whereupon neither Party shall have any further liability to the other under this Agreement. Should Buyer and Seller not enter into an agreement for purchase and sale, Buyer's check or funds shall, upon request by Buyer, be promptly returned to Buyer.
~~4.2 Additional deposits.~~
~~(a) Within 5 business days after the Date of Agreement, Buyer shall deposit with Escrow Holder the additional sum of _____ to be applied to the Purchase Price at the Closing.~~
~~(b) Within 5 business days after the contingencies discussed in paragraph 8.1 (a) through (m) are approved or waived, Buyer shall deposit with Escrow Holder the additional sum of _____ to be applied to the Purchase Price at the Closing.~~
~~(c) If an Additional Deposit is not received by Escrow Holder within the time period provided then Seller may notify Buyer, Escrow Holder, and Brokers, in writing that, unless the Additional Deposit is received by Escrow Holder within 2 business days following said notice, the Escrow shall be deemed terminated without further notice or instructions.~~
4.3 Escrow Holder shall deposit the funds deposited with it by Buyer pursuant to paragraphs 4.1 and 4.2 (collectively the "**Deposit**"), in a State or Federally chartered bank in an interest bearing account whose term is appropriate and consistent with the timing requirements of this transaction. The interest therefrom shall accrue to the benefit of Buyer, who hereby acknowledges that there may be penalties or interest forfeitures if the applicable instrument is redeemed prior to its

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specified maturity. Buyer's Federal Tax Identification Number is _____. NOTE: Such interest bearing account cannot be opened until Buyer's Federal Tax Identification Number is provided.

4.4 Notwithstanding the foregoing, within 5 days after Escrow Holder receives the monies described in paragraph 4.1 above, Escrow Holder shall release $100 of said monies to Seller as and for independent consideration for Seller's execution of this Agreement and the granting of the contingency period to Buyer as herein provided. Such independent consideration is non-refundable to Buyer but shall be credited to the Purchase Price in the event that the purchase of the Property is completed.

4.5 Upon waiver of all of Buyer's contingencies the Deposit shall become non-refundable but applicable to the Purchase Price except in the event of a Seller breach, or in the event that the Escrow is terminated pursuant to the provisions of Paragraph 9.1(n) (Destruction, Damage or Loss) or 9.1(o) (Material Change).

5. Financing Contingency. Buyer's ☐ not applicable

5.1 This offer is contingent upon Buyer obtaining a ☐ new ☐ assumption ☐ loan commitment or other lender approval, [illegible] and funding of the loan on or before _____ of the Purchase Price, or the amount available to Buyer. Such loan ("Loan") shall be secured by a ☐ first ☐ second deed of trust on the Property. This Agreement provides for Seller to carry back purchase financing, therefore Buyer has the right to approve the terms of the loan. Buyer shall have _____ days from the execution of this Agreement by Seller to remove this contingency. If Buyer does not remove this contingency within the time specified, this Agreement shall terminate and Buyer shall receive a return of Buyer's Deposit, less Escrow Holder's and Title Company's cancellation fees and costs, if any, unless Buyer elects to waive this contingency.

5.2 If Buyer is to assume a loan, Buyer shall be responsible for all costs and fees charged by the lender in connection with the assumption, including but not limited to [illegible]. Buyer shall not be relieved of liability on the loan after assumption unless Seller is released in writing by the lender.

5.3 Buyer shall promptly furnish Escrow Holder and Seller all documents and information concerning the Loan that is requested by Escrow Holder, Seller or the lender. Buyer authorizes Escrow Holder to provide Seller and Seller's Broker, Escrow Holder and Seller in writing within _____ days following the Date of Agreement, that the Loan has not been obtained, it shall be conclusively presumed that Buyer has either obtained said Loan or has waived this loan contingency.

5.4 Buyer shall promptly furnish Escrow Holder and Seller in writing within the time specified in paragraph 5.3 [illegible] Buyer's Deposit shall be returned to Buyer, this Agreement shall be terminated and Buyer shall be entitled to the return of Buyer's Deposit, less Escrow Holder and Title Company cancellation fees and costs, which Buyer shall pay.

6. Seller Financing. (Use this paragraph only if applicable)

6.1 If Seller approves Buyer's financial [illegible] paragraph 5, the Loan shall be a ☐ new ☐ assumption ☐ loan in the amount of $_____ bearing interest at the rate of _____ % per annum, with principal and interest payable at $_____ or more per month. The Loan shall be due and payable _____ years from the date of the Agreement. The Loan shall be secured by a ☐ first ☐ second deed of trust on the Property, and shall be evidenced by a promissory note and deed of trust in a form prepared by Escrow Holder and be usual and customary for transactions in the County where the Property is located.

6.2 The Parties hereby instruct and authorize Escrow Holder to prepare the promissory note and deed of trust described in paragraph 6.1 above.

6.3 The Buyer's Initial Investment, as defined in paragraph 4.1, shall be paid as follows:

(a) Down payment. Principal may be payable in whole or in part at any time without penalty at the option of the Buyer.

(b) Late Charge. A late charge of [illegible] shall be payable with respect to any payment of principal, interest or other charges [illegible] days after the due date.

6.4 Due on Sale. In the event the Buyer sells or transfers title to the Property or any portion thereof, then the Loan may, at Seller's option, become due and payable.

6.5 Request for Notice of Default. Seller and Buyer instruct Escrow Holder to record a Request for Notice of Default [illegible] Buyer's Initial Investment is to be paid.

6.6 If the Loan is to be assumed, Seller shall provide Buyer with [illegible] Buyer's Initial Investment is to be paid.

6.7 WARNING: CALIFORNIA LAW DOES NOT ALLOW DEFICIENCY JUDGMENTS ON SELLER FINANCING IF BUYER'S PRIMARY RESIDENCE IS ON THE LOAN. SELLER'S SOLE REMEDY IS TO FORECLOSE ON THE PROPERTY.

6.8 Seller shall provide Buyer with copies of [illegible] Buyer's financial qualification. Buyer shall provide Seller with financial statements and copies of Buyer's federal income tax returns for the last 3 years [illegible] 10 days following the Date of Agreement. Seller has 10 days following receipt of such documentation to satisfy itself with Buyer's financial condition and ability to perform. Buyer's failure to deliver to Seller such documentation within the time specified, shall be considered a disapproval by Seller. Seller's failure to notify Escrow Holder in writing of the disapproval of this contingency within said time period shall be considered approval by Seller. If Seller has disapproved Buyer's financial condition and Buyer fails to deliver the required documentation, then Seller may notify Escrow Holder in writing that Seller Financing will not be available, and Buyer shall have the option, within 10 days of the receipt of such notice, to either terminate this transaction or to purchase the Property without Seller financing. If Buyer fails to notify Escrow Holder within said time period of its election to terminate this transaction, then Buyer shall be conclusively presumed to have elected to purchase the Property without Seller financing. If Buyer elects to terminate, Buyer's Deposit shall be refunded less Title Company and Escrow Holder cancellation fees and costs, all of which shall be Buyer's obligation.

7. Real Estate Brokers.

7.1 Each Party acknowledges receiving a Disclosure Regarding Real Estate Agency Relationship, confirms and consents to the following agency relationships in this transaction with the following real estate broker(s) ("Brokers") and/or their agents ("Agent(s)"):

Seller's Brokerage Firm NAI Capital Commercial, Inc., a California corporation & Central California Realty License No. 02130474 / 01800886 is the broker of (check one): ☐ the Seller; or ☑ both the Buyer and Seller (dual agent).

Seller's Agent Steve Heri (NAI Capital Commercial) & Dan Ortiz (Central California Realty) License No. 00477500 / 01800886 is (check one): ☐ the Seller's Agent (salesperson or broker associate); or ☑ both the Seller's Agent and the Buyer's Agent (dual agent).

Buyer's Brokerage Firm NAI Capital Commercial, Inc., a California corporation & Central California Realty License No. 02130474 / 01800886 is the broker of (check one): ☐ the Buyer; or ☑ both the Buyer and Seller (dual agent).

Buyer's Agent Steve Heri (NAI Capital Commercial) & Dan Ortiz (Central California Realty) License No. 00477500 / 01800886 is (check one): ☐ the Buyer's Agent (salesperson or broker associate); or ☑ both the Buyer's Agent and the Seller's Agent (dual agent).

The Parties acknowledge that other than the Brokers and Agents listed above, there are no other brokers or agents representing the Parties or due any fees and/or commissions under this Agreement. Buyer shall use the services of Buyer's Broker exclusively in connection with any and all negotiations and offers with respect to the Property for a period of 1 year from the date inserted for reference purposes at the top of page 1.

7.2 Buyer and Seller each represent and warrant to the other that he/she/it has had no dealings with any person, firm, broker, agent or finder in connection with the negotiation of this Agreement and/or the consummation of the purchase and sale contemplated herein, other than the Brokers and Agents named in paragraph 7.1, and no broker, agent or other person, firm or entity, other than said Brokers and Agents is/are entitled to any commission or finder's fee in connection with this transaction as the result of any dealings or acts of such Party. Buyer and Seller do each hereby agree to indemnify, defend, protect and hold the other harmless from and against any costs, expenses or liability for compensation, commission or charges which may be claimed by any broker, agent, finder or other similar party, other than said named Brokers and Agents by reason of any dealings or act of the indemnifying Party.

8. Escrow and Closing.

8.1 Upon acceptance hereof by Seller, this Agreement, including any counteroffers incorporated herein by the Parties, shall constitute not only the agreement of purchase and sale between Buyer and Seller, but also instructions to Escrow Holder for the consummation of the Agreement through the Escrow. Escrow Holder shall not prepare any further escrow instructions restating or amending the Agreement unless specifically so instructed by the Parties or a Broker hersin. Subject to the reasonable approval of the Parties, Escrow Holder may, however, include its standard general escrow provisions. In the event that there is any conflict between the provisions of the Agreement and the provisions of any additional escrow instructions the provisions of the Agreement shall prevail as to the Parties and the Escrow Holder.

8.2 As soon as practical after the receipt of this Agreement and any relevant counteroffers, Escrow Holder shall ascertain the Date of Agreement as defined in paragraphs 1.2 and 20.2 and advise the Parties and Brokers, in writing, of the date ascertained.

8.3 Escrow Holder is hereby authorized and instructed to conduct the Escrow in accordance with this Agreement, applicable law and custom and practice of the community in which Escrow Holder is located, including any reporting requirements of the Internal Revenue Code. In the event of a conflict between the law of the state where the Property is located and the law of the state where the Escrow Holder is located, the law of the state where the Property is located shall prevail.

8.4 Subject to satisfaction of the contingencies herein described, Escrow Holder shall close this escrow (the "Closing") by recording a general warranty deed (a grant deed in California) and the other documents required to be recorded, and by disbursing the funds and documents in accordance with this Agreement.

8.5 Buyer and Seller shall each pay one-half of the Escrow Holder's charges and Seller shall pay the usual recording fees and any required documentary transfer taxes. Seller shall pay the premium for a standard coverage owner's or joint protection policy of title insurance. (See also paragraph 11.)

8.6 Escrow Holder shall verify that all of Buyer's contingencies have been satisfied or waived prior to Closing. The matters contained in paragraphs 9.1

subparagraphs (b), (c), (d), (e), (g), (i), (n), and (o), 9.4, 12, 13, 14, 16, 18, 20, 21, 22, and 24 are, however, matters of agreement between the Parties only and are not instructions to Escrow Holder.

8.7 If this transaction is terminated for non-satisfaction and non-waiver of a Buyer's Contingency, as defined in paragraph 9.2 or disapproval of any other matter subject to Buyer's approval, then neither of the Parties shall thereafter have any liability to the other under this Agreement, except to the extent of a breach of any affirmative covenant or warranty in this Agreement. In the event of such termination, Buyer shall, subject to the provisions of paragraph 8.10, be promptly refunded all funds deposited by Buyer with Escrow Holder, less only the $100 provided for in paragraph 4.4 and the Title Company and Escrow Holder cancellation fees and costs, all of which shall be Buyer's obligation. If this transaction is terminated as a result of Seller's breach of this Agreement then Seller shall pay the Title Company and Escrow Holder cancellation fees and costs.

8.8 The Closing shall occur on the Expected Closing Date, or as soon thereafter as the Escrow is in condition for Closing; provided, however, that if the Closing does not occur by the Expected Closing Date and said Date is not extended by mutual instructions of the Parties, a Party not then in default under this Agreement may notify the other Party, Escrow Holder, and Brokers, in writing that, unless the Closing occurs within 5 business days following said notice, the Escrow shall be deemed terminated without further notice or instructions.

8.9 Except as otherwise provided herein, the termination of Escrow shall not relieve or release either Party from any obligation to pay Escrow Holder's fees and costs or constitute a waiver, release or discharge of any breach or default that has occurred in the performance of the obligations, agreements, covenants or warranties contained therein.

8.10 If this Escrow is terminated for any reason other than Seller's breach or default, then as a condition to the return of Buyer's deposit, Buyer shall within 5 days after written request deliver to Seller, at no charge, copies of all surveys, engineering studies, soil reports, maps, master plans, feasibility studies and other similar items prepared by or for Buyer that pertain to the Property.

9. **Contingencies to Closing.**

9.1 The Closing of this transaction is contingent upon the satisfaction or waiver of the following contingencies. **IF BUYER FAILS TO NOTIFY ESCROW HOLDER, IN WRITING, OF THE DISAPPROVAL OF ANY OF SAID CONTINGENCIES WITHIN THE TIME SPECIFIED THEREIN, IT SHALL BE CONCLUSIVELY PRESUMED THAT BUYER HAS APPROVED SUCH ITEM, MATTER OR DOCUMENT.** Buyer's conditional approval shall constitute disapproval, unless provision is made by the Seller within the time specified therefore by the Buyer in such conditional approval or by this Agreement, whichever is later, for the satisfaction of the condition imposed by the Buyer. Escrow Holder shall promptly provide all Parties with copies of any written disapproval or conditional approval which it receives. With regard to subparagraphs (a) through (m) the pre-printed time periods shall control unless a different number of days is inserted in the spaces provided.

(a) *Disclosure.* Seller shall make to Buyer, through Escrow, all of the applicable disclosures required by law (See AIR CRE ("AIR") standard form entitled "Seller's Mandatory Disclosure Statement") and provide Buyer with a completed Property Information Sheet ("Property Information Sheet") concerning the Property, duly executed by or on behalf of Seller in the current form or equivalent to that published by the AIR within 10 or _____ days following the Date of Agreement. Buyer has 10 days from the receipt of said disclosures to approve or disapprove the matters disclosed.

(b) *Physical Inspection.* Buyer has ~~10 or~~ 30 days following the receipt of the Property Information Sheet or the Date of Agreement, whichever is later, to satisfy itself with regard to the physical aspects and size of the Property.

(c) *Hazardous Substance Conditions Report.* Buyer has 30 or _____ days following the receipt of the Property Information Sheet or the Date of Agreement, whichever is later, to satisfy itself with regard to the environmental aspects of the Property. Seller recommends that Buyer obtain a Hazardous Substance Conditions Report concerning the Property and relevant adjoining properties. Any such report shall be paid for by Buyer. A "Hazardous Substance" for purposes of this Agreement is defined as any substance whose nature and/or quantity of existence, use, manufacture, disposal or effect, render it subject to Federal, state or local regulation, investigation, remediation or removal as potentially injurious to public health or welfare. A "Hazardous Substance Condition" for purposes of this Agreement is defined as the existence on, under or relevantly adjacent to the Property of a Hazardous Substance that would require remediation and/or removal under applicable Federal, state or local law.

(d) *Soil Inspection.* Buyer has 30 or _____ days following the receipt of the Property Information Sheet or the Date of Agreement, whichever is later, to satisfy itself with regard to the condition of the soils on the Property. Seller recommends that Buyer obtain a soil test report. Any such report shall be paid for by Buyer. Seller shall provide Buyer copies of any soils report that Seller may have within 10 days following the Date of Agreement.

(e) *Governmental Approvals.* Buyer has 30 or _____ days following the Date of Agreement to satisfy itself with regard to approvals and permits from governmental agencies or departments which have or may have jurisdiction over the Property and which Buyer deems necessary or desirable in connection with its intended use of the Property, including, but not limited to, permits and approvals required with respect to zoning, planning, building and safety, fire, police, handicapped and Americans with Disabilities Act requirements, transportation and environmental matters.

(f) *Conditions of Title.* Escrow Holder shall cause a current commitment for title insurance ("Title Commitment") concerning the Property issued by the Title Company, as well as legible copies of all documents referred to in the Title Commitment ("Underlying Documents"), and a scaled and dimensioned plot showing the location of any easements to be delivered to Buyer within 10 or _____ days following the Date of Agreement. Buyer has 10 days from the receipt of the Title Commitment, the Underlying Documents and the plot plan to satisfy itself with regard to the condition of title. The disapproval by Buyer of any monetary encumbrance, which by the terms of this Agreement is not to remain against the Property after the Closing, shall not be considered a failure of this contingency, as Seller shall have the obligation, at Seller's expense, to satisfy and remove such disapproved monetary encumbrance at or before the Closing.

(g) *Survey.* Buyer has 30 or _____ days following the receipt of the Title Commitment and Underlying Documents to satisfy itself with regard to any ALTA title supplement based upon a survey prepared to American Land Title Association ("ALTA") standards for an owner's policy by a licensed surveyor, showing the legal description and boundary lines of the Property, any easements of record, and any improvements, poles, structures and things located within 10 feet of either side of the Property boundary lines. Any such survey shall be prepared at Buyer's direction and expense. If Buyer has obtained a survey and approved the ALTA title supplement, Buyer may elect within the period allowed for Buyer's approval of a survey to have an ALTA extended coverage owner's form of title policy, in which event Buyer shall pay any additional premium attributable thereto.

(h) *Existing Leases and Tenancy Statements.* Seller shall within 10 or _____ days following the Date of Agreement provide both Buyer and Escrow Holder with legible copies of all leases, subleases or rental arrangements (collectively, "Existing Leases") affecting the Property, and with a tenancy statement ("Estoppel Certificate") in the latest form or equivalent to that published by the AIR, executed by Seller and/or each tenant and subtenant of the Property. Seller shall use its best efforts to have each tenant complete and execute an Estoppel Certificate. If any tenant fails or refuses to provide an Estoppel Certificate then Seller shall complete and execute an Estoppel Certificate for that tenancy. Buyer has 10 days from the receipt of said Existing Leases and Estoppel Certificates to satisfy itself with regard to the Existing Leases and any other tenancy issues.

(i) *Owner's Association.* Seller shall within 10 or _____ days following the Date of Agreement provide Buyer with a statement and transfer package from any owner's association servicing the Property. Such transfer package shall at a minimum include: copies of the association's bylaws, articles of incorporation, current budget and financial statement. Buyer has 10 days from the receipt of such documents to satisfy itself with regard to the association.

(j) *Other Agreements.* Seller shall within 10 or _____ days following the Date of Agreement provide Buyer with legible copies of all other agreements ("Other Agreements") known to Seller that will affect the Property after Closing. Buyer has 10 days from the receipt of said Other Agreements to satisfy itself with regard to such Agreements.

(k) *Financing.* If paragraph 5 hereof dealing with a financing contingency has not been stricken, the satisfaction or waiver of such New Loan contingency.

(l) *Existing Notes.* If paragraph 3.1(c) has not been stricken, Seller shall within 10 or _____ days following the Date of Agreement provide Buyer with legible copies of the Existing Notes, Existing Deeds of Trust and related agreements (collectively, "Loan Documents") to which the Property will remain subject after the Closing. Escrow Holder shall promptly request from the holders of the Existing Notes a beneficiary statement ("Beneficiary Statement") confirming: (1) the amount of the unpaid principal balance, the current interest rate, and the date to which interest is paid, and (2) the nature and amount of any impounds held by the beneficiary in connection with such loan. Buyer has 10 or _____ days following the receipt of the Loan Documents and Beneficiary Statements to satisfy itself with regard to such financing. Buyer's obligation to close is conditioned upon Buyer being able to purchase the Property without acceleration or change in the terms of any Existing Notes or charges to Buyer except as otherwise provided in this Agreement or approved by Buyer, provided, however, Buyer shall pay the transfer fee referred to in paragraph 3.2 hereof. Likewise if Seller is to carry back a Purchase Money Note then Seller shall within 10 or _____ days following the Date of Agreement provide Buyer with a copy of the proposed Purchase Money Note and Purchase Money Deed of Trust. Buyer has 10 or _____ days following the receipt of such documents to satisfy itself with regard to the form and content thereof.

(m) *Personal Property.* In the event that any personal property is included in the Purchase Price, Buyer has ~~10 or~~ 30 days following the Date of Agreement to satisfy itself with regard to the title condition of such personal property. Seller recommends that Buyer obtain a UCC-1 report. Any such report shall be paid for by Buyer. Seller shall provide Buyer copies of any liens or encumbrances affecting such personal property that it is aware of within 10 or _____ days following the Date of Agreement.

(n) *Destruction, Damage or Loss.* Subsequent to the Date of Agreement and prior to Closing there shall not have occurred a destruction of, or damage or loss to, the Property or any portion thereof, from any cause whatsoever, which would cost more than $10,000.00 to repair or cure. If the cost of repair or cure is

$10,000.00 or less, Seller shall repair or cure the loss prior to the Closing. Buyer shall have the option, within 10 days after receipt of written notice of a loss costing more than $10,000.00 to repair or cure, to either terminate this Agreement or to purchase the Property notwithstanding such loss, but without deduction or offset against the Purchase Price. If the cost to repair or cure is more than $10,000.00, and Buyer does not elect to terminate this Agreement, Buyer shall be entitled to any insurance proceeds applicable to such loss. Unless otherwise notified in writing, Escrow Holder shall assume no such destruction, damage or loss has occurred prior to Closing.

(o) *Material Change*. Buyer shall have 10 days following receipt of written notice of a Material Change within which to satisfy itself with regard to such change. "Material Change" shall mean a substantial adverse change in the use, occupancy, tenants, title, or condition of the Property that occurs after the date of this offer and prior to the Closing. Unless otherwise notified in writing, Escrow Holder shall assume that no Material Change has occurred prior to the Closing.

(p) *Seller Performance*. The delivery of all documents and the due performance by Seller of each and every undertaking and agreement to be performed by Seller under this Agreement.

(q) *Brokerage Fee*. Payment at the Closing of such brokerage fee as is specified in this Agreement or later written instructions to Escrow Holder executed by Seller and Brokers ("Brokerage Fee"). It is agreed by the Parties and Escrow Holder that Brokers are a third party beneficiary of this Agreement insofar as the Brokerage Fee is concerned, and that no change shall be made with respect to the payment of the Brokerage Fee specified in this Agreement, without the written consent of Brokers.

9.2 All of the contingencies specified in subparagraphs (a) through (m) of paragraph 9.1 are for the benefit of, and may be waived by, Buyer, and may be elsewhere herein referred to as "Buyer's Contingencies."

9.3 If any of Buyer's Contingencies or any other matter subject to Buyer's approval is disapproved as provided for herein in a timely manner ("Disapproved Item"), Seller shall have the right within 10 days following the receipt of notice of Buyer's disapproval to elect to cure such Disapproved Item prior to the Expected Closing Date ("Seller's Election"). Seller's failure to give to Buyer within such period, written notice of Seller's commitment to cure such Disapproved Item on or before the Expected Closing Date shall be conclusively presumed to be Seller's Election not to cure such Disapproved Item. If Seller elects, either by written notice or failure to give written notice, not to cure a Disapproved Item, Buyer shall have the right, within 10 days after Seller's Election to either accept title to the Property subject to such Disapproved Item, or to terminate this Agreement. Buyer's failure to notify Seller in writing of Buyer's election to accept title to the Property subject to the Disapproved Item without deduction or offset shall constitute Buyer's election to terminate this Agreement. The above time periods only apply once for each Disapproved Item. Unless expressly provided otherwise herein, Seller's right to cure shall not apply to the remediation of Hazardous Substance Conditions or to the Financing Contingency. Unless the Parties mutually instruct otherwise, if the time periods for the satisfaction of contingencies or for Seller's and Buyer's elections would expire on a date after the Expected Closing Date, the Expected Closing Date shall be deemed extended for 3 business days following the expiration of: (a) the applicable contingency period(s), (b) the period within which the Seller may elect to cure the Disapproved Item, or (c) if Seller elects not to cure, the period within which Buyer may elect to proceed with this transaction, whichever is later.

9.4 The Parties acknowledge that extensive local, state and Federal legislation establish broad liability upon owners and/or users of real property for the investigation and remediation of Hazardous Substances. The determination of the existence of a Hazardous Substance Condition and the evaluation of the impact of such a condition are highly technical and beyond the expertise of Brokers. The Parties acknowledge that they have been advised by Brokers to consult their own technical and legal experts with respect to the possible presence of Hazardous Substances on the Property or adjoining properties, and Buyer and Seller are not relying upon any investigation by or statement of Brokers with respect thereto. The Parties hereby assume all responsibility for the impact of such Hazardous Substances upon their respective interests herein.

10. Documents and Other Items Required at or Before Closing.

10.1 Five days prior to the Closing date Escrow Holder shall obtain an updated Title Commitment concerning the Property from the Title Company and provide copies thereof to each of the Parties.

10.2 Seller shall deliver to Escrow Holder in time for delivery to Buyer at the Closing:

(a) Grant or general warranty deed, duly executed and in recordable form, conveying fee title to the Property to Buyer.

(b) If applicable, the Beneficiary Statements concerning Existing Note(s).

(c) If applicable, the Existing Leases and Other Agreements together with duly executed assignments thereof by Seller and Buyer. The assignment of Existing Leases shall be on the most recent Assignment and Assumption of Lessor's Interest in Lease form published by the AIR or its equivalent.

(d) An affidavit executed by Seller to the effect that Seller is not a "foreign person" within the meaning of Internal Revenue Code Section 1445 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at least 3 business days prior to the Closing, Escrow Holder shall at the Closing deduct from Seller's proceeds and remit to the Internal Revenue Service such sum as is required by applicable Federal law with respect to purchases from foreign sellers.

(e) If the Property is located in California, an affidavit executed by Seller to the effect that Seller is not a "nonresident" within the meaning of California Revenue and Tax Code Section 18662 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at least 3 business days prior to the Closing, Escrow Holder shall at the Closing deduct from Seller's proceeds and remit to the Franchise Tax Board such sum as is required by such statute.

(f) If applicable, a bill of sale, duly executed, conveying title to any included personal property to Buyer.

(g) If the Seller is a corporation, a duly executed corporate resolution authorizing the execution of this Agreement and the sale of the Property.

10.3 Buyer shall deliver to Seller through Escrow:

(a) The cash portion of the Purchase Price and such additional sums as are required of Buyer under this Agreement shall be deposited by Buyer with Escrow Holder, by federal funds wire transfer, or any other method acceptable to Escrow Holder in immediately collectable funds, no later than 2:00 P.M. on the business day prior to the Expected Closing Date provided, however, that Buyer shall not be required to deposit such monies into Escrow if at the time set for the deposit of such monies Seller is in default or has indicated that it will not perform any of its obligations hereunder. Instead, in such circumstances in order to reserve its rights to proceed Buyer need only provide Escrow with evidence establishing that the required monies were available.

(b) If a Purchase Money Note and Purchase Money Deed of Trust are called for by this Agreement, the duly executed originals of those documents, the Purchase Money Deed of Trust being in recordable form, together with evidence of fire insurance on the improvements in the amount of the full replacement cost naming Seller as a mortgage loss payee, and a real estate tax service contract (at Buyer's expense), assuring Seller of notice of the status of payment of real property taxes during the life of the Purchase Money Note.

(c) The Assignment and Assumption of Lessor's Interest in Lease form specified in paragraph 10.2(c) above, duly executed by Buyer.

(d) Assumptions duly executed by Buyer of the obligations of Seller that accrue after Closing under any Other Agreements.

(e) If applicable, a written assumption duly executed by Buyer of the loan documents with respect to Existing Notes.

(f) If the Buyer is a corporation, a duly executed corporate resolution authorizing the execution of this Agreement and the purchase of the Property.

10.4 At Closing, Escrow Holder shall cause to be issued to Buyer a standard coverage (or ALTA extended, if elected pursuant to 9.1(g)) owner's form policy of title insurance effective as of the Closing, issued by the Title Company in the full amount of the Purchase Price, insuring title to the Property vested in Buyer, subject only to the exceptions approved by Buyer. In the event there is a Purchase Money Deed of Trust in this transaction, the policy of title insurance shall be a joint protection policy insuring both Buyer and Seller.

IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.

11. Prorations and Adjustments.

11.1 *Taxes*. Applicable real property taxes and special assessment bonds shall be prorated through Escrow as of the date of the Closing, based upon the latest tax bill available. The Parties agree to prorate as of the Closing any taxes assessed against the Property by supplemental bill levied by reason of events occurring prior to the Closing. Payment of the prorated amount shall be made promptly in cash upon receipt of a copy of any supplemental bill.

11.2 *Insurance*. **WARNING:** Any insurance which Seller may have maintained will terminate on the Closing. Buyer is advised to obtain appropriate insurance to cover the Property.

11.3 *Rentals, Interest and Expenses*. Scheduled rentals, interest on Existing Notes, utilities, and operating expenses shall be prorated as of the date of Closing. The Parties agree to promptly adjust between themselves outside of Escrow any rents received after the Closing.

11.4 *Security Deposit*. Security Deposits held by Seller shall be given to Buyer as a credit to the cash required of Buyer at the Closing.

11.5 *Post Closing Matters*. Any item to be prorated that is not determined or determinable at the Closing shall be promptly adjusted by the Parties by appropriate cash payment outside of the Escrow when the amount due is determined.

11.6 *Variations in Existing Note Balances*. In the event that Buyer is purchasing the Property subject to an Existing Deed of Trust(s), and in the event that a Beneficiary Statement as to the applicable Existing Note(s) discloses that the unpaid principal balance of such Existing Note(s) at the closing will be more or less than the amount set forth in paragraph 3.1(c) hereof ("Existing Note Variation"), then the Purchase Money Note(s) shall be reduced or increased by an amount equal to such Existing Note Variation. If there is to be no Purchase Money Note, the cash required at the Closing per paragraph 3.1(a) shall be reduced or increased by the amount of such Existing Note Variation.

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11.7 *Variations in New Loan Balance.* In the event Buyer is obtaining a New Loan and the amount ultimately obtained exceeds the amount set forth in paragraph 5.1, then the amount of the Purchase Money Note, if any, shall be reduced by the amount of such excess.

11.8 *Owner's Association Fees.* Escrow Holder shall: (i) bring Seller's account with the association current and pay any delinquencies or transfer fees from Seller's proceeds, and (ii) pay any up front fees required by the association from Buyer's funds.

12. Representations and Warranties of Seller and Disclaimers.

12.1 Seller's warranties and representations shall survive the Closing and delivery of the deed for a period of 3 years, and any lawsuit or action based upon them must be commenced within such time period. Seller's warranties and representations are true, material and relied upon by Buyer and Brokers in all respects. Seller hereby makes the following warranties and representations to Buyer and Brokers:

(a) *Authority of Seller.* Seller is the owner of the Property and/or has the full right, power and authority to sell, convey and transfer the Property to Buyer as provided herein, and to perform Seller's obligations hereunder.

(b) *Maintenance During Escrow and Equipment Condition At Closing.* Except as otherwise provided in paragraph 9.1(n) hereof, Seller shall maintain the Property until the Closing in its present condition, ordinary wear and tear excepted.

(c) *Hazardous Substances/Storage Tanks.* Seller has no knowledge, except as otherwise disclosed to Buyer in writing, of the existence or prior existence on the Property of any Hazardous Substance, nor of the existence or prior existence of any above or below ground storage tank.

(d) *Compliance.* Except as otherwise disclosed in writing, Seller has no knowledge of any aspect or condition of the Property which violates applicable laws, rules, regulations, codes or covenants, conditions or restrictions, or of improvements or alterations made to the Property without a permit where one was required, or of any unfulfilled order or directive of any applicable governmental agency or casualty insurance company requiring any investigation, remediation, repair, maintenance or improvement be performed on the Property.

(e) *Changes in Agreements.* Prior to the Closing, Seller will not violate or modify any Existing Lease or Other Agreement, or create any new leases or other agreements affecting the Property, without Buyer's written approval, which approval will not be unreasonably withheld.

(f) *Possessory Rights.* Seller has no knowledge that anyone will, at the Closing, have any right to possession of the Property, except as disclosed by this Agreement or otherwise in writing to Buyer.

(g) *Mechanics' Liens.* There are no unsatisfied mechanics' or materialmens' lien rights concerning the Property.

(h) *Actions, Suits or Proceedings.* Seller has no knowledge of any actions, suits or proceedings pending or threatened before any commission, board, bureau, agency, arbitrator, court or tribunal that would affect the Property or the right to occupy or utilize same.

(i) *Notice of Changes.* Seller will promptly notify Buyer and Brokers in writing of any Material Change (see paragraph 9.1(o)) affecting the Property that becomes known to Seller prior to the Closing.

(j) *No Tenant Bankruptcy Proceedings.* Seller has no notice or knowledge that any tenant of the Property is the subject of a bankruptcy or insolvency proceeding.

(k) *No Seller Bankruptcy Proceedings.* Seller is not the subject of a bankruptcy, insolvency or probate proceeding.

(l) *Personal Property.* Seller has no knowledge that anyone will, at the Closing, have any right to possession of any personal property included in the Purchase Price nor knowledge of any liens or encumbrances affecting such personal property, except as disclosed by this Agreement or otherwise in writing to Buyer.

12.2 Buyer hereby acknowledges that, except as otherwise stated in this Agreement, Buyer is purchasing the Property in its existing condition and will, by the time called for herein, make or have waived all inspections of the Property Buyer believes are necessary to protect its own interest in, and its contemplated use of, the Property. The Parties acknowledge that, except as otherwise stated in this Agreement, no representations, inducements, promises, agreements, assurances, oral or written, concerning the Property, or any aspect of the occupational safety and health laws, Hazardous Substance laws, or any other act, ordinance or law, have been made by either Party or Brokers, or relied upon by either Party hereto.

12.3 In the event that Buyer learns that a Seller representation or warranty might be untrue prior to the Closing, and Buyer elects to purchase the Property anyway then, and in that event, Buyer waives any right that it may have to bring an action or proceeding against Seller or Brokers regarding said representation or warranty.

12.4 Any environmental reports, soils reports, surveys, and other similar documents which were prepared by third party consultants and provided to Buyer by Seller or Seller's representatives, have been delivered as an accommodation to Buyer and without any representation or warranty as to the sufficiency, accuracy, completeness, and/or validity of said documents, all of which Buyer relies on at its own risk. Seller believes said documents to be accurate, but Buyer is advised to retain appropriate consultants to review said documents and investigate the Property.

13. Possession.

Possession of the Property shall be given to Buyer at the Closing subject to the rights of tenants under Existing Leases.

14. Buyer's Entry.

At any time during the Escrow period, Buyer, and its agents and representatives, shall have the right at reasonable times and subject to rights of tenants, to enter upon the Property for the purpose of making inspections and tests specified in this Agreement. No destructive testing shall be conducted, however, without Seller's prior approval which shall not be unreasonably withheld. Following any such entry or work, unless otherwise directed in writing by Seller, Buyer shall return the Property to the condition it was in prior to such entry or work, including the re-compaction or removal of any disrupted soil or material as Seller may reasonably direct. All such inspections and tests and any other work conducted or materials furnished with respect to the Property by or for Buyer shall be paid for by Buyer as and when due and Buyer shall indemnify, defend, protect and hold harmless Seller and the Property of and from any and all claims, liabilities, losses, expenses (including reasonable attorneys' fees), damages, including those for injury to person or property, arising out of or relating to any such work or materials or the acts or omissions of Buyer, its agents or employees in connection therewith.

15. Further Documents and Assurances.

The Parties shall each, diligently and in good faith, undertake all actions and procedures reasonably required to place the Escrow in condition for Closing as and when required by this Agreement. The Parties agree to provide all further information, and to execute and deliver all further documents, reasonably required by Escrow Holder or the Title Company.

16. Attorneys' Fees.

If any Party or Broker brings an action or proceeding (including arbitration) involving the Property whether founded in tort, contract or equity, or to declare rights hereunder, the Prevailing Party (as hereafter defined) in any such proceeding, action, or appeal thereon, shall be entitled to reasonable attorneys' fees and costs. Such fees may be awarded in the same suit or recovered in a separate suit, whether or not such action or proceeding is pursued to decision or judgment. The term "Prevailing Party" shall include, without limitation, a Party or Broker who substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment, or the abandonment by the other Party or Broker of its claim or defense. The attorneys' fees award shall not be computed in accordance with any court fee schedule, but shall be such as to fully reimburse all attorneys' fees reasonably incurred.

17. Prior Agreements/Amendments.

17.1 This Agreement supersedes any and all prior agreements between Seller and Buyer regarding the Property.

17.2 Amendments to this Agreement are effective only if made in writing and executed by Buyer and Seller.

18. Broker's Rights.

18.1 If this sale is not consummated due to the default of either the Buyer or Seller, the defaulting Party shall be liable to and shall pay to Brokers the Brokerage Fee that Brokers would have received had the sale been consummated. If Buyer is the defaulting party, payment of said Brokerage Fee is in addition to any obligation with respect to liquidated or other damages.

18.2 Upon the Closing, Brokers are authorized to publicize the facts of this transaction.

19. Notices.

19.1 Whenever any Party, Escrow Holder or Brokers herein shall desire to give or serve any notice, demand, request, approval, disapproval or other communication, each such communication shall be in writing and shall be delivered personally, by messenger, or by mail, postage prepaid, to the address set forth in this agreement or by facsimile transmission, electronic signature, digital signature, or email.

19.2 Service of any such communication shall be deemed made on the date of actual receipt if personally delivered, or transmitted by facsimile transmission, electronic signature, digital signature, or email. Any such communication sent by regular mail shall be deemed given 48 hours after the same is mailed. Communications sent by United States Express Mail or overnight courier that guarantee next day delivery shall be deemed delivered 24 hours after delivery of the same to the Postal Service or courier. If such communication is received on a Saturday, Sunday or legal holiday, it shall be deemed received on the next business day.

19.3 Any Party or Broker hereto may from time to time, by notice in writing, designate a different address to which, or a different person or additional persons to whom, all communications are thereafter to be made.

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20. Duration of Offer.
20.1 If this offer is not accepted by Seller on or before 5:00 P.M. according to the time standard applicable to the city of Fresno on the date of January 21, 2022, it shall be deemed automatically revoked.
20.2 The acceptance of this offer, or of any subsequent counteroffer hereto, that creates an agreement between the Parties as described in paragraph 1.2, shall be deemed made upon delivery to the other Party or either Broker herein of a duly executed writing unconditionally accepting the last outstanding offer or counteroffer.

21. LIQUIDATED DAMAGES. (This Liquidated Damages paragraph is applicable only if initialed by both Parties).
THE PARTIES AGREE THAT IT WOULD BE IMPRACTICABLE OR EXTREMELY DIFFICULT TO FIX, PRIOR TO SIGNING THIS AGREEMENT, THE ACTUAL DAMAGES WHICH WOULD BE SUFFERED BY SELLER IF BUYER FAILS TO PERFORM ITS OBLIGATIONS UNDER THIS AGREEMENT. THEREFORE, IF, AFTER THE SATISFACTION OR WAIVER OF ALL CONTINGENCIES PROVIDED FOR THE BUYER'S BENEFIT, BUYER BREACHES THIS AGREEMENT, SELLER SHALL BE ENTITLED TO LIQUIDATED DAMAGES IN THE AMOUNT OF ____. UPON PAYMENT OF SAID SUM TO SELLER, BUYER SHALL BE RELEASED FROM ANY FURTHER LIABILITY TO SELLER, AND ANY ESCROW CANCELLATION FEES AND TITLE COMPANY CHARGES SHALL BE PAID BY SELLER.

Buyer's Initials _____ Seller's Initials _____

22. ARBITRATION OF DISPUTES. (This Arbitration of Disputes paragraph is applicable only if initialed by both Parties.)
22.1 ANY CONTROVERSY AS TO WHETHER SELLER IS ENTITLED TO LIQUIDATED DAMAGES AND/OR BUYER IS ENTITLED TO THE RETURN OF THE DEPOSIT SHALL BE DETERMINED BY BINDING ARBITRATION ADMINISTERED BY THE JUDICIAL ARBITRATION & MEDIATION SERVICES, INC. ("JAMS") IN ACCORDANCE WITH ITS COMMERCIAL ARBITRATION RULES ("COMMERCIAL RULES"). ARBITRATION HEARINGS SHALL BE HELD IN THE COUNTY WHERE THE PROPERTY IS LOCATED. SUCH CONTROVERSY SHALL BE ARBITRATED BY A SINGLE ARBITRATOR, APPOINTED UNDER THE COMMERCIAL RULES WHO HAS HAD AT LEAST 5 YEARS OF EXPERIENCE IN THE TYPE OF REAL ESTATE THAT IS THE SUBJECT OF THIS AGREEMENT. THE ARBITRATOR SHALL HEAR AND DETERMINE SAID CONTROVERSY IN ACCORDANCE WITH APPLICABLE LAW OF THE JURISDICTION WHERE THE PROPERTY IS LOCATED, THE INTENTION OF THE PARTIES AS EXPRESSED IN THIS AGREEMENT AND ANY AMENDMENTS THERETO, AND UPON THE EVIDENCE PRODUCED AT AN ARBITRATION HEARING. PRE-ARBITRATION DISCOVERY SHALL BE PERMITTED IN ACCORDANCE WITH THE COMMERCIAL RULES OR STATE LAW APPLICABLE TO ARBITRATION PROCEEDINGS. THE ARBITRATOR SHALL RENDER AN AWARD WITHIN 30 DAYS AFTER THE CONCLUSION OF THE HEARING, WHICH MAY INCLUDE ATTORNEYS' FEES AND COSTS TO THE PREVAILING PARTY PER PARAGRAPH 16 HEREOF AND SHALL BE ACCOMPANIED BY A REASONED OPINION. THE FAILURE OR REFUSAL OF A PARTY TO PAY SUCH PARTY'S REQUIRED SHARE OF THE DEPOSITS FOR ARBITRATOR COMPENSATION OR ADMINISTRATIVE CHARGES SHALL CONSTITUTE A WAIVER BY SUCH PARTY TO PRESENT EVIDENCE OR CROSS-EXAMINE WITNESSES, BUT SUCH WAIVER SHALL NOT ALLOW FOR A DEFAULT JUDGMENT AGAINST THE NON-PAYING PARTY IN THE ABSENCE OF EVIDENCE AND LEGAL ARGUMENT AS THE ARBITRATOR MAY REQUIRE FOR MAKING AN AWARD. JUDGMENT MAY BE ENTERED ON THE AWARD IN ANY COURT OF COMPETENT JURISDICTION NOTWITHSTANDING THE FAILURE OF A PARTY DULY NOTIFIED OF THE ARBITRATION HEARING TO APPEAR THEREAT.
22.2 BUYER'S RESORT TO OR PARTICIPATION IN SUCH ARBITRATION PROCEEDINGS SHALL NOT BAR SUIT IN A COURT OF COMPETENT JURISDICTION BY THE BUYER FOR DAMAGES AND/OR SPECIFIC PERFORMANCE UNLESS AND UNTIL THE ARBITRATION RESULTS IN AN AWARD TO THE SELLER OF LIQUIDATED DAMAGES, IN WHICH EVENT SUCH AWARD SHALL ACT AS A BAR AGAINST ANY ACTION BY BUYER FOR DAMAGES AND/OR SPECIFIC PERFORMANCE.
22.3 NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS SUCH RIGHTS ARE SPECIFICALLY INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION TO NEUTRAL ARBITRATION

Buyer's Initials _____ Seller's Initials _____

23. Miscellaneous.
23.1 Binding Effect. This Agreement shall be binding on the Parties without regard to whether or not paragraphs 21 and 22 are initialed by both of the Parties. Paragraphs 21 and 22 are each incorporated into this Agreement only if initialed by both Parties at the time that the Agreement is executed. Signatures to this Agreement accomplished by means of electronic signature or similar technology shall be legal and binding.
23.2 Applicable Law. This Agreement shall be governed by, and paragraph 22.3 is amended to refer to, the laws of the state in which the Property is located. Any litigation or arbitration between the Parties hereto concerning this Agreement shall be initiated in the county in which the Property is located.
23.3 Time of Essence. Time is of the essence of this Agreement.
23.4 Counterparts. This Agreement may be executed by Buyer and Seller in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Escrow Holder, after verifying that the counterparts are identical except for the signatures, is authorized and instructed to combine the signed signature pages on one of the counterparts, which shall then constitute the Agreement.
23.5 Waiver of Jury Trial. THE PARTIES HEREBY WAIVE THEIR RESPECTIVE RIGHTS TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING INVOLVING THE PROPERTY OR ARISING OUT OF THIS AGREEMENT.
23.6 Conflict. Any conflict between the printed provisions of this Agreement and the typewritten or handwritten provisions shall be controlled by the typewritten or handwritten provisions. Seller and Buyer must initial any and all handwritten provisions.
23.7 1031 Exchange. Both Seller and Buyer agree to cooperate with each other in the event that either or both wish to participate in a 1031 exchange. Any party initiating an exchange shall bear all costs of such exchange. The cooperating Party shall not have any liability (special or otherwise) for damages to the exchanging Party in the event that the sale is delayed and/or that the sale otherwise fails to qualify as a 1031 exchange.
23.8 Days. Unless otherwise specifically indicated to the contrary, the word "days" as used in this Agreement shall mean and refer to calendar days.

24. Disclosures Regarding The Nature of a Real Estate Agency Relationship.
24.1 The Parties and Brokers agree that their relationship(s) shall be governed by the principles set forth in the applicable sections of the California Civil Code, as summarized in paragraph 24.2.
24.2 When entering into a discussion with a real estate agent regarding a real estate transaction, a Buyer or Seller should from the outset understand what type of agency relationship or representation it has with the agent or agents in the transaction. Buyer and Seller acknowledge being advised by the Brokers in this transaction, as follows:
(a) *Seller's Agent.* A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or subagent has the following affirmative obligations: (1) *To the Seller:* A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Seller. (2) *To the Buyer and the Seller:* a. Diligent exercise of reasonable skills and care in performance of the agent's duties. b. A duty of honest and fair dealing and good faith. c. A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the Parties. An agent is not obligated to reveal to either Party any confidential information obtained from the other Party which does not involve the affirmative duties set forth above.
(b) *Buyer's Agent.* A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations. (1) *To the Buyer:* A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer. (2) *To the Buyer and the Seller:* a. Diligent exercise of reasonable skills and care in performance of the agent's duties. b. A duty of honest and fair dealing and good faith. c. A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the Parties. An agent is not obligated to reveal to either Party any confidential information obtained from the other Party which does not involve the affirmative duties set forth above.
(c) *Agent Representing Both Seller and Buyer.* A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer. (1) In a dual agency situation, the

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agent has the following affirmative obligations to both the Seller and the Buyer: a. A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either Seller or the Buyer. b. Other duties to the Seller and the Buyer as stated above in their respective sections (a) or (b) of this paragraph 24.2. (2) In representing both Seller and Buyer, the agent may not, without the express permission of the respective Party, disclose to the other Party confidential information, including, but not limited to, facts relating to either Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including Seller's willingness to accept a price less than the listing price or Buyer's willingness to pay a price greater than the price offered. (3) The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect their own interests. Buyer and Seller should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional. Buyer has the duty to exercise reasonable care to protect Buyer, including as to those facts about the Property which are known to Buyer or within Buyer's diligent attention and observation. Both Seller and Buyer should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

(d) *Further Disclosures.* Throughout this transaction Buyer and Seller may receive more than one disclosure, depending upon the number of agents assisting in the transaction. Buyer and Seller should each read its contents each time it is presented, considering the relationship between them and the real estate agent in this transaction and that disclosure. Buyer and Seller each acknowledge receipt of a disclosure of the possibility of multiple representation by the Broker representing that principal. This disclosure may be part of a listing agreement, buyer representation agreement or separate document. Buyer understands that Broker representing Buyer may also represent other potential buyers, who may consider, make offers on or ultimately acquire the Property. Seller understands that Broker representing Seller may also represent other sellers with competing properties that may be of interest to this Buyer. Brokers have no responsibility with respect to any default or breach hereof by either Party. The Parties agree that no lawsuit or other legal proceeding involving any breach of duty, error or omission relating to this transaction may be brought against Broker more than one year after the Date of Agreement and that the liability (including court costs and attorneys' fees), of any Broker with respect to any breach of duty, error or omission relating to this Agreement shall not exceed the fee received by such Broker pursuant to this Agreement; provided, however, that the foregoing limitation on each Broker's liability shall not be applicable to any gross negligence or willful misconduct of such Broker.

24.3 *Confidential Information.* Buyer and Seller agree to identify to Brokers as "Confidential" any communication or information given Brokers that is considered by such Party to be confidential.

25. Construction of Agreement. In construing this Agreement, all headings and titles are for the convenience of the Parties only and shall not be considered a part of this Agreement. Whenever required by the context, the singular shall include the plural and vice versa. This Agreement shall not be construed as if prepared by one of the Parties, but rather according to its fair meaning as a whole, as if both Parties had prepared it.

26. Additional Provisions.
Additional provisions of this offer, if any, are as follows or are attached hereto by an addendum or addenda consisting of paragraphs 27 through 35 (if there are no additional provisions write "NONE".)

27. The Due Diligence Period will end the later of (1) 45 days from the execution of the Purchase Agreement between the Buyer and Seller ("Execution Date" and (2) 30 days after the date ("Delivery Date") the Seller delivers the Deliverables to Buyer. Complete access to property and Seller's records during Due Diligence.
28. Deliverables include: Copy of Court Order appointing Receiver; Copies of leases in Seller's possession; Copies of all service contracts, insurance contracts, tax bills; Information about existing or threatened litigation; Information about Seller knowledge of hazardous waste or lead-based paint.
29. The Close of Escrow will be 10 days after the end of the Due Diligence Period.
30. A Purchase Price includes all park owned homes, all home notes, all accounts payable, and all park property & equipment.
31. Buyer to receive free and clear ownership of any park owned mobiles by bill of sale and/or assignment of titles. Should buyer require title insurance and HCD documentation, then Seller so pay for same.
32. Past Due Balances become the property of the Buyer upon Close of Escrow.
33. Any utility revenue collected after the Close of Escrow that was an expense prior to the Close of Escrow shall be returned to Seller.
34. Buyer will cooperate with Seller to enable a Section 1031 exchange without cost or liability to Buyer.
35. Sale As Is.

ATTENTION: NO REPRESENTATION OR RECOMMENDATION IS MADE BY AIR CRE OR BY ANY BROKER AS TO THE LEGAL SUFFICIENCY, LEGAL EFFECT, OR TAX CONSEQUENCES OF THIS AGREEMENT OR THE TRANSACTION TO WHICH IT RELATES. THE PARTIES ARE URGED TO:
1. SEEK ADVICE OF COUNSEL AS TO THE LEGAL AND TAX CONSEQUENCES OF THIS AGREEMENT.
2. RETAIN APPROPRIATE CONSULTANTS TO REVIEW AND INVESTIGATE THE CONDITION OF THE PROPERTY, SAID INVESTIGATION SHOULD INCLUDE BUT NOT BE LIMITED TO: THE POSSIBLE PRESENCE OF HAZARDOUS SUBSTANCES, THE ZONING OF THE PROPERTY, THE INTEGRITY AND CONDITION OF ANY STRUCTURES AND OPERATING SYSTEMS, AND THE SUITABILITY OF THE PROPERTY FOR BUYER'S INTENDED USE.

WARNING: IF THE PROPERTY IS LOCATED IN A STATE OTHER THAN CALIFORNIA, CERTAIN PROVISIONS OF THIS AGREEMENT MAY NEED TO BE REVISED TO COMPLY WITH THE LAWS OF THE STATE IN WHICH THE PROPERTY IS LOCATED.

NOTE:
1. **THIS FORM IS NOT FOR USE IN CONNECTION WITH THE SALE OF RESIDENTIAL PROPERTY.**
2. **IF EITHER PARTY IS A CORPORATION, IT IS RECOMMENDED THAT THIS AGREEMENT BE SIGNED BY TWO CORPORATE OFFICERS.**

The undersigned Buyer offers and agrees to buy the Property on the terms and conditions stated and acknowledges rece-pt of a copy hereof.

Date: 1/14/22

BUYER
La Hacienda Mobile Estates, LLC, a Delaware LLC

By: _____
Name Printed: Molly Thompson
Title: Managing Member
Phone: _____
Fax: _____
Email: _____

By: _____

_____
INITIALS

BROKER
NAI Capital Commercial, Inc., a California corporation & Central California Realty

Attn: Steve Hori (NAI Capital Commercial) & Dan Ortiz (Central California Realty)
Title: Senior Vice President & Investment Advisor Sales

Address: 1920 Main Street, Suite 100
Irvine CA 92614

460 N Yosemite Ave., Suite 7

_____
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Oakdale, CA 95361
Phone: 714-856-2561 / 209-605-1921
Fax: 949-468-2301
Email: steve.heri@naicapital.com
dortiz@cencalproperties.com
Federal ID No.: 02130474
Broker DRE License #: 02130474 / 01800886
Agent DRE License #: 00477500 / 01800886

Name Printed: _____
Title: _____
Phone: _____
Fax: _____
Email: _____

Address: _____
Federal ID No.: _____

27. Acceptance.
27.1 Seller accepts the foregoing offer to purchase the Property and hereby agrees to sell the Property to Buyer on the terms and conditions therein specified.
27.2 In consideration of real estate brokerage service rendered by Brokers, Seller agrees to pay Brokers a real estate Brokerage Fee in a sum equal to 6 % of the Purchase Price to be divided between the Brokers as follows: Seller's Broker 3 % and Buyer's Broker 3 %. This Agreement shall serve as an irrevocable instruction to Escrow Holder to pay such Brokerage Fee to Brokers out of the proceeds accruing to the account of Seller at the Closing.
27.3 Seller acknowledges receipt of a copy hereof and authorizes Brokers to deliver a signed copy to Buyer.

NOTE: A PROPERTY INFORMATION SHEET IS REQUIRED TO BE DELIVERED TO BUYER BY SELLER UNDER THIS AGREEMENT.

Date: _____

BROKER

NAI Capital Commercial, Inc., a California corporation & Central California Realty

Attn: Steve Heri (NAI Capital Commercial) & Dan Ortiz (Cental California Realty)
Title: _____

Address: _____
Phone: _____
Fax: _____
Email: _____
Federal ID No.: _____
Broker DRE License #: 02130474 / 01800886
Agent's DRE License #: 00477500 / 01800886

SELLER

California Receivership Group

By: _____
Name Printed: Mark Adams
Title: Receiver
Phone: _____
Fax: _____
Email: _____

By: _____
Name Printed: _____
Title: _____
Phone: _____
Fax: _____
Email _____

Address: _____
Federal ID No.: _____

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AIRCRE contracts

ADDENDUM TO THE STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE

Date: January 12, 2022

By and Between

Buyer: La Hacienda Mobile Estates, LLC, a Delaware LLC

Seller: California Receivership Group

Property Address: 104 E. Sierra & 158 E. Sierra Avenue, Fresno, CA 93710
(street address, city, state, zip)

This Addendum is attached and made part of the above-referenced Agreement (said Agreement and the Addendum are hereinafter collectively referred to as the "Agreement"). In the event of any conflict between the provisions of this Addendum and the printed provisions of the Agreement, this Addendum shall control.

1. Additional Representations & Warranties. Seller makes the following representations and warranties (in addition to those set ofr in the Agreement) now and restates the representations and warranties set forth in the Agreement and this Addendum at Closing, each of which are material and relied upon by Buyer and which shall survive Closing and delivery of the deed:

(a) All of the disclosures to be made be Seller in the Seller's Mandatory Disclosure Statement and the Property Information Sheet are true and correct.

(b) Seller will provide Buyer with true and correct copies of all Existing Leases affecting the Property.

(c) Seller will provide Buyer with truce and correct copies al all Other Agreements.

(d) Seller will disclose to Buyer all known and material facts and defects affecting the Property.

(e) There are no existing violations of any rights, laws, ordinances, orders, regulations which affect the ownership or operation of the Property. Seller shall provide to Buyer copies of any notice of such violations Seller may receive following the execution of this Addendum.

(f) Seller has received no notice and has no knowledge of any pending improvements or any special assessments to be made against the Property by any agency, organization or governmental authority.

2. Indemnity. To the fullest extent allowable under applicable law, Seller shall indemnify, defend and hold harmless Buyer and Buyer's directors, officers, members, employees, agents, representatives, successors and assigns from and against all losses, liabilities, actions, claims, damages, costs, penalties and fines, including reasonable attorney's fees and expert fees and costs, based upon arising from or relating to:

(a) Any tort or contract claim or suit relating to any event occurring or condition existing regarding the Property prior to Closing;

(b) Any matter relating to the ownership, management and/or operation of the Property prior to Closing;

(c) Any lease entered into by Seller relating to the Property including without limitation any claim or liability that such lease contains any term or provision that is contrary to California or federal law, rule or regulation;

(d) The inaccuracy breach, or default of any representation, warranty, covenant or agreement of Seller in the Agreement or this Addendum;

(e) Any release, treatment, use, generation, storage, or disposal of any Hazardous Substance on, under, about, or from the Property including, without limitation the cost of any required or necessary remediation or removal of any Hazardous Substance, any costs or repair improvements on the Property or surrounding properties necessitated by such remediation or removal and costs of any testing, sampling, or other investigation or preparation of remediation or other required plans undertaken prior to such remediation or removal and/or any claim or suit for bodily injury or fear of bodily injury or property damage asserted against Buyer. Buyer expressly reserves its rights against other parties and does not release, or waive its rights to contribution against, any other party. These obligations to defend, indemnify and hold harmless shall apply to claims made by Seller or third parties and shall survive Closing and delivery of the deed.

3. General Provisions.

(a) Any capitalized term not specifically defined in this Addendum shall have the same definition provided in the Agreement.

(b) This Addendum may be executed in counterparts each of which shall be as good as an original but both of which together shall constitute one and the same instrument.

(c) The provisions of this Addendum shall control in the event of any conflict between the provisions of this Addendum and the provisions of the Agreement.

4. Manager of Purchasing Corporation is a California Licensed Real Estate Broker.

Buyer:		SELLER:	
Molly Thompson	Date: 1/14/22	Mark Adams	Date:

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PROPERTY INFORMATION SHEET

(For the sale or leasing of non-residential properties)

PREFACE:

Purpose This Statement is NOT a warranty as to the actual condition of the Property/Premises. The purpose is, instead, to provide the brokers and the potential buyer/lessee with important information about the Property/Premises which is currently in the actual knowledge of the Owner and which the Owner is required by law to disclose.

Actual Knowledge: For purposes of this Statement the phrase 'actual knowledge' means the awareness of a fact, or the awareness of sufficient information and circumstances so as to cause one to believe that a certain situation or condition probably exists.

TO WHOM IT MAY CONCERN:

California Receivership Group ("Owner"), owns the Property/Premises commonly known as (street address, city, state, zip) 104 E. Sierra & 158 E. Sierra Avenue, Fresno, CA 93710 located in the County of Fresno, and generally described as (describe briefly the nature of the Premises or Property) Trailer End MHP (hereinafter "Property"), and certifies that:

1. **Material Physical Defects.** Owner has no actual knowledge of any material physical defects in the Property or any improvements and structures thereon, including, but not limited to the roof, except (if there are no exceptions write "NONE"): _____.

2. **Equipment.**
   A. Owner has no actual knowledge that the heating, ventilating, air conditioning, plumbing, loading doors, electrical and lighting systems, life safety systems, security systems and mechanical equipment existing on the Property as of the date hereof, if any, are not in good operating order and condition, except (if there are no exceptions write "NONE"): _____.
   B. Owner has no actual knowledge of any leases, financing agreements, liens or other agreements affecting any equipment which is being included with the Property, except (if there are no exceptions write "NONE"): _____.

3. **Soil Conditions.** Owner has no actual knowledge that the Property has any slipping, sliding, settling, flooding, ponding or any other grading, drainage or soil problems, except (if there are no exceptions write "NONE"): _____.

4. **Utilities.** Owner represents and warrants that the Property is served by the following utilities (check the appropriate boxes) ☐ public sewer system and the cost of installation thereof has been fully paid, ☐ private septic system, ☐ electricity, ☐ natural gas, ☐ domestic water, ☐ telephone, and ☐ other _____.

5. **Insurance.** Owner has no actual knowledge of any insurance claims filed regarding the Property during the preceding 3 years, except (if there are no exceptions write "NONE"): _____.

6. **Compliance With Laws.** Owner has no actual knowledge of any aspect or condition of the Property which violates applicable laws, rules, regulations, codes, or covenants, conditions or restrictions, or of improvements or alterations made to the Property without a permit where one was required, or of any unfulfilled order or directive of any applicable government agency or of any casualty insurance company that any work of investigation, remediation, repair, maintenance or improvement is to be performed on the Property, except (if there are no exceptions write "NONE"): _____.

7. **Hazardous Substances and Mold.**
   A. Owner has no actual knowledge of the Property ever having been used as a waste dump, of the past or present existence of any above or below ground storage tanks on the Property, or of the current existence on the Property of asbestos, transformers containing PCB's or any hazardous, toxic or infectious substance whose nature and/or quantity of existence, use, manufacture or effect, render it subject to Federal, state or local regulation, investigation, remediation or removal as potentially injurious to public health or welfare, except (if there are no exceptions write "NONE"): _____.
   B. Owner represents and warrants that it is not currently, and never has been engaged in the business of hauling waste, and never stored hazardous substances on the Property, except (if there are no exceptions write "NONE"): _____.
   C. Owner has no actual knowledge of the existence on the Property of hazardous levels of any mold or fungi defined as toxic under applicable state or Federal law, except (if there are no exceptions write "NONE"): _____.

8. **Fire Damage.** Owner has no actual knowledge of any structure on the Property having suffered material fire damage, except (if there are no exceptions write "NONE"): _____.

9. **Actions, Suits or Proceedings.** Owner has no actual knowledge that any actions, suits or proceedings are pending or threatened before any court, arbitration tribunal, governmental department, commission, board, bureau, agency or instrumentality that would affect the Property or the right or ability of an owner or tenant to convey, occupy or utilize the Property, except (if there are no exceptions write "NONE"): _____.
   Owner has not served any Notices of Default on any of the tenants of the Property which have not been resolved except (if there are no exceptions write "NONE"): _____.

10. **Governmental Proceedings.** Owner has no actual knowledge of any existing or contemplated condemnation, environmental, zoning, redevelopment agency plan or other land use regulation proceedings which could detrimentally affect the value, use and operation of the Property, except (if there are no exceptions write "NONE"): _____.

11. **Unrecorded Title Matters.** Owner has no actual knowledge of any encumbrances, covenants, conditions, restrictions, easements, licenses, liens, charges or other matters which affect the title of the Property that are not recorded in the official records of the county recorder where the Property is located, except (if there are no exceptions write "NONE"): _____.

12. **Leases.** Owner has no actual knowledge of any leases, subleases or other tenancy agreements affecting the Property, except (if there are no exceptions write "NONE"): _____.

13. **Options.** Owner has no actual knowledge of any options to purchase, rights of first refusal, rights of first offer or other similar agreements affecting the Property, except (if there are no exceptions write "NONE"): _____.

14. **Short Sale/Foreclosure.** The ability of the Owner to complete a sale of the Property ☐ is contingent ☐ is not contingent upon obtaining the consent of one or more lenders to conduct a "short sale", ie. a sale for less that the amount owing on the Property. [This paragraph only needs to be completed if this Property Information Sheet is being completed in connection with the proposed sale of the Property] One or more of any loans secured by the Property ☐ is ☐ is not in foreclosure.

15. **Energy Efficiency.** The Property ☐ has ☐ has not been granted an energy efficiency rating or certification such as one from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) or ☐ Seller/Lessor does not know if the Property has been granted such a rating or certificate. If such a rating or certification has been obtained please describe the rating or certification and provide the name of the organization that granted it: _____.

16. **Other** (It will be presumed that there are no additional items which warrant disclosure unless they are set forth herein): _____.

_____ _____
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The statements herein will be relied upon by brokers, buyers, lessees, lenders and others. Therefore, Owner and/or the Owner's Property Manager has reviewed and modified this printed statement as necessary to accurately and completely state all the known material facts concerning the Property. To the extent such modifications are not made, this statement may be relied upon as printed. This statement, however, shall not relieve a buyer or lessee of responsibility for independent investigation of the Property. Owner agrees to promptly notify, in writing, all appropriate parties of any material changes which may occur in the statements contained herein from the date this statement is signed until title to the Property is transferred, or the lease is executed. Signatures to this Statement accomplished by means of electronic signature or similar technology shall be legal and binding.

Date: _____
(Fill in date of execution)

OWNER
California Receivership Group

By: _____
Name Printed: Mark Adams
Title: Receiver

Buyer/lessee hereby acknowledges receipt of a copy of this Property Information Sheet on _____. (Fill in date received)

BUYER/LESSEE
La Hacienda Mobil Estates, LLC, a Delaware LLC

By: _____
Name Printed: Molly Thompson
Title: Managing Member

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SELLER'S MANDATORY DISCLOSURE STATEMENT

(DO NOT USE IN SALE OF RESIDENTIAL PROPERTIES WITH 1-4 UNITS)

This Seller's Mandatory Disclosure Statement ("Disclosure") is made pursuant to the requirements of and shall be a part of the ☑ STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE (See paragraph 9.1(a) thereof) or ☐ _____ (the "Purchase Agreement") dated for reference purposes as of January 12, 2022, regarding that certain real property commonly known as (street address, city, state, zip): 104 E. Sierra & 158 E. Sierra Avenue, Fresno, CA 93710 ("Property") wherein California Receivership Group is the Seller and La Hacienda Mobile Estates, LLC, a Delaware LLC is the Buyer. Note: This Disclosure does not replace the Property Information Sheet published by AIR CRE ("AIR") and, unless not required by the Purchase Agreement, Seller should also provide Buyer the Property Information Sheet.

1. NATURAL HAZARDS DISCLOSURES. To make the disclosures required by California Government Code Section 8589.3 (a special flood hazard area), California Government Code Section 8589.4 (dam failure inundation area), California Government Code Sections 51178 or 51179, and 51182 (very high fire hazard severity zone), California Public Resources Code Sections 4125, 4142 and 4291 (wildlands fire area), California Public Resources Code Section 2622 (earthquake fault zone), and California Public Resources Code Section 2696 (seismic hazard zone) ("Natural Hazards Disclosures"), Seller provides Buyer a natural hazards report ("Natural Hazards Report") prepared by:

☐ *AIR CRE Approved Professional Consultant: myNHD Inc., 800-814-2922,* https://www.myNHD.com, or ☐ _____, _____, and the Natural Hazards Report is attached.

2. EARTHQUAKE SAFETY. If the improvements on the Property were constructed prior to 1975 and include structures with either (i) pre-cast (e.g., tilt-up) concrete or reinforced masonry walls together with wood frame floors or roofs, or (ii) unreinforced masonry walls, then California Business & Professions Code §10147; Government Code §§8875.6, 8875.9, 8893.2, and 8893.3; and California Civil Code §2079.9 require Seller to provide Buyer a copy of The Commercial Property Owner's Guide to Earthquake Safety (the "Booklet") published by the California Seismic Safety Commission, available through the following link: https://ssc.ca.gov/forms_pubs/cog. ☐ Seller is not required to provide the Booklet to Buyer. ☐ Seller is required to provide the Booklet to Buyer, which Booklet Seller is hereby providing to Buyer.

3. FLOOD DISASTER INSURANCE. If Seller or Seller's predecessor-in-interest has previously received Federal flood disaster assistance and such assistance was conditioned upon obtaining and maintaining flood insurance on the Property, Federal law, i.e., 42 U.S.C. §5154a, mandates that prospective purchasers be advised that they will be required to obtain and maintain such insurance on the Property and that if such insurance is not maintained and the Property is thereafter damaged by a flood disaster, the purchaser may be required to reimburse the Federal Government for the disaster relief provided. Buyer is hereby informed that to the best of Seller's knowledge, Federal flood disaster assistance ☐ has or ☐ has not been previously received with regard to the Property. Note: If such disaster assistance has been received, the law specifies that the required notice be "contained in documents evidencing the transfer of ownership".

4. WATER HEATER BRACING. The Property ☐ does or ☐ does not contain one or more water heaters of 120 gallons or less. If the Property does contain one or more water heaters of 120 gallons or less, then as required by California Health and Safety Code §19211, Seller hereby certifies to Buyer that all such water heaters ☐ have or ☐ have not been braced, strapped and/or anchored in accordance with law.

5. TITLE INSURANCE. If the Purchase Agreement does not provide that Buyer will be provided with title insurance, Buyer is strongly urged to consider purchasing title insurance. In accordance with California Civil Code §1057.6, Buyer is advised as follows:

IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.

6. METHAMPHETAMINE LABORATORY ACTIVITY. As required by California Health and Safety Code §25400.28, Seller notifies Buyer that a government order identifying the Property as contaminated by methamphetamine laboratory activity ☐ has been received by Seller (copy of such order is attached), or ☐ has not been received by Seller.

7. HAZARDOUS SUBSTANCES. If the Property is non-residential property, then as required by California Health and Safety Code §25359.7 Seller notifies Buyer that: ☐ Seller neither knows nor has reasonable cause to believe that any release of hazardous substance (as such terms are defined by California Health and Safety Code §§25320 and 25316) has come to be located on or beneath the Property, or ☐ Seller knows or has reasonable cause to believe that a release of hazardous substance has come to be located on or beneath the Property.

8. WATER CONSERVING PLUMBING FIXTURES. For multi-family residential (containing more than one unit) and commercial properties built before January 1, 1994: California Civil Code §1101.5 requires all noncompliant plumbing fixtures to be replaced before January 1, 2019 with water-conserving plumbing fixtures. As required by California Civil Code §1101.5(e), Seller discloses that the Property ☐ was built after January 1, 1994 and is exempt from this statute; ☐ does include noncompliant plumbing fixtures; or ☐ does not include any noncompliant plumbing fixtures.

9. DEATH ON THE PROPERTY. As required by California Civil Code §1710.2, Seller ☐ does or ☐ does not know of the death on the Property of an occupant of the Property in the three years before the date of Buyer's offer to purchase the Property per the Purchase Agreement.

10. OTHER. _____

Seller believes the information provided in this Disclosure by Seller is true and correct to the best knowledge of Seller as of the date of this Disclosure, but Seller states that Seller has exercised good faith in the selection of a Natural Hazards Expert, Seller has not independently verified, and Seller is not obligated to verify, the information contained in the Natural Hazards Report, and makes no representation or warranty as to the truth or accuracy of any information contained in the Natural Hazards Report. Buyer agrees the Natural Hazards Report satisfies Seller's legal duty to make the Natural Hazards Disclosures, the provider of the Natural Hazards Report shall be deemed to be an expert dealing with matters within the scope of its expertise with respect to the examination and written report regarding the Natural Hazards Disclosures, and California Civil Code §1103.4 which deals with a seller's non-liability for errors and/or omissions not within such seller's personal knowledge shall be deemed to apply to Seller.

The hazards referenced in this Disclosure may limit the ability of the owner of the Property to develop the Property, to obtain insurance, or to receive assistance after a disaster. The maps on which the Natural Hazards Report are based estimate where natural hazards exist and are not definitive indicators of whether or not a property will be affected by a natural disaster. Buyer is advised to obtain professional advice regarding those hazards and other hazards that may affect the Property.

Applicable laws and the areas covered by the various natural hazard zones, etc. may change. Seller shall not be required to notify Buyer if the information provided in the Natural Hazards Report becomes inaccurate as a result of any governmental action, map revision, changed information, or other act or occurrence, unless Seller has actual knowledge that the information has become inaccurate. Prior to the close of escrow, Buyer may wish to again check the status of the Property. Also, Buyer is advised to verify with appropriate local governmental agencies, such as the city and/or county in which the Property is located, to determine if they have established natural hazard zones in addition to those listed above. Signatures to this Disclosure accomplished by means of electronic signature or similar technology shall be legal and binding. This Disclosure may be executed in counterparts.

_____ _____

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The statements herein are not intended to be full or complete disclosure of all possible impacts on Buyer and/or the Property. If a matter is disclosed regarding the Property, Buyer is advised to:

1. **Review the entirety of all laws applicable to such disclosed matter.**
2. **Seek advice of counsel as to the legal consequence of any disclosed matters.**
3. **Retain appropriate consultants to review and investigate the impact of all such disclosed matters.**

Neither AIR CRE nor any of the brokers make any representation, warranty or recommendation regarding the legal sufficiency, legal effect or any other consequences of this Disclosure.

Date: _____

SELLER
California Receivership Group

By: _____
Name Printed: Mark Adams
Title: Receiver

Buyer acknowledges receipt of this Disclosure together with the Natural Hazards Report, the Booklet and any other documents referenced herein (as applicable) as being provided to Buyer, and agrees to the above terms and conditions.

Date 1/14/22

BUYER
La Hacienda Mobile Estates, LLC, a Delaware LLC

By: _____
Name Printed: Molly Thompson
Title: Managing Member

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DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(As required by the Civil Code)

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations.

To the Seller: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salesperson and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

(a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.

(b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as a dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role. The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional. If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation. Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. **This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).**

☑ Buyer ☐ Seller ☐ Lessor ☐ Lessee _____ Date: _____

☐ Buyer ☑ Seller ☐ Lessor ☐ Lessee _____ Date: _____

Agent: NAI Capital Commercial, Inc., a California corporation & Central California Realty

DRE Lic. #: 02130474 &01800886

Real Estate Broker (Firm)

By: DocuSigned by: Dan Ortiz DRE Lic. #: 00477500 / 01800886 Date: _____

E8A2D8DFE178488...

Steve Ben & Dan Ortiz (Salesperson or Broker-Associate)

THIS FORM HAS BEEN PREPARED BY AIR CRE. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM FOR ANY SPECIFIC TRANSACTION. PLEASE SEEK LEGAL COUNSEL AS TO THE APPROPRIATENESS OF THIS FORM.

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DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP
CIVIL CODE SECTIONS 2079.13 THROUGH 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13. As used in Sections 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:
(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property. (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobile home, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29. (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multi-unit residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobile home as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (m) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. (n) "Buyer's agent" means an agent who represents a buyer in a real property transaction.

2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: (a) The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.
(C) CONFIRMATION: The following agency relationships are confirmed for this transaction.

Seller's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is the broker of (check one): ☐ the seller; or ☐ both the buyer and seller (dual agent)
Seller's Agent DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is (check one): ☐ the Seller's Agent. (salesperson or broker associate); or ☐ both the Buyer's Agent and the Seller's Agent. (dual agent)
Buyer's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is the broker of (check one): ☐ the buyer; or ☐ both the buyer and seller. (dual agent)
Buyer's Agent DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is (check one): ☐ the Buyer's Agent. (salesperson or broker associate); or ☐ both the Buyer's Agent and the Seller's Agent. (dual agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1289, 2017-18 California Legislative session)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller. (b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c) "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. (d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 (a) A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship. (b) A lender or an auction company retained by a lender to control aspects of a transaction of real property subject to this part, including validating the sales price, shall not require, as a condition of receiving the lender's approval of the transaction, the homeowner or listing agent to defend or indemnify the lender or auction company from any liability alleged to result from the actions of the lender or auction company. Any clause, provision, covenant, or agreement purporting to impose an obligation to defend or indemnify a lender or an auction company in violation of this subdivision is against public policy, void, and unenforceable.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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INITIALS _____ INITIALS _____

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Exhibit 2

AMENDMENT TO
STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS
FOR PURCHASE OF REAL ESTATE

This Amendment ("**Amendment**") is made and entered into as of _____, 2022 (the "**Effective Date**") by and between Joan Kevorkian and George L. Wallet and Sara J. Wallet as Co-Trustees of the George L. Wallet and Sara Joan Wallet Trust FBO Corinne M. Wallet Separate Property Trust dated July 10, 2009 (collectively, "**Seller**"), La Hacienda Mobile Estates, LLC, a Delaware limited liability company ("**Buyer**"), and, for purposes of Section 11 hereof, California Receivership Group, Inc., a California Benefit Corporation ("**Receiver**").

WHEREAS, Seller and Buyer entered into that certain Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate dated January 12, 2022 (the "**Agreement**") regarding the purchase and sale of the real property located at 104 E. Sierra & 158 E. Sierra Avenue, Fresno, California 93710 and more particularly described on Exhibit "A" (the "**Property**").

WHEREAS, Seller owns the Property and in the matter of City of Fresno, a municipal corporation People of the State of California vs. Joan Kevorkian and George L. Wallet and Sara J. Wallet as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust and Does 1 through 50, inclusive, No. 21CECG02816 (California Superior Court) (the "**Case**"), Receiver was appointed the Superior Court of the State of California in and for the Country of Fresno (the "**Court**").

WHEREAS, the Court found that the Property is currently in violation of California Health and Safety Codes and the regulations adopted pursuant thereto (collectively, the "**Health Code**").

WHEREAS, Receiver has hired Brad Harwood to document the extent of the ongoing Health Code violations on the Property and attached as Exhibit "B" is Brad Hardwood's list of the ongoing Health Code violations (collectively, the "**Health Code Violations**").

WHEREAS, Seller, Buyer, and Receiver (Collectively the "**Parties**") desire to amend the Agreement.

NOW, THEREFORE, for good and sufficient consideration, including the mutual promises set forth below, receipt of which is hereby acknowledged, the Parties agree to amend the Agreement as follows:

1. Additional Provisions and Addendum. Paragraphs 22, 27, and 29 through 35 of the Purchase Agreement and the Addendum to the Purchase Agreement are each hereby deleted in their entirety.

2. Due Diligence. Notwithstanding anything to the contrary contained in the Agreement, Buyer's shall have the right, in Buyer's sole and absolute discretion, to terminate the Agreement for any reason or no reason at any time until the later of (i) forty-five (45) days

after the date of execution of this Amendment by both Buyer and Seller, or (ii) thirty (30) days after the date that Seller delivers to Buyer the Deliverables set forth in Paragraph 28 of the Agreement. Buyer shall have complete access to the Property, Seller's books and records related to the Property, and the Deliverables from the Date of Agreement until the date of Closing.

3. Cure of Health Code Violations. Buyer agrees to incur up to Three Hundred Thousand and No/100 Dollars ($300,000.00) in Buyer's Costs (as defined in Section 6 below), or such greater amount as Buyer may elect to incur to cure the Health Code Violations (collectively, "**Buyer's Work**"), subject to the terms and conditions of this Amendment. If Buyer determines that Buyer's Work will cost more than $300,000.00 to cure, then Buyer may elect to terminate this Agreement or agree to pay the excess in addition to the Purchase Price.

4. Buyer's Closing Conditions. Notwithstanding anything to the contrary contained in the Agreement, in addition to the Buyer's Contingencies set forth in the Agreement, Closing shall be contingent upon the following:

(a) Seller having executed and delivered to Escrow the Deed, bill of sale, an estimated settlement statement, and all other documents as may be reasonably required by Buyer or Escrow to allow Closing to occur.

(b) The Receiver having satisfied the requirements of Section 11 herein.

(c) The Court having issued an order (i) dismissing the Case, (ii) authorizing the Closing, (iii) dismissing Receiver as the appointed receiver for the Property upon Closing, and (iv) finding that all Health Code Violations have been cured and no further violations of the Health Code exist.

(d) The City of Fresno reinstating the Permit to Operate the Property as a mobile home park.

Buyer shall have the right to terminate this Agreement if Buyer's closing conditions are not satisfied within ninety (90) days following completion of Buyer's Work.

5. Buyer's Obligation to Timely Complete Buyer's Work.

(a) Buyer shall use commercially reasonable efforts to complete timely Buyer's Work. In the event Buyer fails to timely complete Buyer's Work, then Seller's sole remedy shall be to terminate this Agreement and in such event Buyer shall have the rights specified in Section 10 of this Amendment.

6. Seller's Closing Conditions.

For the benefit of Seller, Closing shall be contingent upon the following:

(a) Buyer having executed and delivered to Escrow an estimated settlement statement, the funds required to pay the Purchase Price, less the costs of Buyer's Work, and all other documents as may be reasonably required by Seller or Escrow to allow Closing to occur.

If Seller is not in default of this Agreement, then Seller shall have the right to terminate this Agreement if the Closing has not occurred six (6) months from the Effective date ("**Closing Deadline**"). However, Seller agrees to continue the Closing Deadline for up to thirty (30) days in the event that all of Buyer's Work is complete and the escrow has not closed.

7. Closing Date. Notwithstanding anything to the contrary contained in the Agreement, Closing shall occur within five (5) business days following Buyer's receipt of the Court order required pursuant to Section 4(c) above. In the event that the Closing does not occur within one hundred eighty (180) days of the date of this Amendment, then Buyer shall have the right to terminate the Agreement in accordance with the terms of Section 10 below.

8. Purchase Price. The Purchase Price shall be an amount equal to One Million Seven Hundred Thousand and No/100 Dollars ($1,700,000.00) less Buyer's Costs. "**Buyer's Costs**" shall mean the reasonable cost of all materials installed, and cost of labor incurred by Buyer in curing or attempting to cure the Health Code Violations. If labor is performed by Buyer or its affiliate, Harmony Communities, Inc., a California corporation, then the cost of such labor shall be in accordance with the schedule attached hereto as Exhibit "C". If third parties are utilized to perform the required work, then the cost of such third-party work shall be included as part of Buyer's Costs. All work that requires a contractor's licenses shall be performed by J R C Construction, License Number 1004805 and J R C Construction shall be the general contractor for such work.

9. Property Being Sold. In addition to the Property, the property being sold and transferred at Closing shall include, but is not limited to, (a) all mobile or manufactured homes on the Property owned by Seller, or an affiliate of Seller, (b) all promissory notes for mobile or manufactured homes on the Property owned by Seller, or an affiliate of Seller, (c) all accounts payable related to the Property, including past due balances, and (d) all personal property and equipment owned by Seller, or an affiliate of Seller and used in the operation of the Property. Notwithstanding the foregoing, any utility revenue collected after the date of Closing that was an expense prior to the date of Closing shall be returned to Seller. All mobile or manufactured homes owner by Seller, or an affiliate of Seller sold at Closing shall be transferred to Buyer free and clear of any debt or encumbrances and transferred by bill of sale or assignment of titles in a form reasonable acceptable to Buyer. Upon request, Seller shall provide title insurance documentation, HCD documentation, and any other documentation reasonably required by Buyer in Seller's possession.

10. Termination. In the event that the Agreement is terminated for any reason other than a Buyer default, then upon such termination, Seller shall cooperate with Buyer to instruct the Escrow Agent to immediately return the Deposit to Buyer, and within one hundred twenty (120) days Seller shall reimburse the Buyer's Costs to Buyer. Upon any sale of the Property to a

third party, Buyer's Costs shall be repaid to Buyer and Memorandum of Agreement (as defined in Section 15 herein) shall remain against the Property until Buyer's Costs are repaid in full. Upon termination, Buyer shall be relieved from any further obligations and liability under the Agreement, except with respect to any obligations and liability under the Agreement that are expressly stated to survive any termination of the Agreement.

11. Receiver.

(a) Receiver shall immediately request permission from tenants and occupants of the Property to the extent necessary for Buyer to complete Buyer's Work. In the event that Receiver is unable to obtain permission from such tenants or occupants, then Receiver shall promptly seek a court order allowing Buyer access to the Property and the right to perform and complete Buyer's Work. In the event that Buyer is not granted access to the Property, or any portion thereof as may be necessary to perform and complete Buyer's Work, then Buyer shall have the right to terminate the Agreement in accordance with the terms of Section 10 above.

(b) For each tenant who does not cooperate with Buyer and Receiver to eliminate the Health Code Violations in that tenant's space, Receiver shall initiate the eviction and removal of such tenant and pursue such eviction if the Health Code Violations are not timely eliminated.

(c) Receiver shall cause or attempt to cause the eviction or removal of any and all persons occupying the Property or a portion thereof without the consent of Seller or Receiver, as landlord.

(d) Approximately thirty (30) days prior to completion of Buyer's Work necessary to cure the Health Code Violations, Buyer shall provide written notice to the Receiver. The Receiver shall promptly file with the Court a final account and report, request for discharge, and a request for exoneration of the receiver's surety.

(e) Prior to Closing, the Receiver shall submit to Escrow any outstanding fees and costs due to the Receiver and Escrow shall distribute to the Receiver any such fees and costs out of the sale proceeds at Closing. All fees and costs of the Receiver shall remain the obligation of the Seller and Receiver shall not have a Claim against the Property or Buyer for any fees and costs following closing.

(f) In the event that Seller fails to execute and deliver to Escrow any Closing documents, then Receiver shall execute and deliver to Escrow all necessary Closing documents. In the event that Closing does not occur for any reason other than a Buyer default, then if Seller has not yet paid Buyer's Costs to Buyer, the Receiver shall repay Buyer's Costs to Buyer from the proceeds of the sale of the Property to a third party or from other cash on hand when available.

12. Representations and Warranties of Seller as of the date of this Amendment. Seller makes the following representations and warranties (in addition to those set forth in the Agreement) as of the date of this Amendment and restates the representations and warranties set forth in the Agreement and this Addendum at Closing, each of which are material and relied upon by Buyer and which shall survive Closing and delivery of the Deed. Except for the express representations of Seller, Buyer is relying solely on Buyer's own investigation and buying the Property AS IS, WHERE IS. The representations and warranties of Seller contained in this Section 12 are to the actual knowledge of George Santikian without investigation.

(a) Documentation and Information. To Seller's knowledge, the documentation and information provided to Buyer, pursuant to this Agreement represents a complete, true, and accurate presentation of the Property, and does not contain any misstatement or omission of material facts which makes the information misleading.

(b) Physical Condition of Property. The Property was built as a mobile home park in the 1970s. To Seller's knowledge, except for the Health Code Violations, the Property and all parts thereof, including but not limited to, plumbing, sewer, electrical, water hydrants, (collectively, "Property Systems") are in working order, and will be in the same condition and repair upon Closing as on the date inspected by Buyer, normal wear and tear expected. All Property Systems required by law at the date of construction are in operation and are of sufficient size and capacity for the proper safety of the Property and meet all applicable fire, life, safety and similar codes at the date of construction. The water supplied to the Property is sufficient to meet the needs of the Tenants and meet all minimum health standards imposed by all applicable governmental agencies at the date of construction. With the exception of the seven spaces affected by the fires and Spaces 10 and 11, each manufactured home site is serviced for electricity and gas service by a publicly regulated utility company and is separately metered therefore. All driveways and space surfaces drain storm water as originally designed.

(c) Environmental.

i. To Seller's knowledge, except for the Health Code Violations, Seller is in compliance with all applicable federal, state, county or local statutes, laws, regulations, rules, ordinances, or codes relating to environmental matters and any amendments or extensions thereof, and any rules, regulations, standards, guidelines or issues pursuant to any of the aforesaid and all other applicable environmental standards or requirements (collectively, "Environmental Laws") with respect to the Property and no event has occurred which, with passage of time or the giving of notice or both, would constitute non-compliance with any Environmental Law;

ii. To Seller's knowledge, no hazardous substances or wastes exist on the Property, nor is there any asbestos, urea formaldehyde foam insulation, lead-based paint, or underground storage tanks on the Property; There must be asbestos in some of the mobile homes in the Property.

iii. To Seller's knowledge, the Property has not been and will not be used for the generation, storage, treatment, or disposal of hazardous substances, solid waste, or residual waste (collectively "Hazardous Wastes"), nor used as a landfill, waste disposal site, gas station, laundromat, or dry cleaner;

iv. To Seller's knowledge, Seller has delivered or made available to Buyer or Buyer's representatives all environmental audits, assessments, studies, sampling results, inspections, and reports prepared on the Property or in the possession of the Seller or its representatives arising from or relating to the past or present operations of the Seller or its predecessors; and

v. To Seller's knowledge, no portion of the Property is wetlands within the jurisdiction of any Federal or State Department Laws or Environmental Regulations or any agency of the County in which the Property is located nor does the Property lie in a flood plain.

(d) Claims and Compliance with Laws.

i. Seller has received no notice or knowledge of planned or commenced public improvements which may result in special assessments or otherwise directly and materially affecting the Property.

ii. To Seller's knowledge, except as previously disclosed to Buyer in writing, the Property is not subject to any rent control laws or other ordinances relating to rent control, rent stabilization or maximum rent regulation laws, nor are the Property subject to any restrictions under which landlords may not terminate month to month rental agreements, nor does Seller have any reason to believe that the Property will be subject to the foregoing restrictions.

13. Closing Representations and Warranties of Seller. Except for the express representations of Seller, Buyer is relying solely on Buyer's own investigation and buying the Property AS IS, WHERE IS. Seller makes the following representations and warranties at Closing, each of which are material and relied upon by Buyer and which shall survive Closing and delivery of the Deed. The representations and warranties of Seller contained in this Section 13 are to the actual knowledge of George Santikian without investigation.

(a) To Seller's knowledge, there are no Laws, agreements, consent orders, decrees, judgments, licenses, permit conditions, notices, orders or directives of any governmental subdivision, agency, bureau, or department which relate to the present or future use of the Property which require remediation or any change in the present condition of the Property, or which would prevent or restrict the transfer or intended use of the Property. Notwithstanding the foregoing, Seller discloses that the Property is not in compliance with Title 25 of the California Code of Regulations and does not currently have a Permit to Operate.

(b) To Seller's knowledge, there are no Claims (defined below) other than the Case, pending or threatened, relating to the Property or Seller's right to convey the Property,

nor is Seller in default in the payment or performance of any obligation relating to the Property. If, prior to Closing, any Claim (other than the Case) arises or Seller is in default in the payment or performance of any obligation relating to the Property, Seller will promptly notify Buyer of the same, and Seller shall correct the same at Seller's sole cost prior to Closing. As used herein "Claim" shall mean any and all liens, claims, assessments, demands, losses, liabilities, actions, obligations, damages, costs, penalties, charges, fines, and expenses, including reasonable attorney's fees and expert fees and costs, investigation, notice of a violation, litigation, proceeding, arbitration, appeals or other dispute, whether civil, criminal, administrative or otherwise, arising from, relating to, or occasioned in any way by the Property. Notwithstanding the foregoing, Seller discloses that Claims against Seller have been (1) threatened, and one filed complaint, based on the April and June 2021 fires, (2) filed by the City of Fresno in the Case, (3) threatened for towing a 5th wheel illegally parked on the Property and (4) threatened by the California Rural Legal Assistance.

(c) Except as expressly disclosed herein, to Seller's knowledge, the Property is in full compliance with all laws, regulations, rules, ordinances, or requirements of the United States, the State of California, and the municipalities in which the Property is found (collectively, "Laws") and no event has occurred which, with passage of time or the giving of notice or both, would constitute non-compliance with any such Laws.

(d) Except as expressly disclosed herein, to Seller's knowledge, all licenses and permits necessary to operate the Property have been obtained, are valid and in good standing and are in full force and effect and will be assigned to Buyer at Closing. Seller has not received notice of any intention on the part of the issuing authority to cancel, suspend or modify any of the licenses or to take any action or institute any proceedings to cause a cancellation, suspension or modification to any such licenses. There are no restrictions that would limit Buyer's ability to replace a mobile home if one or more the home sites become vacant. See response to (a) and (b) above.

14. Indemnity. To the fullest extent allowable under applicable law, Seller shall indemnify, defend, and hold harmless Buyer, the members comprising Buyer, Buyer's affiliates and their respective directors, officers, members, shareholders, employees, agents, representatives, brokers, attorneys, successors and assigns from and against all Claims based upon, arising from, or relating to the following:

(a) any event occurring or condition existing regarding the Property prior to Closing;

(b) the ownership, management and/or operation of the Property prior to Closing;

(c) Any lease entered into by Seller relating to the Property, including without limitation any Claims that such lease contains any term or provision that is contrary to California or federal law, rule or regulation;

(d) The inaccuracy, breach, or default of any representation, warranty, covenant, or agreement of Seller in the Agreement.

(e) Any release, treatment, use, generation, storage, or disposal of any Hazardous Substance on, under, about, or from the Property including, without limitation, the cost of any required or necessary remediation or removal of any Hazardous Substance, any costs of repair of improvements on the Property or surrounding properties necessitated by such remediation or removal and costs of any testing, sampling, or other investigation or preparation of remediation or other required plans undertaken prior to such remediation or removal and/or any claim or suit for bodily injury, or fear of bodily injury or property damage asserted against Buyer. Buyer expressly reserves its rights against other parties and does not release, or waive its rights to contribution against, any other party. These obligations to defend, indemnify and hold harmless shall apply to claims made by Seller or third parties and shall survive Closing and delivery of the deed.

15. Memorandum of Agreement. Buyer's rights under this Agreement shall be evidenced by the recording of the memorandum of agreement in the form attached hereto as Exhibit "D" ("Memorandum of Agreement"). Within five (5) business days of the date of this Amendment, Seller shall execute, acknowledge, and deliver to Escrow the Memorandum of Agreement, along with such reasonable instructions as Escrow may require to cause the recordation of the Memorandum of Agreement. If for any reason this Agreement is properly terminated including not closing by the Closing Deadline, then upon Buyer being repaid in full the Buyer's Costs, Buyer shall execute, notarize, and deliver to Seller and Escrow Agent a quitclaim sufficient to release the Memorandum of Agreement. In such event, except for obligations which specifically survive termination, neither party shall have any further obligation to the other party. Provided that Buyer has been repaid in full the Buyer's Costs, Buyer shall, upon ten (10) days' written request, properly execute, acknowledge, and deliver to Seller any additional release, quitclaim deed, and/or any other document required by Escrow or a title insurance company to establish and verify the termination of this Agreement and the end of its legal effect. The obligations set forth in the foregoing sentence survive termination of this Agreement.

16. Buyer Protection of Seller and Receiver. Prior to performing any of Buyer's Work, Buyer shall deliver to Seller a certificate of insurance naming Seller as an additional insured (on a primary, non-contributing basis) evidencing commercial general liability and property damage insurance with limits of not less than One Million Dollars ($1,000,000.00) in the aggregate and not less than One Million Dollars ($1,000,000.00) for property damage. Buyer shall provide Seller and Receiver with itemized invoices for all work performed on the Property.

17. Additions and Modifications to the Agreement dated January 12, 2022.

(a) Seller will select Darryl Evans ("**Escrow Agent**") of Placer Title ("**Title Company**"), at its offices at 7700 North Palm, Suite 101, Fresno, California (ph. (559) 261-2910, fax (559) 261-2963, email: devans@placertitle.com

(b) Seller will initial Section 21 of the Agreement.

18. General Provisions.

(a) Any capitalized term not specifically defined in this Amendment shall have the same definition provided in the Agreement.

(b) Except as expressly modified above, all terms and conditions of the Agreement remain unchanged.

(c) In the event of any conflict, inconsistency, or incongruity between any provision of this Amendment and any provision of the Agreement, the provisions of this Amendment shall govern and control.

(d) This Amendment may be executed in any number of counterparts, which may be delivered electronically, via facsimile or by other means. Each party may rely upon signatures delivered electronically or via facsimile as if such signatures were originals. Each counterpart of this Amendment shall be deemed to be an original, and all such counterparts (including those delivered electronically or via facsimile), when taken together, shall be deemed to constitute one and the same instrument.

(Signatures on the following page)

IN WITNESS WHEREOF, the Parties have executed this Amendment in multiple counterparts as of the date and year first above written. Receiver is entering into this Amendment only for purposes of Section 8 hereof.

RECEIVER:

California Receivership Group, Inc.
a California benefit corporation

By: _____

Name: _____

Its: _____

SELLER:

_____
Joan Kevorkian

_____
George L. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust

_____
Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust

BUYER:

La Hacienda Mobile Estates, LLC,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 408-050-04, 408-050-05 and 408-050-09

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 408-050-04

THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 204 OF PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

ALSO EXCEPTING THEREFOM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 2: APN: 408-050-05

THE WEST 70 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 AND THE EAST 10 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 204 OF PERRIN COLONY 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFOM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 3: APN: 408-050-09

THE SOUTH HALF OF THE NORTHEAST QUARTER OF LOT 204, PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTIING THEREFROM THE WEST 30 FEET THEREOF.

ALSO EXCEPTING THEREFOM ANY MOBILE HOME SITUATED ON SAID LAND.

PARCEL 4:

RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE WEST 115 FEET AND OVER THE EAST 30 FEET OF THE WEST 244.5 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 204 OF PERRIN COLONY NO. 2, ACCORDING TO THE AMENDED MAP THEREOF RECORDED APRIL 1, 1891 IN BOOK 4, PAGE 68 OF PALTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

EXHIBIT "B"

LIST OF HEALTH CODE VIOLATIONS

MH Park Consulting

Brad Harward ● 4547 Golden Elm St ● Sacramento, CA 95834 ● 916-806-0303

February 17, 2022 Job Number: 22-01

To: Mark Adams
California Receivership Group
3435 Ocean Park Blvd #107,
Santa Monica, CA 90405

RE: Inspection of the Trails End Mobilehome Park, Park ID 10-0138-MP, located at 104 E. Sierra Ave Fresno, CA 93710.

The inspection date was February 3, 2022 and a second inspection occurred February 16, 2022 for seven lots that had locked gates limiting access. The inspection was to verify compliance with the applicable laws and regulations contained in the Mobilehome Parks Act (Health and Safety Code §18200 et seq.) (HSC) and its adopted regulations contained in the California Code of Regulations, Title 25, Chapter 2 commencing with section 1000 (25CCR).

BACKGROUND

The Trails End Mobilehome park is a 60 space mobilehome park. This inspection was to emulate a Mobilehome Park Maintenance inspection that would occur in a mobilehome park. All lots except lot 25 were inspected. It was reported the resident on lot 25 would not allow access to his lot even with the court order so this lot was inspected from outside the lot.

There are no park-owned rental units in the park. However, there are several units owned by individuals that are rented. There are also several vacant, empty homes in the park.

According to the State Department of Housing and Community Development, prior to transferring enforcement authority of the park to the City of Fresno, the park had a current Private Fire Hydrant Test and Certification Report and had submitted a valid Emergency Preparedness Plan in accordance with HSC 18603 in 2010.

Of the 60 lots, five lots are vacant due to previous fires (lots 22, 23, 24, 27, and 28) and two lots (10 and 11) do not appear to have been occupied for a while.

There were no observed issues with lots 29A, 30, 31, and 43.

Throughout the park residents have erected fencing on the front and sides of their lots. The electrical panels and disconnects for the adjacent homes are located behind these locked gates. The lot electrical service is not accessible for inspection or disconnect in case of emergency in violation of 25CCR 2130, 2134, and 2188.

While the individual lots have electrical pedestals containing a connection point and overcurrent protection, the meters and additional disconnects are located in clusters of 5 or 6 meters throughout the park. **It should be noted that several of the meter clusters and several lots are missing the deadfronts covering the live wires**. This is extremely dangerous and is potentially fatal should the wires be touched. This should be addressed **immediately**. The meter clusters on lots 10, and 15 are missing the deadfronts, and the pedestals on lots 8, 10, 11, 12, and 14 are missing the deadfronts. Lot 11 is vacant and the wiring for the pedestal is cut off at grade, but the meters for this lot and lot 14 are removed.

There appears to be several sewage leaks within the park. This is causing contaminated water to run down the street. This is most evident around lots 13 and 14. There did not appear to be effluent in the water, and on the day of inspection it appears to be “gray” water likely from a washing machine. There are homeless people occupying the area behind lot 14 that frequently hose down feces from their dog down the street.

The park gas meter-bank on lot 10 is easily accessible to vehicle damage. Additional protection is necessary.

Pedestals on lots 8, 10, 10D, 11, 12, 14, 15, 19, 29A, 33, 40, 42, 43, 46 and 48 have either missing deadfronts or missing weather covers.

There is no onsite responsible person residing in the park as required by HSC 18603

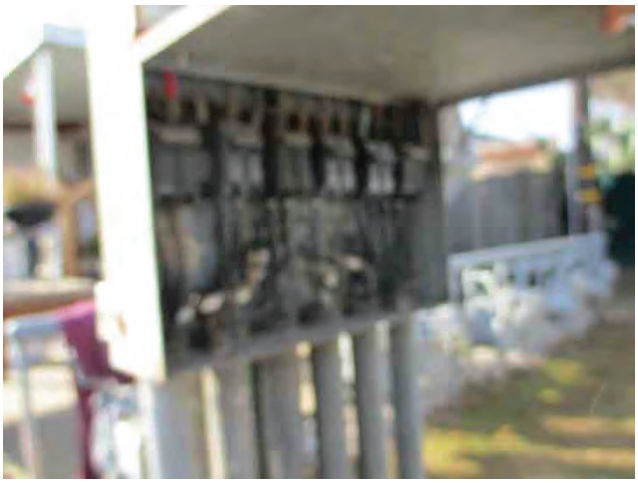
18603(a) In every park there shall be a person available by telephonic or like means, including telephones, cellular phones, telephone answering machines, answering services or pagers, or in person who shall be responsible for, and who shall reasonably respond in a timely manner to emergencies concerning, the operation and maintenance of the park. In every park with 50 or more units, that person or their designee shall reside in the park, have knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and shall be familiar with the emergency preparedness plans for the park.
(b) (1) On or before September 1, 2010, an owner or operator of an existing park shall adopt an emergency preparedness plan.
(2) For a park constructed after September 1, 2010, an owner or operator of a park shall adopt a plan in accordance with this section prior to the issuance of the permit to operate.
(3) An owner or operator may comply with paragraph (1) by either of the following methods:
(A) Adopting the emergency procedures and plans approved by the Standardized Emergency Management System Advisory Board on November 21, 1997, entitled “Emergency Plans for Mobilehome Parks,” and compiled by the Office of Emergency Services in compliance with the Governor’s Executive Order W-156-97, or any subsequent version.
(B) Adopting a plan that is developed by the park management and is comparable to the procedures and plans specified in subparagraph (A).
(c) In every park, an owner or operator of a park shall do both of the following:
(1) Post notice of the emergency preparedness plan in the park clubhouse or in another publicly accessible area within the mobilehome park.
(2) Provide notice annually to all existing residents of how to access the plan and information on individual emergency preparedness contained therein and how to obtain the plan in a language other than English. This notice shall also be

provided, upon approval of tenancy, to all new residents. This may be accomplished in a manner that includes, but is not limited to, distribution of materials and posting notice of the plan or information on how to access the plan via the internet.
(d) An enforcement agency shall determine whether park management is in compliance with this section. The agency may ascertain compliance by receipt of a copy of the plan during site inspections conducted in response to complaints of alleged violations, or for any other reason.
(e) Notwithstanding any other provision of this part, a violation of this section shall constitute an unreasonable risk to life, health, or safety and shall be corrected by park management within 60 days of notice of the violation.

Because there is no onsite responsible person, it is unlikely the Emergency Preparedness Plan is still available or that the residents are able to obtain a copy as required upon request.

PARK ISSUES NEEDING CORRECTION

Deadfronts missing on meter clusters on lots 10 and 15. The park electrical service equipment has exposed or easily accessible live electrical parts. Cover all exposed live electrical parts and plug unused openings in electrical equipment. [25 CCR 1134(a), 1188(b)].

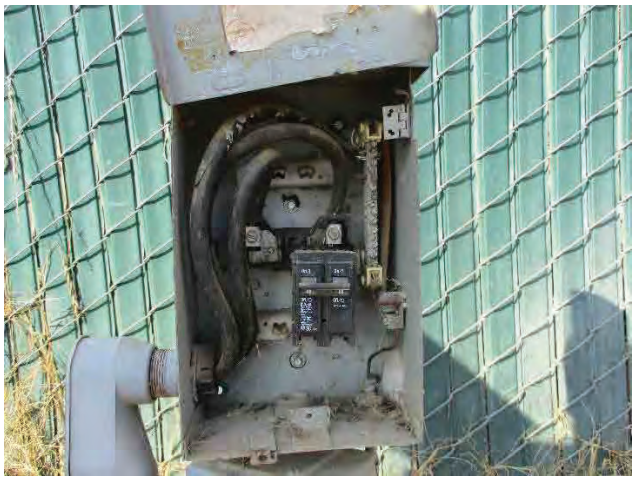


Lot 29 is missing the cover to protect the equipment from weather damage. Repair/replace covers for all electrical equipment. [25 CCR 1134(a), 1188(b)]

While not generally part of the Mobilehome Parks Act, there is a telephone wiring box on lot 7 that is in severe disrepair. It appears to no longer be in use, but if it is and a line rings it is possible to shock someone. Repair or remove the wiring box. [25CCR 1130, 1134,1188]

The following lot electrical service equipment has exposed or easily accessible live electrical parts. Cover all exposed live electrical parts and plug unused openings in electrical equipment. [25 CCR 1134(a), 1188(b)]

Lot 8



Lot 10

Lot 10D

Lot 12

Lot 14

Lot 11 wires cut at grade.

Lot 49

The following lots have electrical service equipment missing the cover to protect the equipment from weather damage. Repair/replace covers for all electrical equipment. [25 CCR 1134(a), 1188(b)]

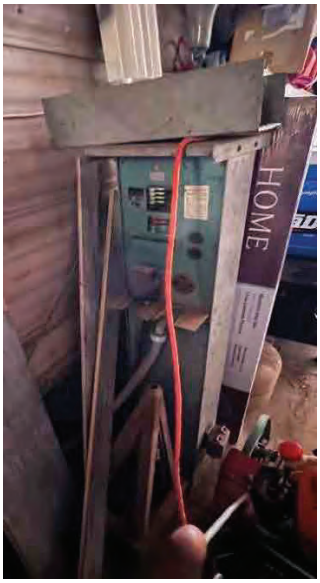
Lot 10D

Lot 15

Lot 19

Lot 29A

Lot 33



Lot 40

Lot 42

Lot 43

Lot 46

Lot 48.

Wastewater in park roadways. Additionally, the roadways do not appear to have adequate drainage. This wastewater did not drain to any type of proper drainage system and remained for a significant period. Water accumulation in roadway is creating a health threat. Re-grade, repair, drain, or install an approved drainage system to eliminate standing water. [25CCR 1116]

There is an open sewer inlet on lot 11. Provide a gas-tight cap or plug for the opening when not in use. [25 CCR 1102(a), 1254(b)]

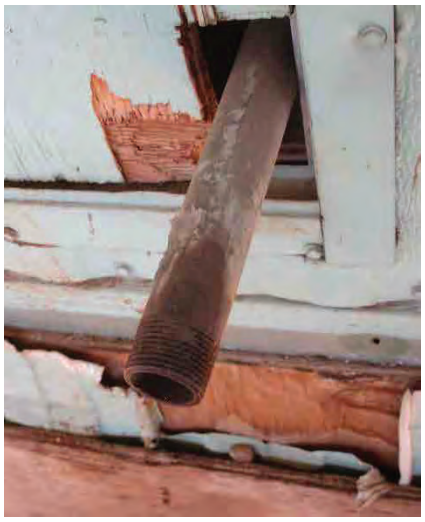
The park's gas system is subject to vehicle damage. Park-owned gas meter equipment is not protected from vehicular damage. Provide mechanical protection by installing posts, fencing, or other barriers approved by the enforcement agency. [25 CCR 1228]

Throughout the park the required street lighting is nonexistent. The majority of the lights that are supposed to be used are either broken, missing, inoperable, or behind a fence. Provide adequate street lighting throughout the parkfor the full length of all roadways. [25 CCR 1108]

Due to previous fires, lots 25 and 26, which are occupied, are without electric or gas service. There is no service to these lots. The park is responsible for providing these utilities to every lot. [25 CCR 1102]

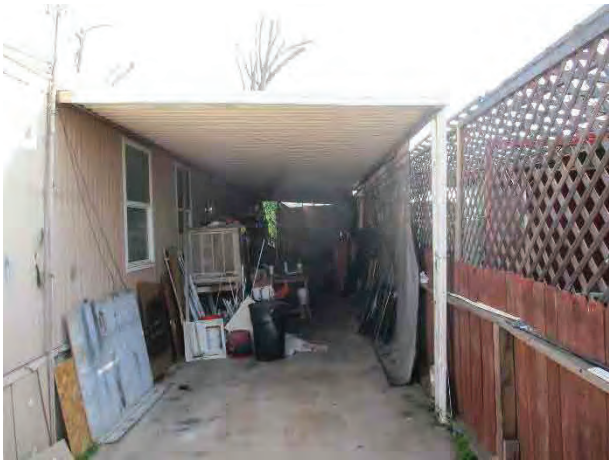
LOT INSPECTIONS

Lot 1



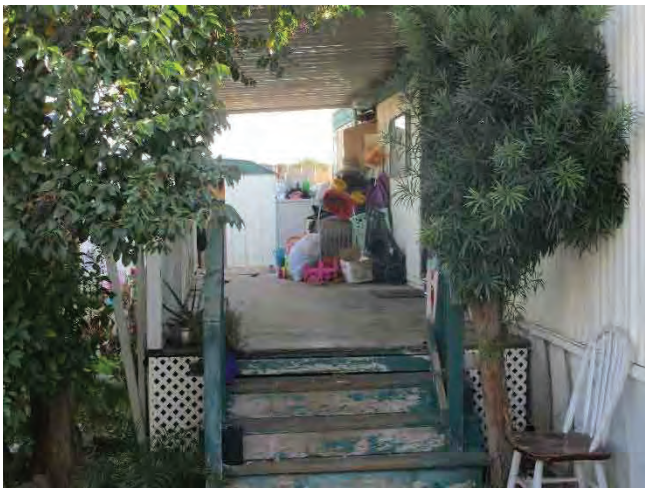
1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. Part of the awning is within three feet (3') of the lot line and the adjacent awning. Remove all material within three feet (3') of accessory structures on the adjacent lot. [25 CCR 1428(a), (b)]
3. The lattice fencing between lots 1 and 2 exceeds six (6') feet in height. Reduce the fence height to six (6') feet. [25 CCR 1514(a)]
4. The awning has been altered by adding column extensions without a permit. No person shall reconstruct or alter any accessory structure without first obtaining a construction permit. [25 CCR 1018(a)]
5. Both the water heater and furnace cabinet doors have missing vents that protect the cabinet from the weather. Install vents on the lower portions of both the water heater and furnace doors.
6. The water heater Temperature/pressure relief valve opening has a threaded pipe and does not exit towards the ground. Extend the piping to six inches above the ground and not threaded on the discharge end. [25 CCR 1438, 1606(f), 1607(f), 1608(f), California Plumbing Code 608].

Lot 2



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 3



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. There is a washing machine not approved for use in an exterior location and exposed to the weather on the porch. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 4

1. The awning has been altered by adding extensions on the front and back without a permit. No person shall construct or alter any accessory structure without first obtaining a construction permit. [25 CCR 1018(a)]
2. The added awnings on the front and rear of the carport and the front of the home are structurally unsound. Repair to meet minimum structural requirements or remove the additional awnings. [25 CCR 1608(b)]

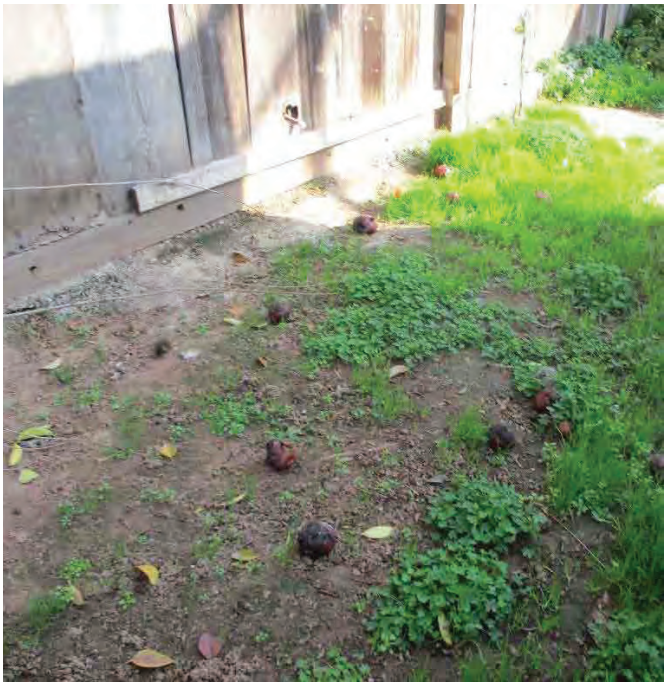
Lot 5

1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for inspection or disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. There is no complying stairway at each exit. Provide a complying stairway at each exit. [25 CCR 1429, 1368]
3. The stairway to the mobilehome does not have a handrail. Every stairway with four or more steps or more than 30 inches (30”) above grade shall be equipped with handrails and intermediate rails. Install the required handrail and intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]
4. An extension cord is being used to supply power to a dryer on the other side of the home that requires a permanent wiring method. Remove the extension cord and rewire using an approved permanent wiring method. A permit may be required for this work. [25 CCR 1188(b)]
5. There is a washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 6 (No Picture.)

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 7

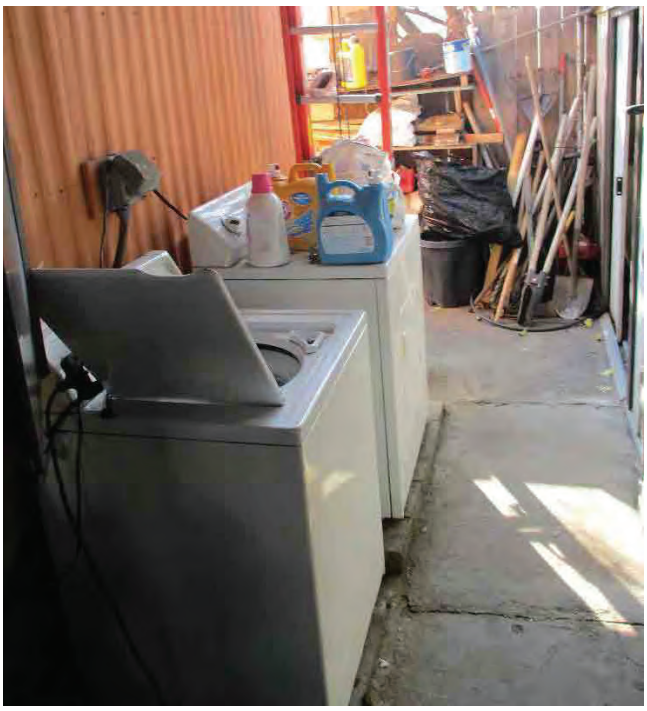


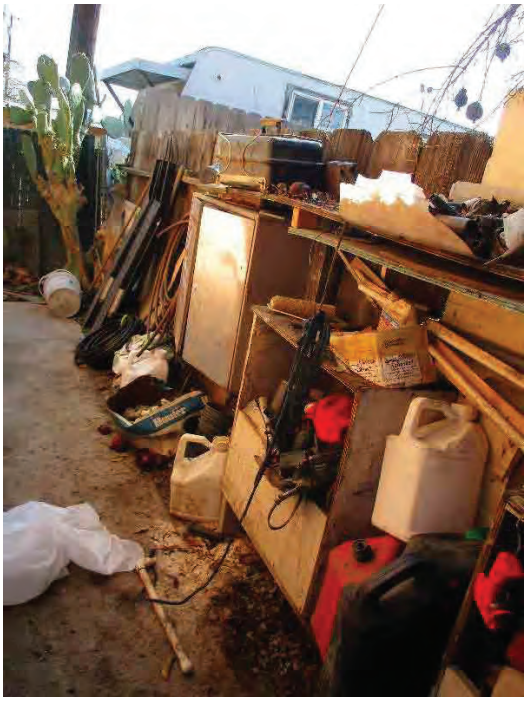
1. There is an accumulation of rotting fruit, garbage, waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. There is a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

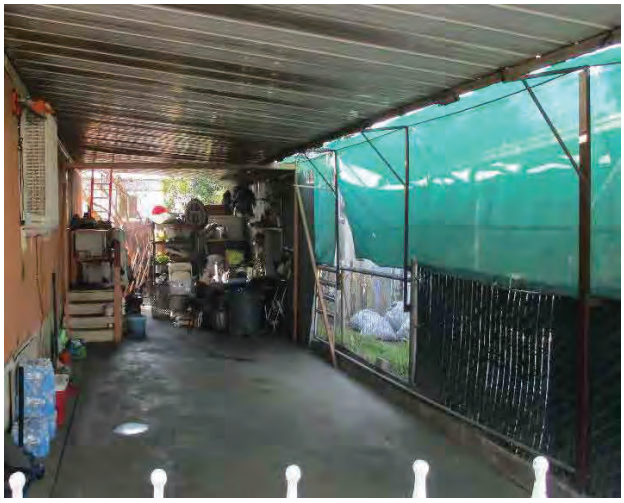
Lot 8

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 9







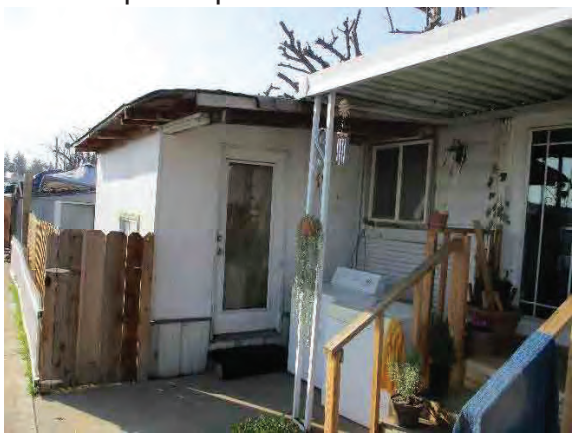
1. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
4. The awning has been altered by adding column extensions without a permit. No person shall reconstruct or alter any accessory structure without first obtaining a construction permit. [25 CCR 1018(a)]

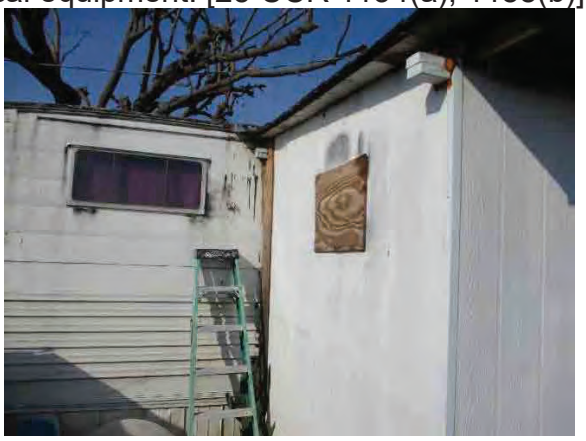
Lot 10

This lot is vacant. However, there are park electrical issues with the pedestal noted in the park section of tthis report.

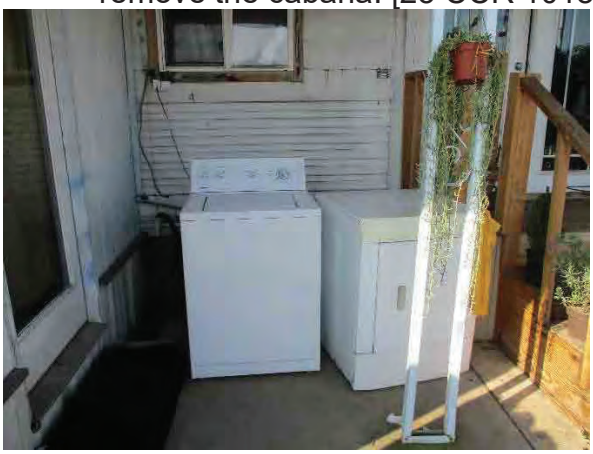
Lot 10A

1. The outside electrical box is missing the cover to protect the equipment from weather damage. Repair/replace covers for all electrical equipment. [25 CCR 1134(a), 1188(b)]





2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

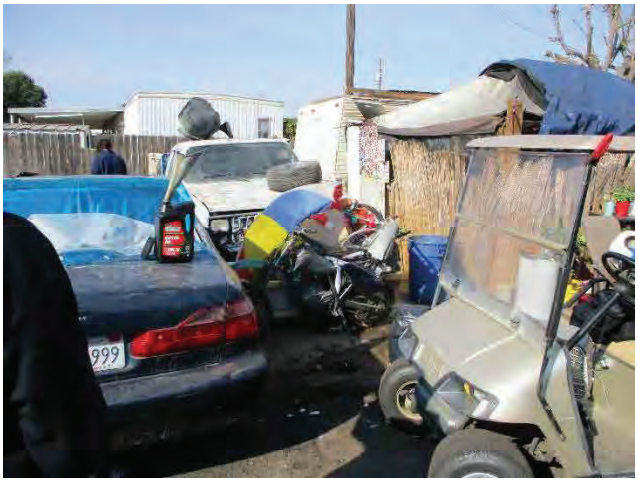


3. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
4. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

Lot 10B

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 10C

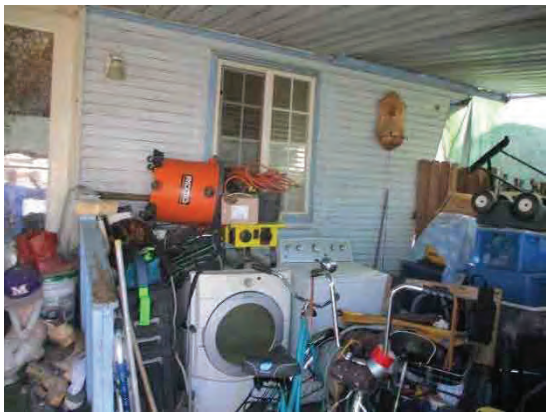


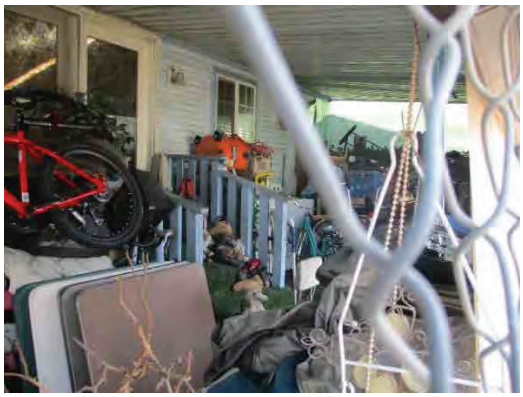
1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]

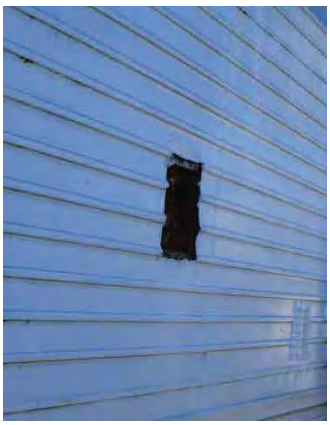
Lot 10D

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. The stairway handrail is structurally unsound. Reconstruct the stairway handrail. [25 CCR 1608(b)]
4. The stairway and/or landing is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]

Lot 10F



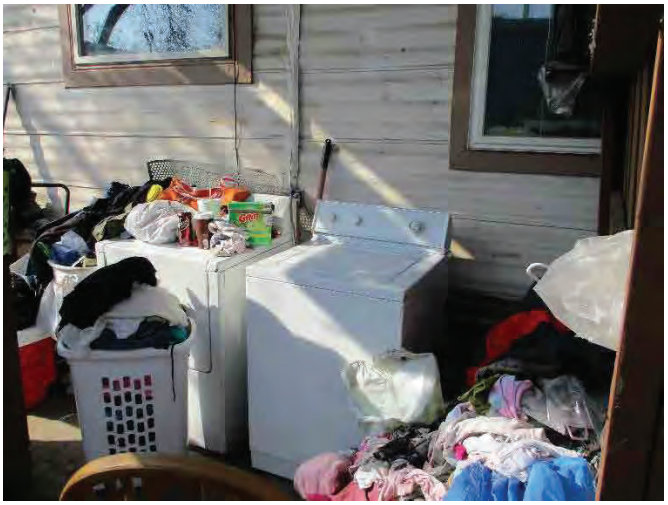




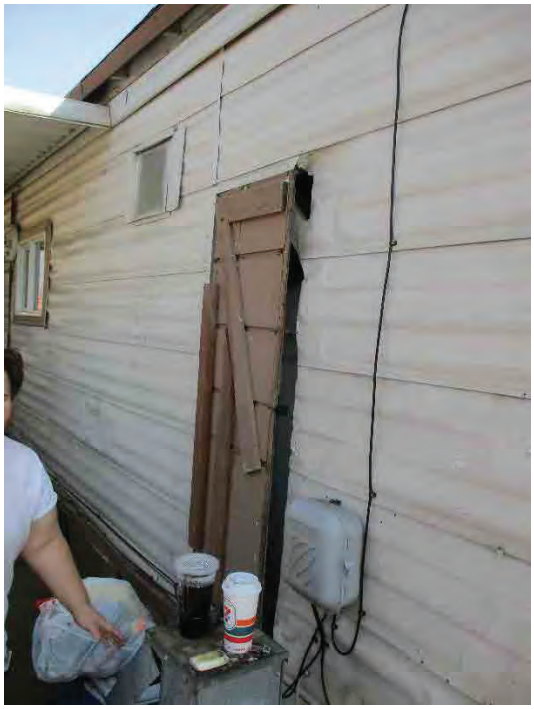
1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. The storage shed/building is structurally unsound and is constructed with combustible material within three feet (3') of the lot line. Reconstruct to reduce the size or remove the storage building or remove all combustible material within three feet (3') of the lot line. [25 CCR 1608(b), 1443]
4. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
5. A faulty weather protection condition exists which directly affects the unit. There is an opening where a kitchen fan was removed. Repair the exterior opening. [25 CCR 1606(g), 1607(g)]

Lot 11
Vacant lot. As noted in the park issue section of this report, there is an electrical pedestal issue and an open sewer.

Lot 12



1. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]



3. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 13

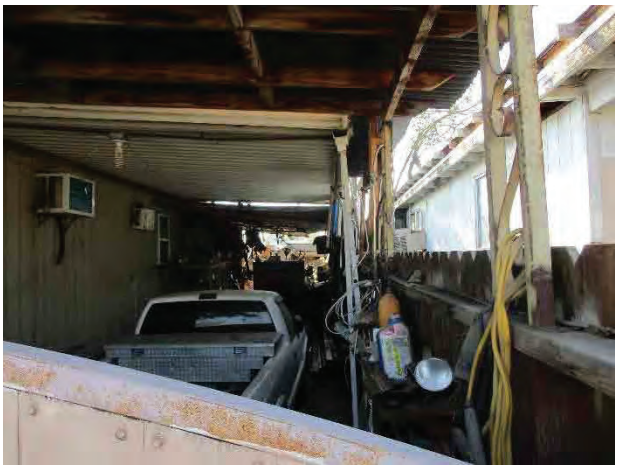
1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. The lot pedestal was not accessible due to the locked chain around the cover. Additionally, for an unknown reason, there was a board and an axe handle pushed up under the weather cover. While there was authority to cut the locks and inspect the pedestal, without the proper safety equipment it was decided not to open the cover. The lot electrical service equipment is not accessible for inspection or disconnect in case of emergency. Remove the padlock blocking access to the pedestal. [25CCR 1130, 1134,1188]

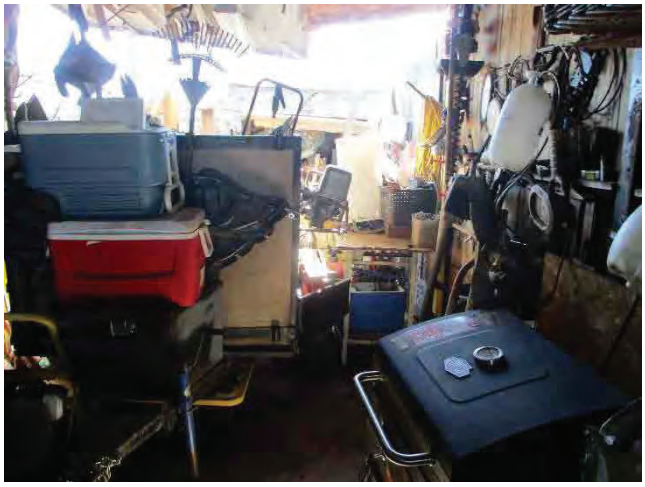
Lot 14

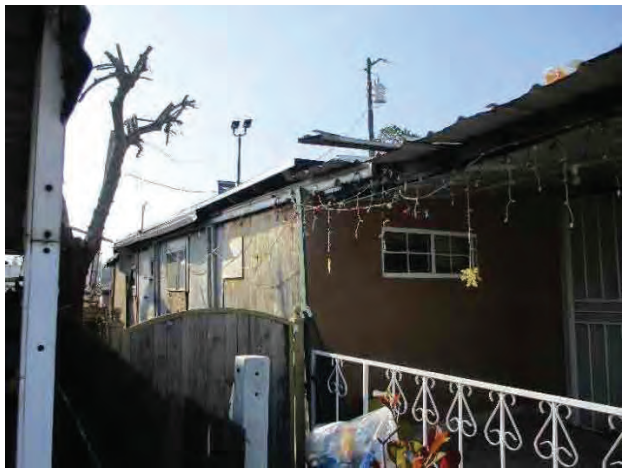
It should be noted, this home is vacant and homeless people are occupying the back area of the lot.

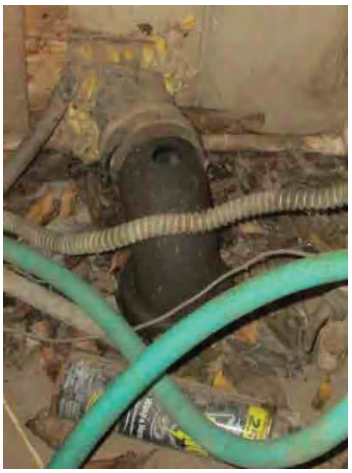
1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 15





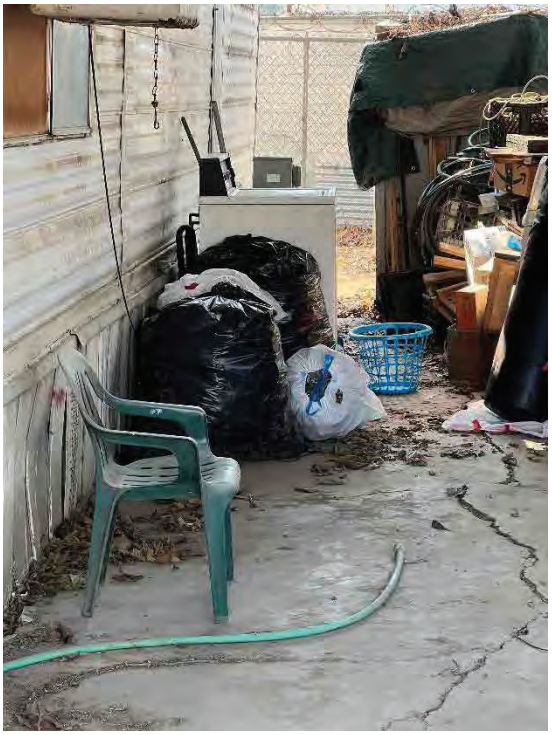




1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. The condition of the cabana is substandard due to faulty weather protection, improper maintenance, structural inadequacies, or other deficiencies. Repair the substandard condition or remove the cabana from the lot. A permit is required for this work. [25 CCR 1608(a), (b), (g)]
5. A hole was made in the sewer drain piping creating a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

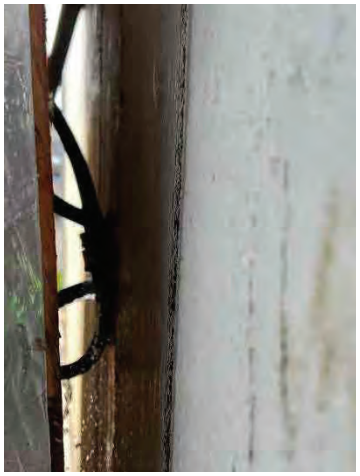
6. A faulty weather protection condition exists which directly affects the unit. There is a broken window on the unit. Repair/replace the window. [25 CCR 1606(g), 1607(g)]
7. Electrical receptacles installed in an exterior location are not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. A permit may be required for this work. [25 1134(a), 1170(a)]
8. The added awnings on the front and rear of the carport and the front of the home are structurally unsound. Repair to meet minimum structural requirements or remove the additional awnings. [25 CCR 1608(b)]

Lot 15A



1. The unit power supply cord is spliced or otherwise improperly altered. Replace the power supply cord. [25 CCR 1352(c)(2)]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. There is a washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 15B

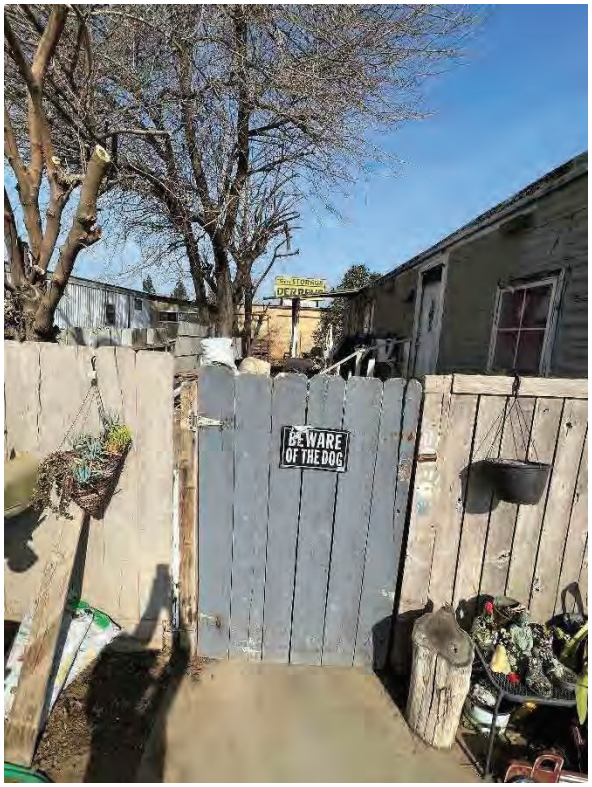


1. The water heater is not properly protected from the weather. Provide a protective covering or enclosure for the water heater. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
2. The water heater pressure relief valve is missing and is not properly extended to the exterior. Provide an operating pressure relief valve and extend the drain on the valve. The drain piping must be at least the size of the pressure relief valve threaded outlet and shall not be threaded on the discharge end. [25 CCR 1438, 1606(f), 1607(f), 1608(f), California Plumbing Code 608]
3. The water line for the water heater is connected with a rubber hose and is leaking. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
4. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

Lot 15C

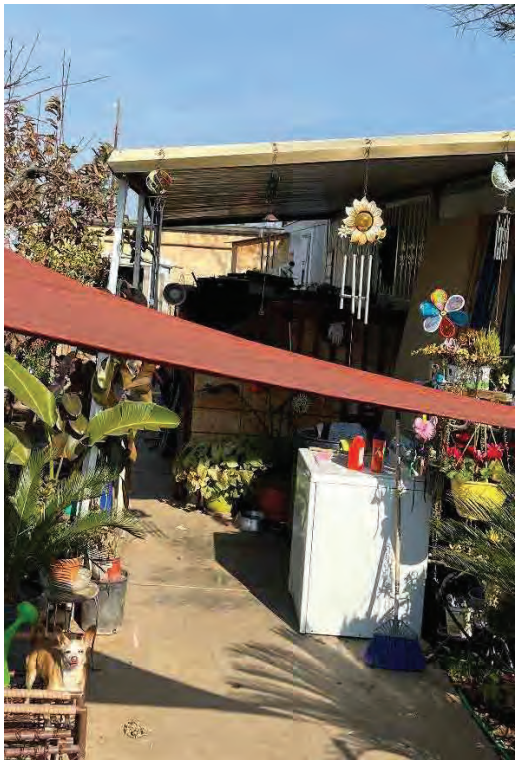
1. The awning is structurally unsound. Repair to meet minimum structural requirements. [25 CCR 1608(b)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. In addition to the main electrical supply, there is a second power supply to the unit. Remove the second power supply. [25 CCR 1352(f), 2352(f)]

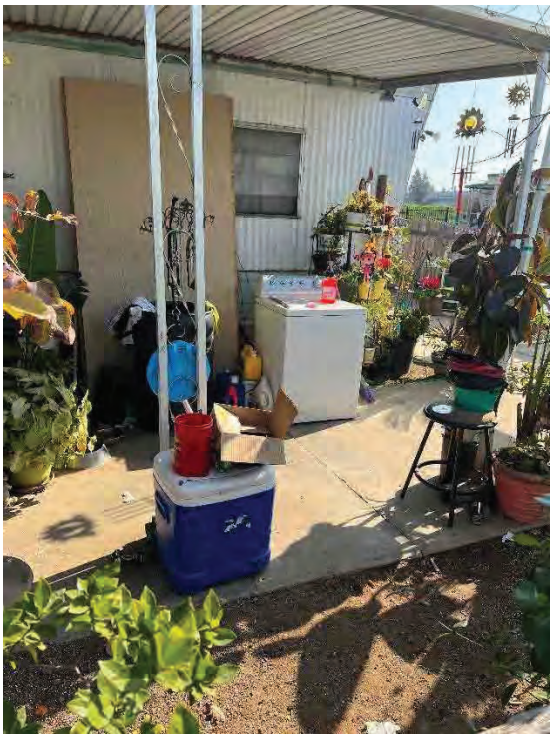
Lot 16



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
3. The unit power supply cord is spliced or otherwise improperly altered. Replace the power supply cord. [25 CCR 1352(c)(2)]
4. There is no complying stairway at each required exit. Provide a complying stairway at each required exit. [25 CCR 1429, 1368]
5. The drain line is not properly supported. Provide adequate support at four-foot (4') intervals to maintain a grade of not less than 1/8 inch (1/8") per foot between the mobilehome and the lot drain inlet. [25 CCR 1358(d), 1606(e), 1607(e)]

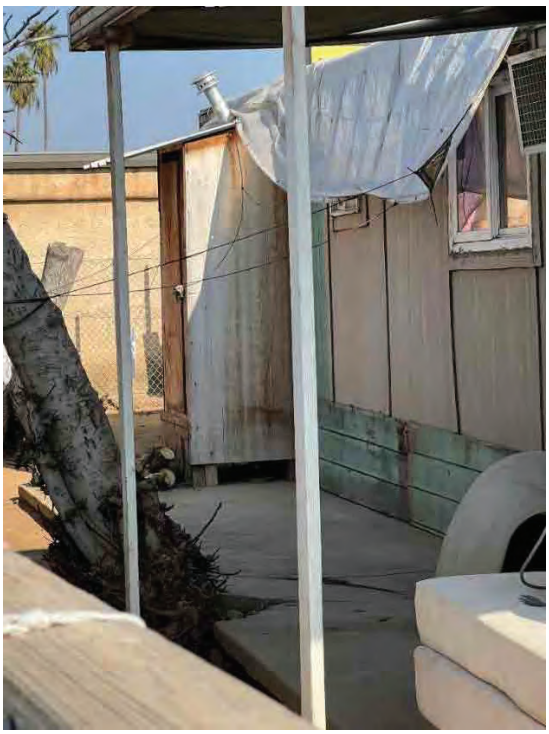
Lot 17





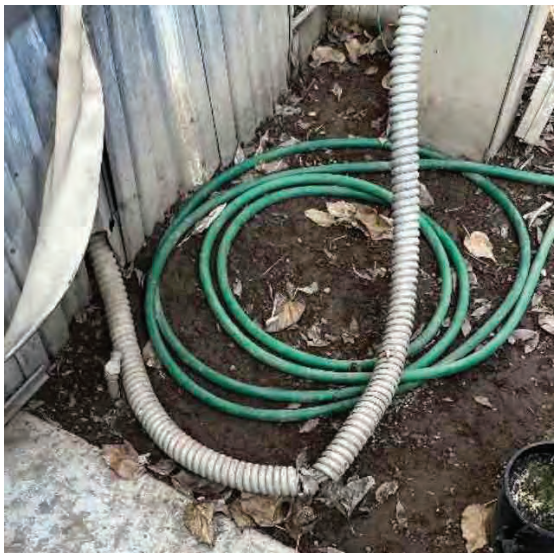
1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
2. There is a washer and refrigerator outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

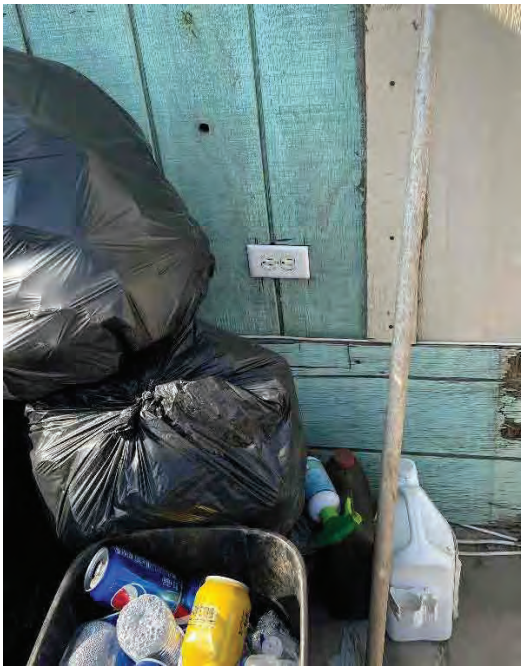
Lot 18



1. The water heater is not properly protected from the weather. Provide a protective covering or enclosure for the water heater. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
2. The water heater is not properly vented. Properly vent the appliance to the exterior. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
3. The stairway and/or landing is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]
4. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
5. Electrical equipment installed in an exterior location are not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. [25 1134(a), 1170(a)]

Lot 19



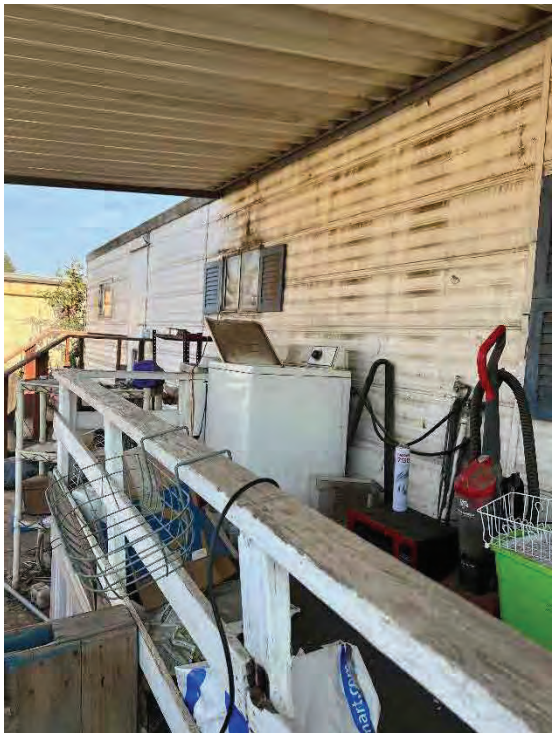
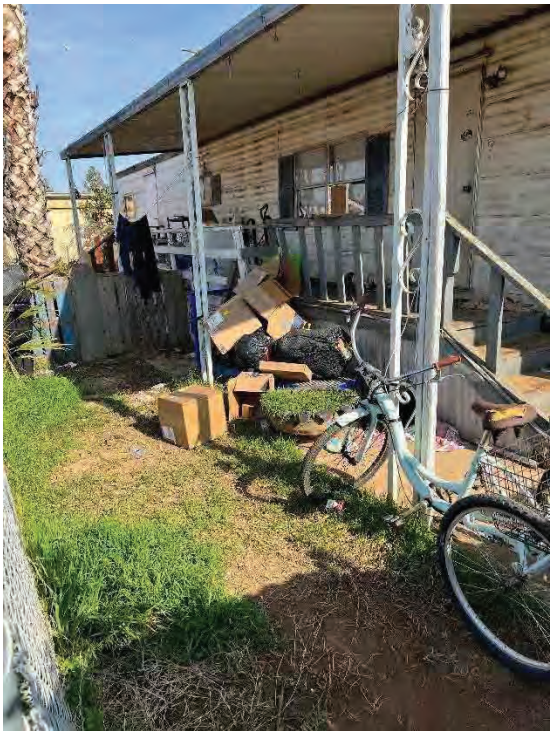


1. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be properly attached to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]
2. The electrical supply conduit is damaged. Repair or replace as necessary. [25 CCR 1188(b)]
3. Electrical receptacles installed in an exterior location are not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. A permit may be required for this work. [25 1134(a), 1170(a)]
4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 20

1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

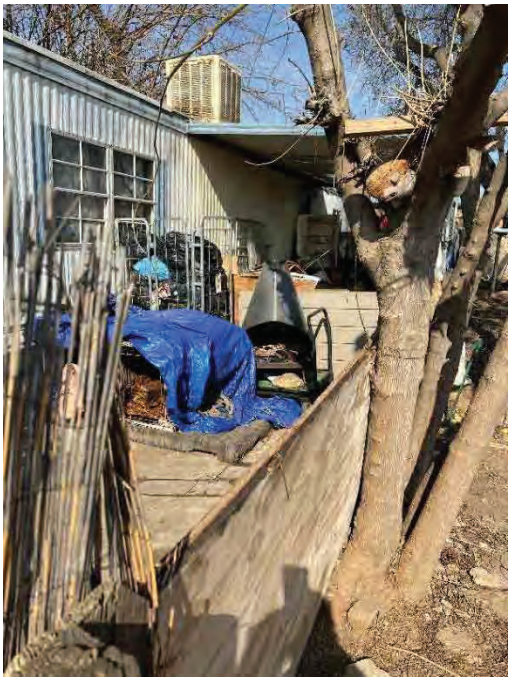
Lot 21

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. There is a washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lots 22, 23, and 24 are empty due to fires.

Lot 25



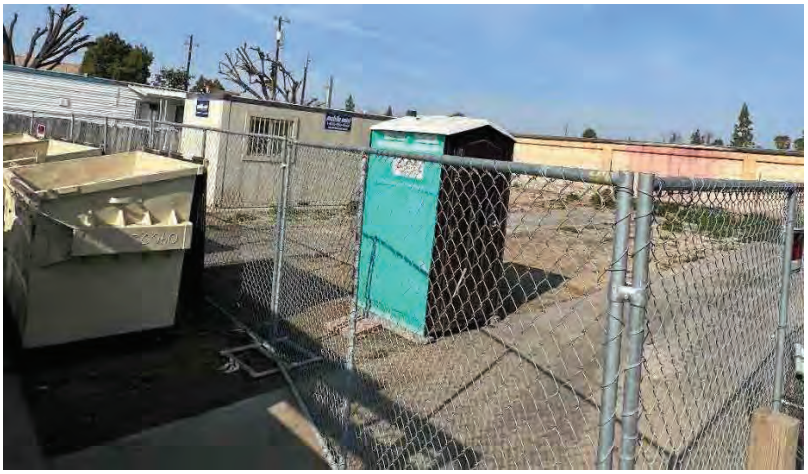
1. Both lots 25 and 26 do not have electric or gas service available due to the fires on lots 22-24. The park is responsible for providing these services. [25 CCR 1102]
2. The lot was not accessible due to the locked fencing. The lot electrical and gas service equipment is not accessible for inspection or disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 26

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lots 27 and 28 do not contain homes due to fires. Lot 28 has a small "office" unit.

Lot 28



The park extended electrical service to the small container-type office unit.

1. The water outlet on the lot is leaking. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]

Lot 29

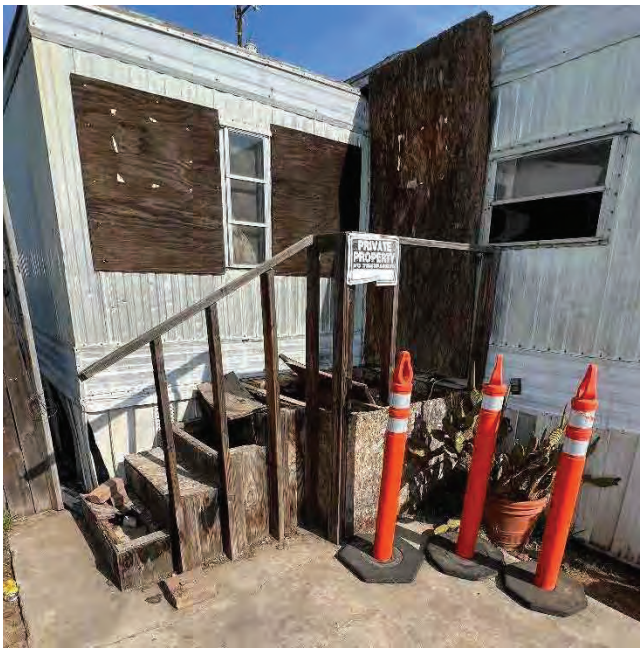
1. A habitable room addition (cabana) has been constructed without a permit and is substandard. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102, 1608]

2. The stairway to the mobilehome or accessory structure does not have a handrail. Every stairway with four or more steps or more than 30 inches (30”) above grade shall be equipped with handrails and intermediate rails. Install the required handrail and intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]

Lot 29A

No apparent lot issues (pedestal cover missing; park issue).

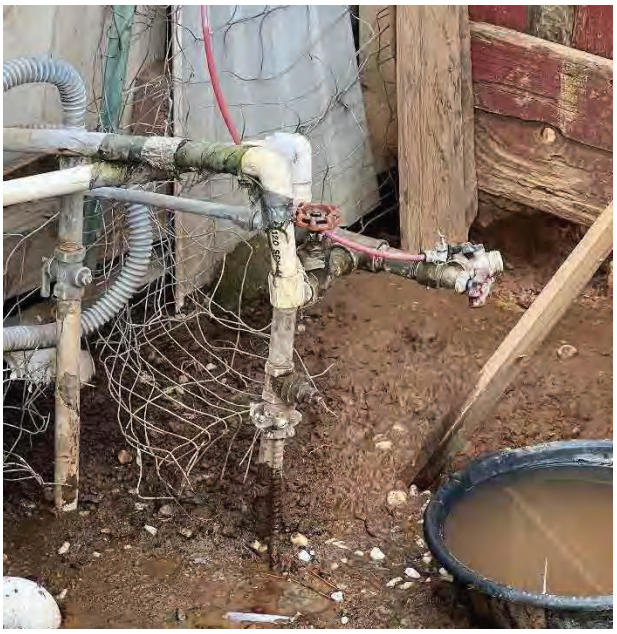
Lot 29B

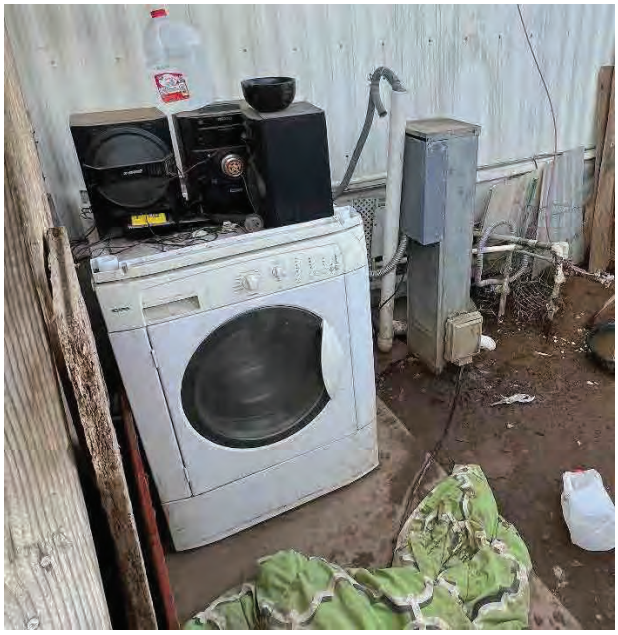


This home is vacant.

1. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
2. The stairway and/or landing is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]
3. There is a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

Lot 29C





1. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]
3. There is a water leak at the lot water outlet. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 30
No observed issues.

Lot 31
No observed issues.

Lot 32

1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
2. The stairway to the mobilehome or accessory structure does not have a handrail. Every stairway with four or more steps or more than 30 inches (30”) above grade shall be equipped with handrails and intermediate rails. Install the required handrail and intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]

Lot 33

1. In addition to the main electrical supply, there is a second power supply to the unit. Remove the second power supply. [25 CCR 1352(f), 2352(f)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. The home has faulty weather protection which directly affects the unit (water heater door). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]

Lot 34

1. The home has faulty weather protection which directly affects the unit (roof leak). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]
2. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
3. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]

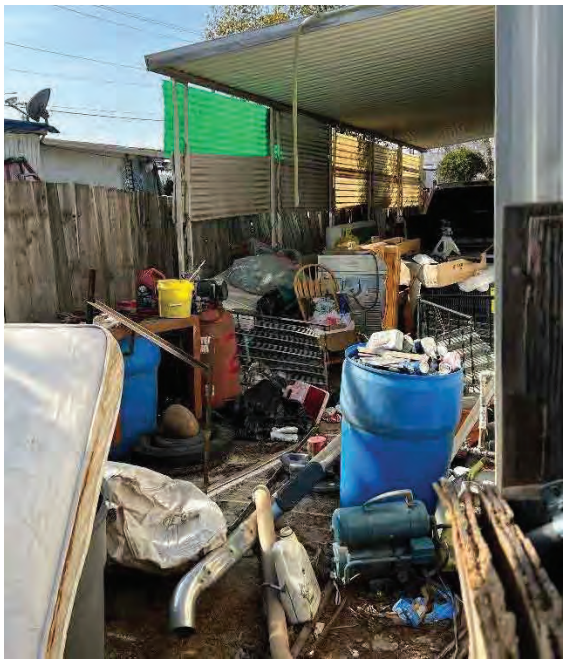
Lot 35

1. The home has faulty weather protection which directly affects the unit (plywood around AC unit and WH door). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]

Lot 36

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 37

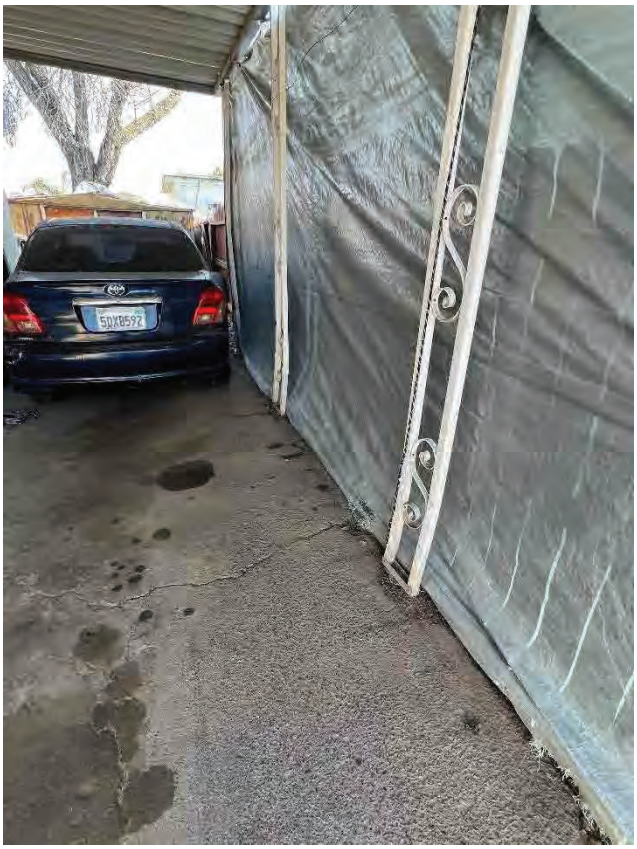


1. The awnings on the front and rear are structurally unsound. Repair to meet minimum structural requirements. [25 CCR 1608(b)]
2. Part of the awning material is combustible (fiberglass) and is within three feet (3') of the lot line. Remove all combustible material within three feet (3') of the lot line. [25 CCR 1428(a), (b)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 38

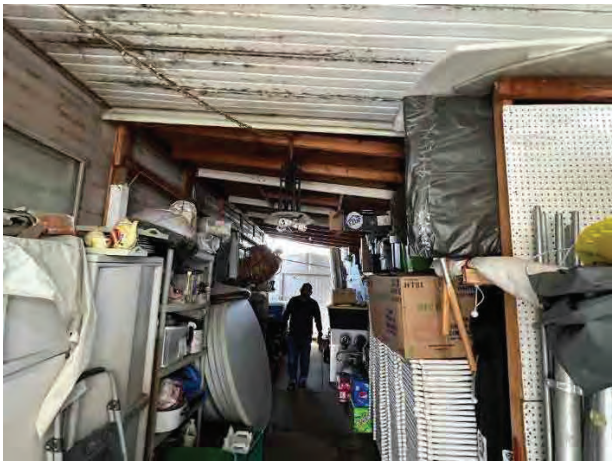
1. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]
3. The awning and awning enclosure are structurally unsound. Remove the awning and enclosure or repair to meet minimum structural requirements. A permit is required for this work. [25 CCR 1608(b)]

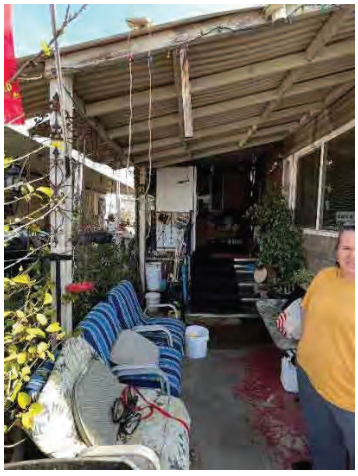
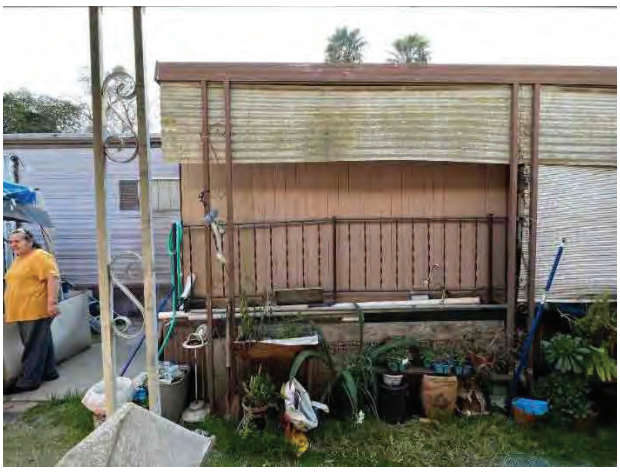
Lot 39



1. The carport supports are severely damaged. Repair, or replace carport supports. [25 CCR 1608(b)]

Lot 40



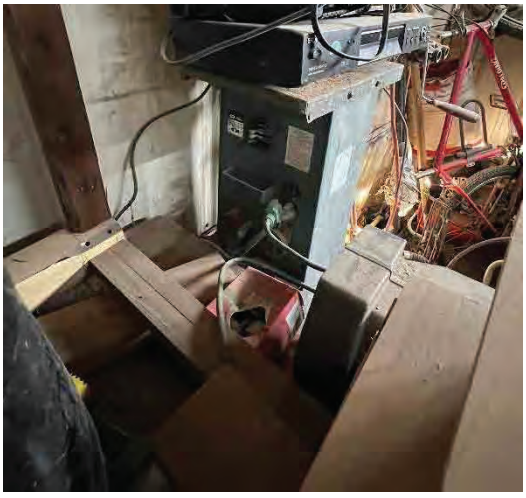



1. There is a refrigerator outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. The awning/ or carport enclosure is structurally unsound. Remove the enclosure or repair to meet minimum structural requirements. A permit is required for this work. [25 CCR 1608(b)]
3. The awnings on the front and rear are structurally unsound. Repair to meet minimum structural requirements. [25 CCR 1608(b)]
4. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 41

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 42

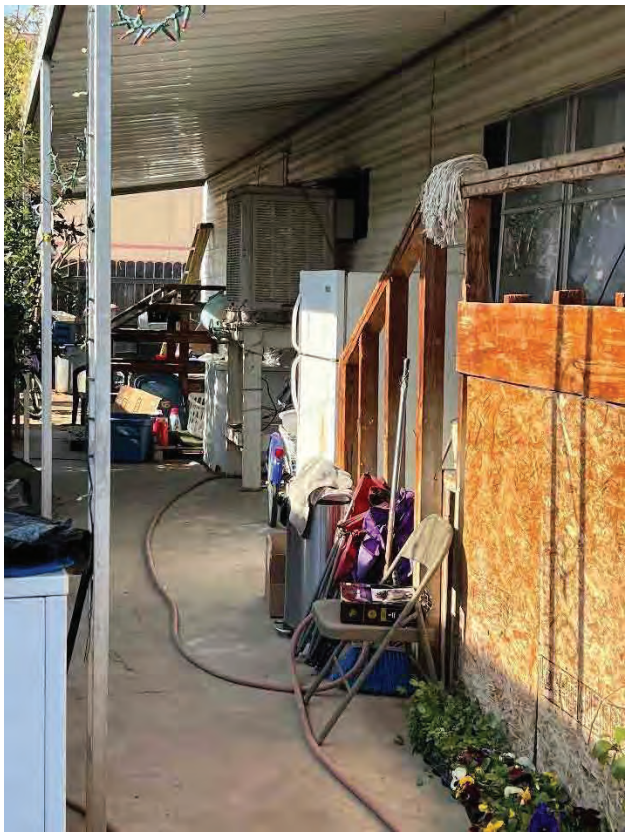


1. The private garage is structurally unsound. Reconstruct or remove the garage. A permit is required for this work. [25 CCR 1608(b)]
2. The garage is constructed with combustible material and is within three feet (3') of the lot line. Remove all combustible material within three feet (3') of the lot line. [25 CCR 1443]
3. The lot electrical service equipment is not accessible for inspection, repair, or disconnection in case of emergency. Provide an unobstructed working clearance around lot electrical equipment and remove the locked doors. [25 CCR 1183; Reference: California Electrical Code, Article 110-26]

Lot 43

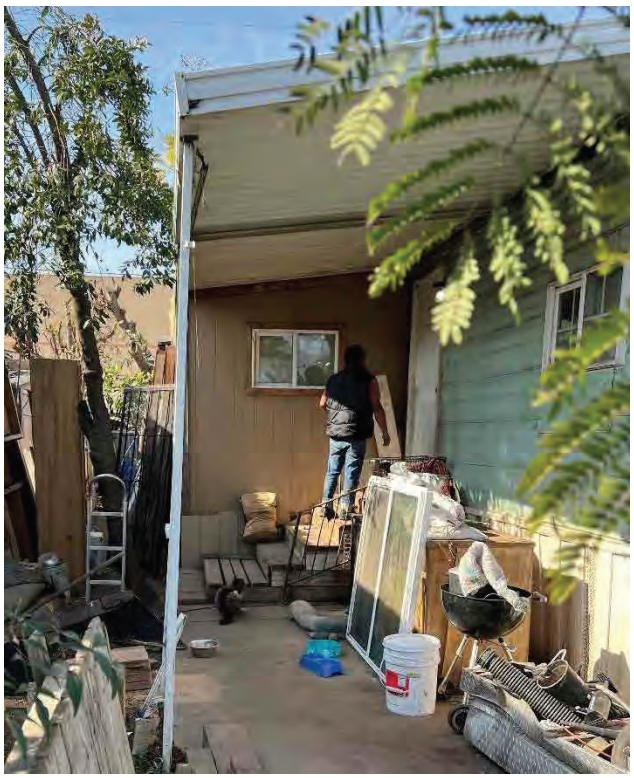
No lot issues observed (pedestal cover missing; park issue).

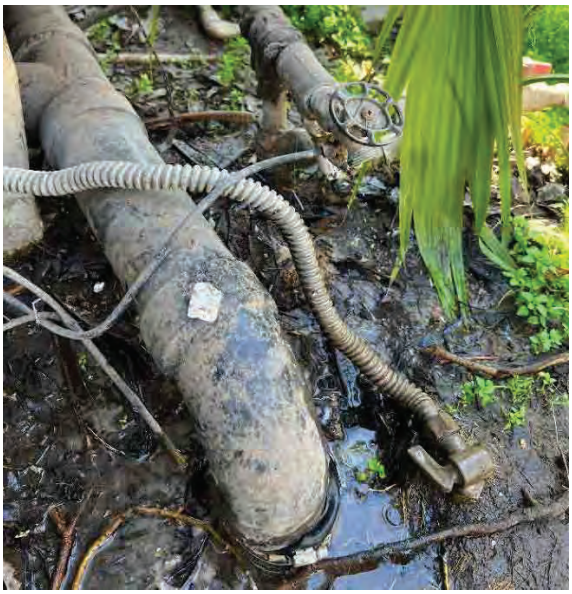
Lot 44



1. There is a refrigerator outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 45





1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The water outlet on the lot is leaking. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

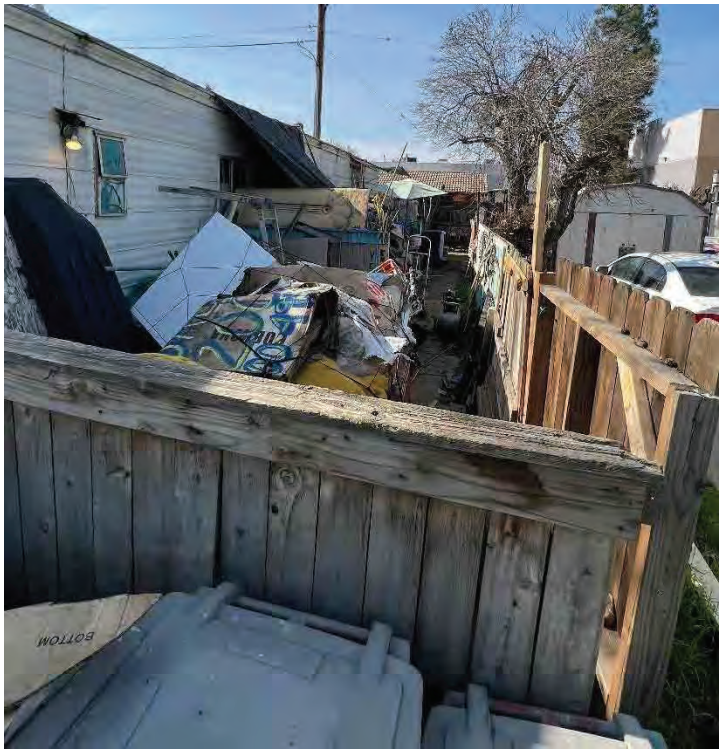
Lot 46

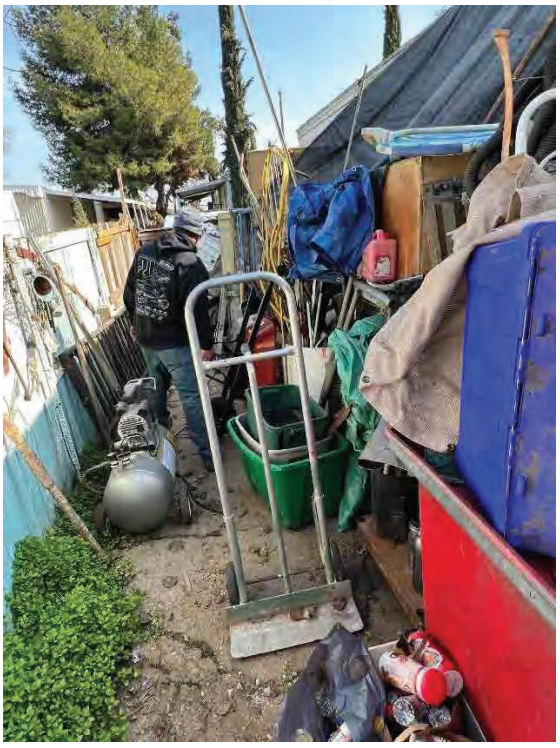
1. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]

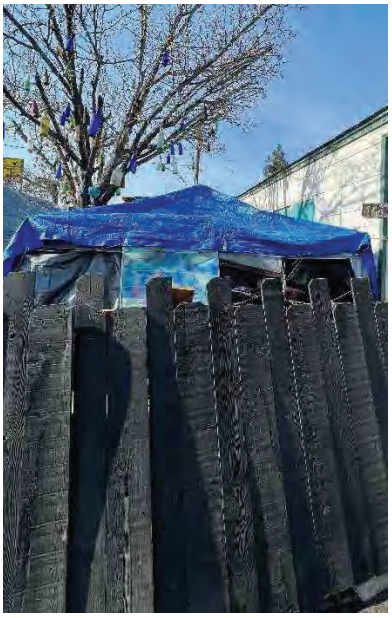
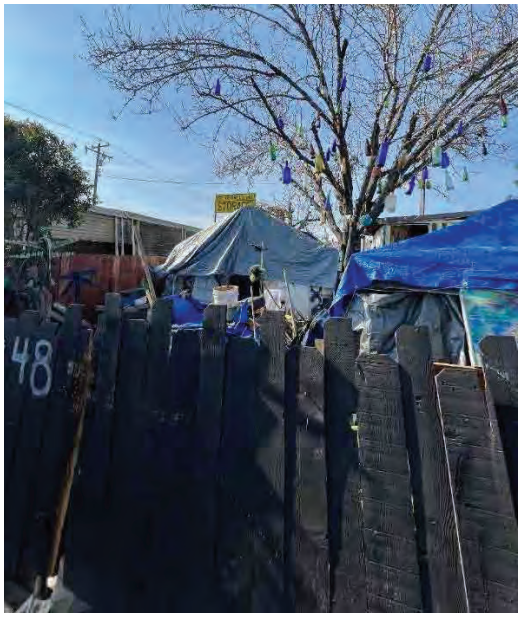
Lot 47

1. The stairway handrail is structurally unsound. Reconstruct the stairway handrail. [25 CCR 1608(b)]
2. The awning support is severely damaged. Repair, or replace awning support. [25 CCR 1608(b)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 48

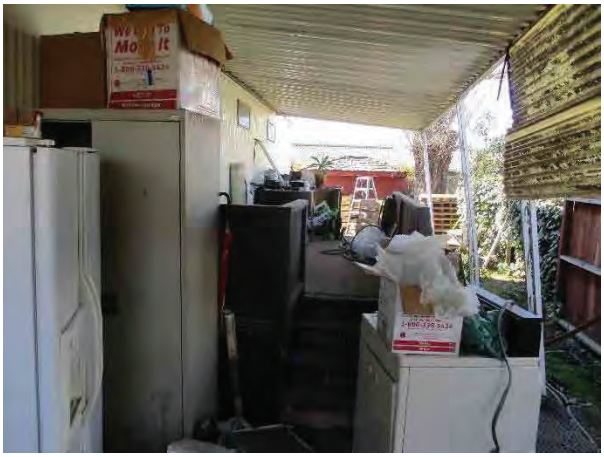




1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The lot electrical service equipment is not accessible for inspection, repair, or disconnection in case of emergency. Provide an unobstructed working clearance around lot electrical equipment. [25 CCR 1183; Reference: California Electrical Code, Article 110-26]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 49



1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. The drain line for the washer is not maintained with a proper grade. Provide a grade of not less than 1/8 inch (1/8") per foot between appliance and the lot drain inlet. [25 CCR 1358(d), 1606(e), 1607(e)]
4. There is no complying stairway at each exit. Provide a complying stairway at each exit. [25 CCR 1429, 1368]
5. An extension cord is being used to supply power to a source that requires a permanent wiring method. Remove the extension cord and rewire using an approved permanent wiring method. A permit may be required for this work. [25 CCR 1188(b)]

END of Report

EXHIBIT "C"

LABOR RATE SCHEDULE

General Contractor - $85.00 / hour

Senior Crew Leader - $65.00 / hour

Crew Leader - $60.00 / hour

Crew Member - $45.00 / hour

EXHIBIT "D"

MEMORANDUM OF AGREEMENT

After recording return to: Freeman Firm Attn: Michael Gurev 1818 Grand Canal Blvd Stockton, CA 95207	(Space Above for Recorder's Use Only)

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is made and entered into on _____, 2022, by and between Joan Kevorkian and George L. Wallet and Sara J. Wallet as Co-Trustees of the George L. Wallet and Sara Joan Wallet Trust FBO Corinne M. Wallet Separate Property Trust dated July 10, 2009 (collectively, "Seller") and La Hacienda Mobile Estates, LLC, a Delaware limited liability company ("Buyer"), pursuant to the terms and conditions of that certain Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate dated January 12, 2022 (as amended, the "Agreement") by which Buyer has agreed to cause certain work to be performed on the real property located at 104 E. Sierra & 158 E. Sierra Avenue, Fresno, California 93710 and more particularly described on Exhibit "A" attached hereto (the "Property"). The work and Buyer's right to receive reimbursement from Seller upon the sale of the Property is more particularly described in the Agreement.

[*signatures appear on following pages*]

IN WITNESS WHEREOF, Seller and Buyer have executed this Memorandum of Agreement as of the dates set forth in the acknowledgment below.

SELLER:

_____

Joan Kevorkian

_____

George L. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust

_____

Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust

BUYER: La Hacienda Mobile Estates, LLC,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

County of _____)

On _____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Seal)
Signature of Notary Public

_____
Printed Name of Notary Public

_____ _____
Commission Number Commission Expiration

_____
County of Principal Place of Business

IN WITNESS WHEREOF, the Parties have executed this Amendment in multiple counterparts as of the date and year first above written. Receiver is entering into this Amendment only for purposes of Section 8 hereof.

RECEIVER:

California Receivership Group, Inc.
a California benefit corporation

By: Mark Adams as Receiver
Name: MARK ADAMS
Its: PRESIDENT

SELLER:

_____
Joan Kevorkian

_____
George L. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust

_____
Sara J. Wallet, as Co-Trustees of the Bypass Trust created under the Corinne M. Wallet Separate Property Trust

BUYER:

La Hacienda Mobile Estates, LLC,
a Delaware limited liability company

By: _____
Name: _____
Its: _____

Exhibit 3

CONSTRUCTION AGREEMENT

This Construction Agreement (the "**Agreement**") is made this ___ day of _____, 2022 (the "**Effective Date**") by and between Harmony Communities, Inc., a California Corporation ("**Harmony**"), JRC Construction, a Sole Proprietorship ("**Contractor**"), and for purposes of Article IX hereof, California Receivership Group, Inc., a California Benefit Corporation ("**Receiver**").

BACKGROUND INFORMATION

A. Receiver was appointed through a November 10, 2021, court order Appointing Receiver pursuant to Health and Safety Code Section 17980.7 as to Real Property located at 104 East Sierra Avenue, Fresno, CA 93710 (APN numbers 408-050-04, 408-050-05, and 408-050-09), also known as Trail's End Mobile Home Park (collectively, the "**Property**").

B. On February 17, 2022, MH Park Consulting provided an inspection report which identified certain issues under the Mobilehome Parks Act (Health and Safety Code §18200 et seq.) ("**HSC**") and its adopted regulations contained in the California Code of Regulations, Title 25, Chapter 2 commencing with section 1000 (25CCR) on the Property ("**Report**") (See Exhibit "A").

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Harmony, and Contractor hereby agree as follows:

ARTICLE I
PERFORMANCE OF THE WORK

1.1 Contractor's License Requirement. Contractor represents that Contractor currently holds an active Contractor's License in the State of California (License No. 1004805) with current classifications for B-General Building and C47-Manufactured Housing. Contractor further represents that said license was issued on June 27, 2015, with a current expiration date of June 30, 2023. Contractor agrees to maintain said license throughout the duration of work contemplated in this Agreement.

1.2 The Work. Contractor agrees to provide all labor (through employees of Contractor, employees of Harmony, or subcontractors) and materials required to complete the repair and/or remediation of the issues identified in the Report. The construction undertaking as described in this section is hereinafter sometimes referred to as the "**Work**." Contractor anticipates it can complete the Work in approximately two and one half months and is aware Contractor and Receiver have authority to have Contractor to perform the Work only until approximately August 31, 2022.

1.3 Time of Performance. Contractor agrees to use commercially reasonable efforts and complete timely the Work. Contractor shall not be responsible for any delay in the completion of Work caused by weather, fire, or other casualty or act of God, nor shall Contractor be responsible for any delay in the completion of the construction caused by governmental control, inability to obtain materials or supplies, or other regulations, restrictions, or conditions over which Contractor has no reasonable control. Notwithstanding the foregoing, Contractor is aware that the Work must be completed by approximately August 31, 2022.

1.4 Laws. Contractor shall obtain all permits necessary for the performance of the Work, and Contractor shall cause all subcontractors to obtain any permits necessary for the performance of the Work undertaken by such subcontractor. Contractor shall oversee and ensure that all employees of Contractor, employees of Harmony, and all subcontractors employed by Contractor, shall comply with all applicable state, city, and local laws, ordinances, codes, and regulations ("**Laws**") governing the Work furnished pursuant to this Agreement.

1.5 Workmanship. Contractor shall ensure that all work is performed in a workmanlike manner, as would be customary of work completed by contractors in the community.

ARTICLE II
CONTRACT PRICE

2.1 Compensation to Contractor. To the extent labor or material costs are incurred by Contractor, Harmony shall pay Contractor for all materials and labor pursuant to Labor Rates listed in Exhibit "B."

2.2 Progress Payments. On a monthly basis Harmony shall make payment for the labor and material costs actually incurred by Contractor. Contractor must provide to Harmony an application for payment, which shall contain an itemization of the Work completed, and materials consumed, during the subject period for which payment is being requested.

ARTICLE III
ALLOCATION OF COMPLAINCE WITH EMPLOYMENT LAW, TAX, SOCIAL SECURITY, UNEMPLOYMENT, WORKER'S COMPENSATION, AND FAIR LABOR STANDARDS

Harmony and Contractor agree that Contractor is providing oversight and management as a general Contractor, and is licensed to do so. To the extent that Contractor hires employees, laborers, and subcontractors, and does not choose to utilize the employees provided for by Harmony, Contractor shall be responsible for satisfying all state and federal employment laws and regulations with respect to such laborers and employees hired by Contractor including, without limitation, all applicable income tax withholding requirements, social security withholding requirements, unemployment compensation premiums, workers compensation premiums, fair labor standards laws, employment discrimination laws, civil rights laws and occupational safety laws.

To the extent Harmony supplies Harmony employees to perform the work for Contractor, Harmony is responsible for satisfying all state and federal employment laws and regulations with

respect to employees of Harmony, which include, without limitation, all applicable income tax withholding requirements, social security withholding requirements, unemployment compensation premiums, workers compensation premiums, fair labor standards laws, employment discrimination laws, civil rights laws and occupational safety laws for all of its employees which Contractor may oversee or manage.

ARTICLE IV
INSURANCE

Contractor shall maintain commercial general liability insurance in an amount of at least One Million and 00/100 Dollars ($1,000,000.00).

ARTICLE V
DEFAULT

5.1 Events of Default. The following occurrences shall constitute events of default under this Agreement:

A. Harmony fails to compensate Contractor pursuant to Article II of this Agreement;

B. Contractor fails to timely perform the agreed upon Work;

C. A party fails to perform any other duty or obligation undertaken herein within ten (10) days after receipt of written notice thereof from the other party.

5.2 Default by Harmony. In the event of a default by Harmony, Contractor shall be entitled to cease or suspend the performance of any further Work.

5.3 Default by Contractor. If Contractor fails or refuses to perform Contractor's obligations under this Agreement and if such default is substantial and material, and if such default continues for ten (10) days after written notice of the default from Harmony, then Harmony shall be entitled to terminate this Agreement.

ARTICLE VI
LABOR UTILIZED; SELECTION OF SUBCONTRACTORS

Contractor may utilize the labor provided by Harmony employees to complete the Work. However, if the labor provided by Harmony is not sufficient or appropriate, Contractor shall utilize its own employees or hire subcontractors to provide the services to complete the Work.

ARTICLE VII
RIGHT TO TERMINATE

Notwithstanding any other language in the Agreement, Contractor or Harmony may terminate this Agreement by providing notice of termination to the other party. In such event,

Harmony agrees to pay Contractor for all labor and materials supplied by Contractor and/or its subcontractors and/or materialmen prior to the date of termination.

ARTICLE VIII
LIMITED WARRANTY

Contractor warrants that the Work will be completed in a workmanlike manner. This limited warranty does not cover the following items: (A) damages from the elements (such as fire, wind, hail, lightning, ground movement or other natural occurrence or casualty); (B) misuse, abuse, ordinary wear and tear, and/or the failure to follow proper operating instructions or to otherwise fail to properly maintain the Work; (C) damages related to items not furnished by Contractor, including damage to personal property and defects in materials and workmanship or negligence attributable to persons other than Contractor; (D) incidental or consequential damages; (E) damages to any entity other than Harmony; (F) defects in appliances and equipment and other miscellaneous items that are covered by manufacturers' warranties; (G) conditions or damages caused or aggravated by any failure to give notice to Contractor within a reasonable time that inhibits Contractor's opportunity to take remedial action or denial of or lack of cooperation with Contractor's right to cure; and (H) any aesthetic changes to materials which do not compromise the structural integrity of the materials. Contractor shall assign and pass through to Harmony (to the extent they are assignable) the manufacturers' warranties on all appliances and equipment.

ARTICLE IX
RECEIVER'S RIGHTS AND OBLIGATIONS

9.1 The Receiver may stop the Work at any time if Receiver is not satisfied with the work being performed. Receiver has no right to direct the manner, method, or extent of work performed by Contractor. Receiver, nor their agents, shall unreasonably interfere with, restrict, interrupt, harass, or obstruct construction or its progress in any manner, except as outlined in this section regarding stopping the Work. In the event Receiver stops the Work, Receiver agrees to allow Contractor and Contractor's subcontractors and materialmen to visit the Premises to retrieve tools, equipment, uninstalled materials and supplies which are rightfully the property of Contractor and Contractor's subcontractors and materialmen.

9.2 Receiver will grant entry to the Contractor, and subcontractors, which it is legally able and will promptly move for court orders necessary to allow access to the property where the Work is to be performed by Contractor.

9.3 In the event that Receiver orders Contractor to stop work, or otherwise removes Contractor from the job, Receiver waives any claims for subsequent damage to the Premises due to the stop work order or the removal or withdrawal of Contractor from the job including, but not limited to, damage from the natural elements or as a result of Work in progress not being adequately secured or protected.

ARTICLE X
MISCELLANEOUS

10.1 Amendment and Waiver. This Agreement may only be amended or modified by an instrument in writing executed by all of the parties hereto.

10.2 Notices. Any notices or other communications required or permitted hereunder shall be sufficiently given if delivered personally or sent by registered or certified mail, postage prepaid, addressed to the respective parties at the addresses set forth above, or at such other address as shall be furnished in writing by any party to the others, and shall be deemed to have been given as of the date so delivered or deposited in the United States mail, as the case may be. Copies of all notices and other communications required or permitted hereunder shall also be provided to the Property owners and their attorney at addresses being provided by the Property owners and their attorney.

10.3 Choice of Law/Venue. It is the intention of the parties that the laws of California should govern the validity of this Agreement, the construction of its terms, and the interpretation of the rights and duties of the parties and that the proper venue for any action arising from this Agreement shall be the state of California, County of Fresno.

10.4 Section and Other Headings. Section, paragraph, and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

10.5 Counterpart Execution. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

10.6 Gender. All personal pronouns used in this Agreement shall include the other genders whether used in the masculine or feminine or neuter gender, and the singular shall include the plural whenever and as often as may be appropriate.

10.7 Parties in Interest. All of the terms and provisions of this Agreement shall be binding upon and inure to the benefit of, and be enforceable by, the parties hereto and their successors and assigns, with the exception of the Receiver which only agrees to be bound to the terms and provisions of Article XII.

10.8 Integrated Agreement. This Agreement constitutes the entire agreement between the parties hereto, and there are no agreements, understandings, restrictions, warranties, or representations between the parties other than those set forth herein or herein provided for which relate to the subject matter of this Agreement.

10.9 Severability. The invalidity or unenforceability of any provision of this Agreement in any particular respect shall not affect the validity and enforceability of any other provision of this Agreement or of the same provision in any other respect.

IN WITNESS WHEREOF, Harmony, Receiver, and Contractor have executed this Agreement on the dates stated above.

HARMONY COMMUNITIES, INC.:

_____

JRC CONSTRUCTION:

_____

AS TO ARTICLE IX ONLY:

RECEIVER:

_____

EXHIBIT "A"

MH Park Consulting Report

(See Attached)

MH Park Consulting

Brad Harward ● 4547 Golden Elm St ● Sacramento, CA 95834 ● 916-806-0303

February 17, 2022 Job Number: 22-01

To: Mark Adams
California Receivership Group
3435 Ocean Park Blvd #107,
Santa Monica, CA 90405

RE: Inspection of the Trails End Mobilehome Park, Park ID 10-0138-MP, located at 104 E. Sierra Ave Fresno, CA 93710.

The inspection date was February 3, 2022 and a second inspection occurred February 16, 2022 for seven lots that had locked gates limiting access. The inspection was to verify compliance with the applicable laws and regulations contained in the Mobilehome Parks Act (Health and Safety Code §18200 et seq.) (HSC) and its adopted regulations contained in the California Code of Regulations, Title 25, Chapter 2 commencing with section 1000 (25CCR).

BACKGROUND

The Trails End Mobilehome park is a 60 space mobilehome park. This inspection was to emulate a Mobilehome Park Maintenance inspection that would occur in a mobilehome park. All lots except lot 25 were inspected. It was reported the resident on lot 25 would not allow access to his lot even with the court order so this lot was inspected from outside the lot.

There are no park-owned rental units in the park. However, there are several units owned by individuals that are rented. There are also several vacant, empty homes in the park.

According to the State Department of Housing and Community Development, prior to transferring enforcement authority of the park to the City of Fresno, the park had a current Private Fire Hydrant Test and Certification Report and had submitted a valid Emergency Preparedness Plan in accordance with HSC 18603 in 2010.

Of the 60 lots, five lots are vacant due to previous fires (lots 22, 23, 24, 27, and 28) and two lots (10 and 11) do not appear to have been occupied for a while.

There were no observed issues with lots 29A, 30, 31, and 43.

Throughout the park residents have erected fencing on the front and sides of their lots. The electrical panels and disconnects for the adjacent homes are located behind these locked gates. The lot electrical service is not accessible for inspection or disconnect in case of emergency in violation of 25CCR 2130, 2134, and 2188.

While the individual lots have electrical pedestals containing a connection point and overcurrent protection, the meters and additional disconnects are located in clusters of 5 or 6 meters throughout the park. **It should be noted that several of the meter clusters and several lots are missing the deadfronts covering the live wires**. This is extremely dangerous and is potentially fatal should the wires be touched. This should be addressed **immediately**. The meter clusters on lots 10, and 15 are missing the deadfronts, and the pedestals on lots 8, 10, 11, 12, and 14 are missing the deadfronts. Lot 11 is vacant and the wiring for the pedestal is cut off at grade, but the meters for this lot and lot 14 are removed.

There appears to be several sewage leaks within the park. This is causing contaminated water to run down the street. This is most evident around lots 13 and 14. There did not appear to be effluent in the water, and on the day of inspection it appears to be “gray” water likely from a washing machine. There are homeless people occupying the area behind lot 14 that frequently hose down feces from their dog down the street.

The park gas meter-bank on lot 10 is easily accessible to vehicle damage. Additional protection is necessary.

Pedestals on lots 8, 10, 10D, 11, 12, 14, 15, 19, 29A, 33, 40, 42, 43, 46 and 48 have either missing deadfronts or missing weather covers.

There is no onsite responsible person residing in the park as required by HSC 18603

18603(a) In every park there shall be a person available by telephonic or like means, including telephones, cellular phones, telephone answering machines, answering services or pagers, or in person who shall be responsible for, and who shall reasonably respond in a timely manner to emergencies concerning, the operation and maintenance of the park. In every park with 50 or more units, that person or their designee shall reside in the park, have knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and shall be familiar with the emergency preparedness plans for the park.
(b) (1) On or before September 1, 2010, an owner or operator of an existing park shall adopt an emergency preparedness plan.
(2) For a park constructed after September 1, 2010, an owner or operator of a park shall adopt a plan in accordance with this section prior to the issuance of the permit to operate.
(3) An owner or operator may comply with paragraph (1) by either of the following methods:
(A) Adopting the emergency procedures and plans approved by the Standardized Emergency Management System Advisory Board on November 21, 1997, entitled “Emergency Plans for Mobilehome Parks,” and compiled by the Office of Emergency Services in compliance with the Governor’s Executive Order W-156-97, or any subsequent version.
(B) Adopting a plan that is developed by the park management and is comparable to the procedures and plans specified in subparagraph (A).
(c) In every park, an owner or operator of a park shall do both of the following:
(1) Post notice of the emergency preparedness plan in the park clubhouse or in another publicly accessible area within the mobilehome park.
(2) Provide notice annually to all existing residents of how to access the plan and information on individual emergency preparedness contained therein and how to obtain the plan in a language other than English. This notice shall also be

provided, upon approval of tenancy, to all new residents. This may be accomplished in a manner that includes, but is not limited to, distribution of materials and posting notice of the plan or information on how to access the plan via the internet.
(d) An enforcement agency shall determine whether park management is in compliance with this section. The agency may ascertain compliance by receipt of a copy of the plan during site inspections conducted in response to complaints of alleged violations, or for any other reason.
(e) Notwithstanding any other provision of this part, a violation of this section shall constitute an unreasonable risk to life, health, or safety and shall be corrected by park management within 60 days of notice of the violation.

Because there is no onsite responsible person, it is unlikely the Emergency Preparedness Plan is still available or that the residents are able to obtain a copy as required upon request.

PARK ISSUES NEEDING CORRECTION

Deadfronts missing on meter clusters on lots 10 and 15. The park electrical service equipment has exposed or easily accessible live electrical parts. Cover all exposed live electrical parts and plug unused openings in electrical equipment. [25 CCR 1134(a), 1188(b)].

Lot 29 is missing the cover to protect the equipment from weather damage. Repair/replace covers for all electrical equipment. [25 CCR 1134(a), 1188(b)]

While not generally part of the Mobilehome Parks Act, there is a telephone wiring box on lot 7 that is in severe disrepair. It appears to no longer be in use, but if it is and a line rings it is possible to shock someone. Repair or remove the wiring box. [25CCR 1130, 1134,1188]

The following lot electrical service equipment has exposed or easily accessible live electrical parts. Cover all exposed live electrical parts and plug unused openings in electrical equipment. [25 CCR 1134(a), 1188(b)]

Lot 8

Lot 10

Lot 10D

Lot 12

Lot 14

Lot 11 wires cut at grade.

Lot 49

The following lots have electrical service equipment missing the cover to protect the equipment from weather damage. Repair/replace covers for all electrical equipment. [25 CCR 1134(a), 1188(b)]

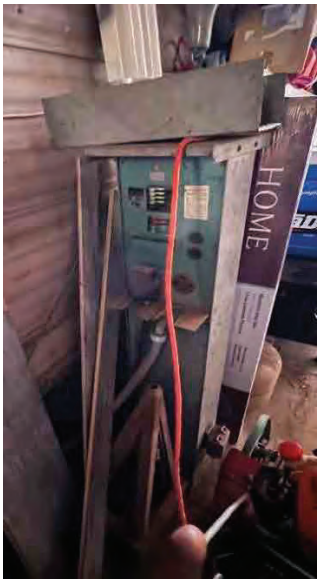
Lot 10D

Lot 15

Lot 19

Lot 29A

Lot 33



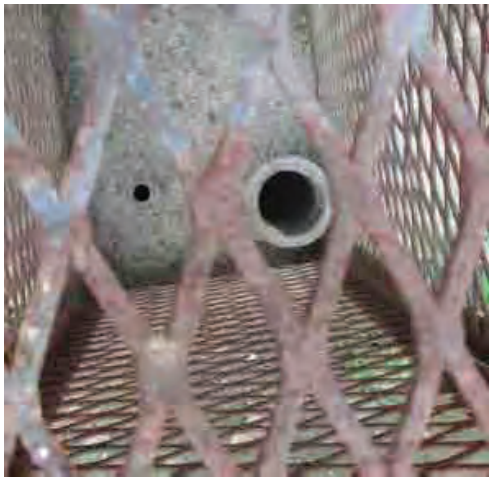
Lot 40

Lot 42

Lot 43

Lot 46

Lot 48.



Wastewater in park roadways. Additionally, the roadways do not appear to have adequate drainage. This wastewater did not drain to any type of proper drainage system and remained for a significant period. Water accumulation in roadway is creating a health threat. Re-grade, repair, drain, or install an approved drainage system to eliminate standing water. [25CCR 1116]

There is an open sewer inlet on lot 11. Provide a gas-tight cap or plug for the opening when not in use. [25 CCR 1102(a), 1254(b)]

The park's gas system is subject to vehicle damage. Park-owned gas meter equipment is not protected from vehicular damage. Provide mechanical protection by installing posts, fencing, or other barriers approved by the enforcement agency. [25 CCR 1228]

Throughout the park the required street lighting is nonexistent. The majority of the lights that are supposed to be used are either broken, missing, inoperable, or behind a fence. Provide adequate street lighting throughout the parkfor the full length of all roadways. [25 CCR 1108]

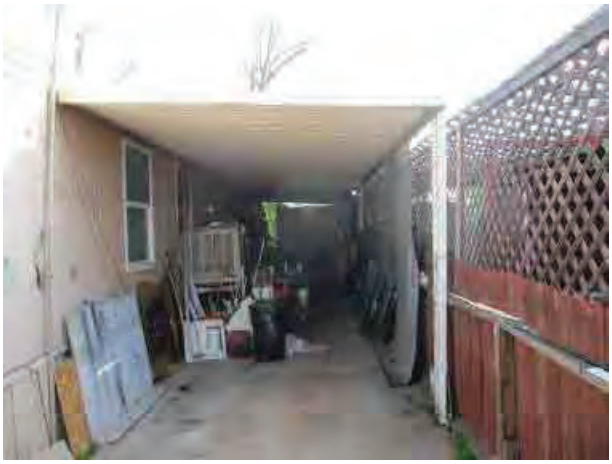
Due to previous fires, lots 25 and 26, which are occupied, are without electric or gas service. There is no service to these lots. The park is responsible for providing these utilities to every lot. [25 CCR 1102]

LOT INSPECTIONS

Lot 1

1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. Part of the awning is within three feet (3') of the lot line and the adjacent awning. Remove all material within three feet (3') of accessory structures on the adjacent lot. [25 CCR 1428(a), (b)]
3. The lattice fencing between lots 1 and 2 exceeds six (6') feet in height. Reduce the fence height to six (6') feet. [25 CCR 1514(a)]
4. The awning has been altered by adding column extensions without a permit. No person shall reconstruct or alter any accessory structure without first obtaining a construction permit. [25 CCR 1018(a)]
5. Both the water heater and furnace cabinet doors have missing vents that protect the cabinet from the weather. Install vents on the lower portions of both the water heater and furnace doors.
6. The water heater Temperature/pressure relief valve opening has a threaded pipe and does not exit towards the ground. Extend the piping to six inches above the ground and not threaded on the discharge end. [25 CCR 1438, 1606(f), 1607(f), 1608(f), California Plumbing Code 608].

Lot 2



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 3

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. There is a washing machine not approved for use in an exterior location and exposed to the weather on the porch. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 4

1. The awning has been altered by adding extensions on the front and back without a permit. No person shall construct or alter any accessory structure without first obtaining a construction permit. [25 CCR 1018(a)]
2. The added awnings on the front and rear of the carport and the front of the home are structurally unsound. Repair to meet minimum structural requirements or remove the additional awnings. [25 CCR 1608(b)]

Lot 5

1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for inspection or disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. There is no complying stairway at each exit. Provide a complying stairway at each exit. [25 CCR 1429, 1368]
3. The stairway to the mobilehome does not have a handrail. Every stairway with four or more steps or more than 30 inches (30”) above grade shall be equipped with handrails and intermediate rails. Install the required handrail and intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]
4. An extension cord is being used to supply power to a dryer on the other side of the home that requires a permanent wiring method. Remove the extension cord and rewire using an approved permanent wiring method. A permit may be required for this work. [25 CCR 1188(b)]
5. There is a washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 6 (No Picture.)

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

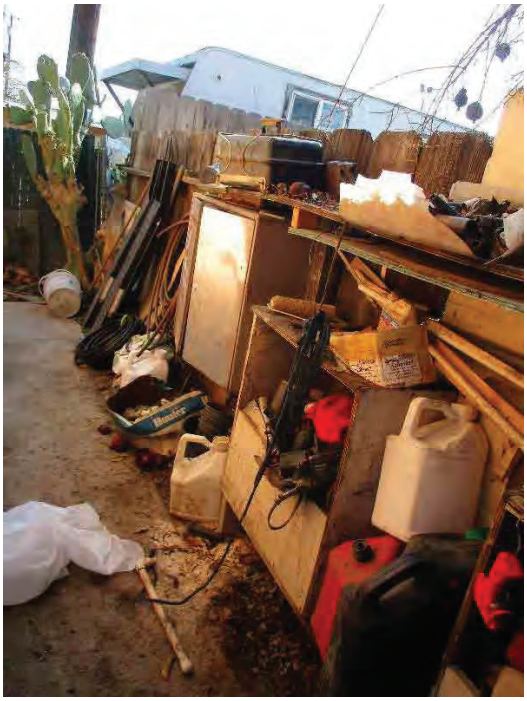
Lot 7

1. There is an accumulation of rotting fruit, garbage, waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. There is a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

Lot 8

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 9



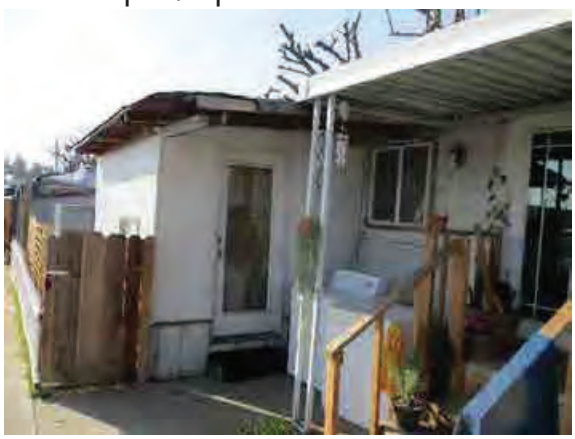
1. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
4. The awning has been altered by adding column extensions without a permit. No person shall reconstruct or alter any accessory structure without first obtaining a construction permit. [25 CCR 1018(a)]

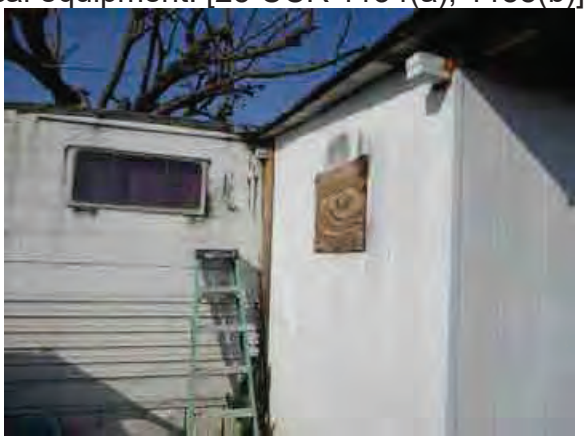
Lot 10

This lot is vacant. However, there are park electrical issues with the pedestal noted in the park section of tthis report.

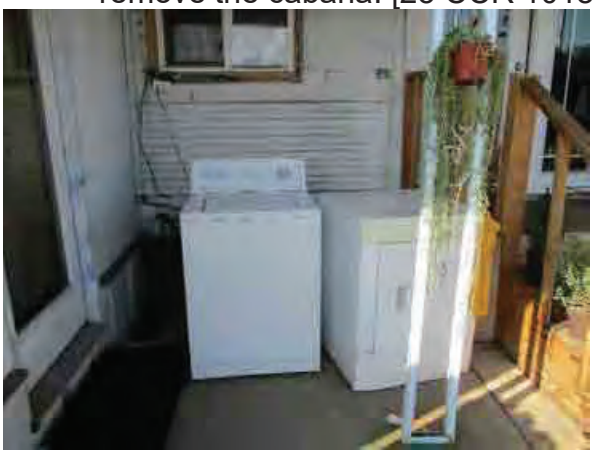
Lot 10A

1. The outside electrical box is missing the cover to protect the equipment from weather damage. Repair/replace covers for all electrical equipment. [25 CCR 1134(a), 1188(b)]





2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]



3. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
4. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

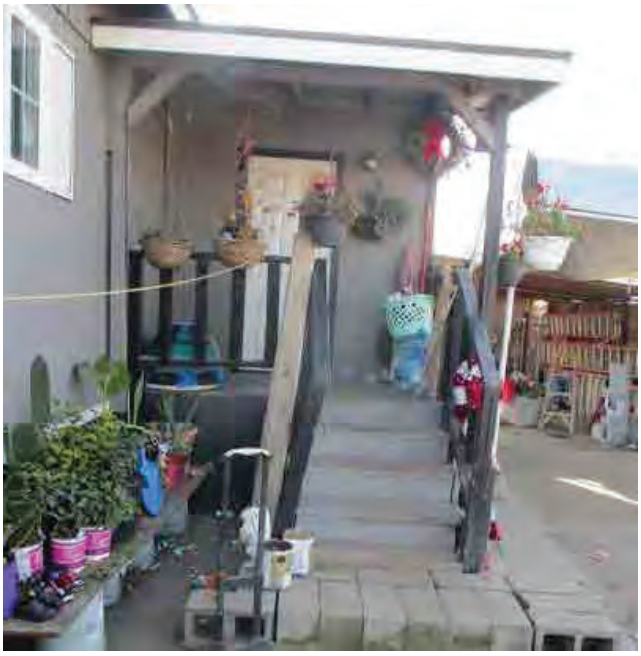
Lot 10B

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 10C

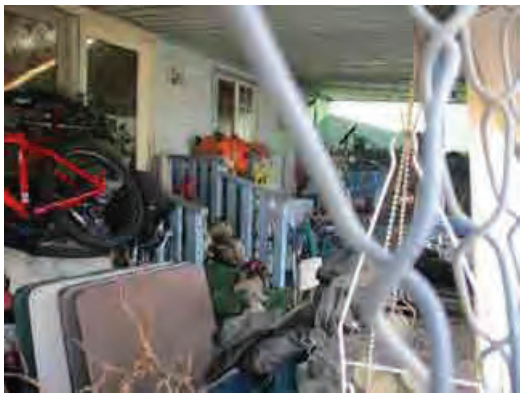
1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]

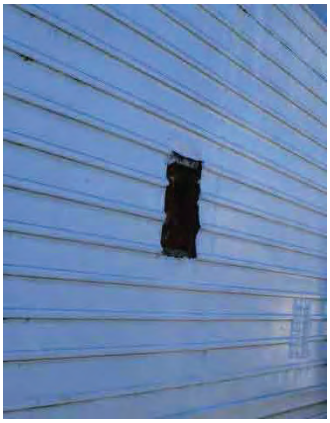
Lot 10D



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. The stairway handrail is structurally unsound. Reconstruct the stairway handrail. [25 CCR 1608(b)]
4. The stairway and/or landing is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]

Lot 10F

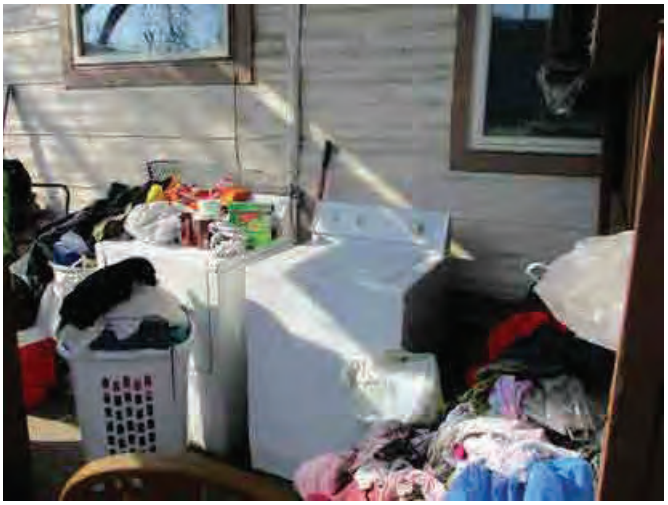




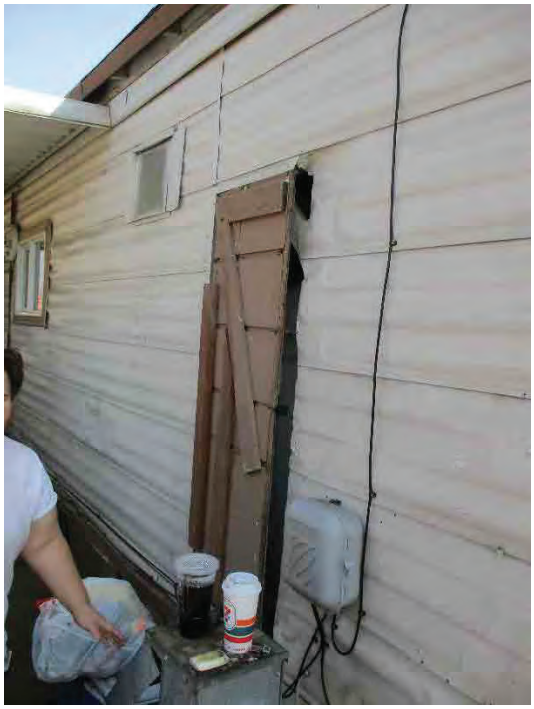
1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. The storage shed/building is structurally unsound and is constructed with combustible material within three feet (3') of the lot line. Reconstruct to reduce the size or remove the storage building or remove all combustible material within three feet (3') of the lot line. [25 CCR 1608(b), 1443]
4. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
5. A faulty weather protection condition exists which directly affects the unit. There is an opening where a kitchen fan was removed. Repair the exterior opening. [25 CCR 1606(g), 1607(g)]

Lot 11
Vacant lot. As noted in the park issue section of this report, there is an electrical pedestal issue and an open sewer.

Lot 12



1. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]



3. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 13

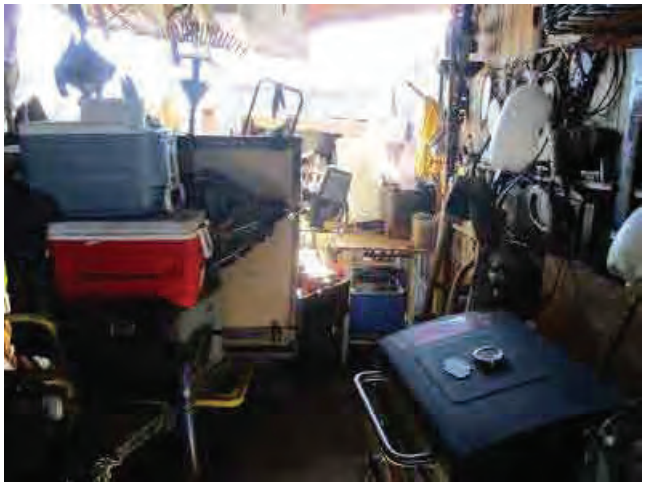
1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. The lot pedestal was not accessible due to the locked chain around the cover. Additionally, for an unknown reason, there was a board and an axe handle pushed up under the weather cover. While there was authority to cut the locks and inspect the pedestal, without the proper safety equipment it was decided not to open the cover. The lot electrical service equipment is not accessible for inspection or disconnect in case of emergency. Remove the padlock blocking access to the pedestal. [25CCR 1130, 1134,1188]

Lot 14

It should be noted, this home is vacant and homeless people are occupying the back area of the lot.

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

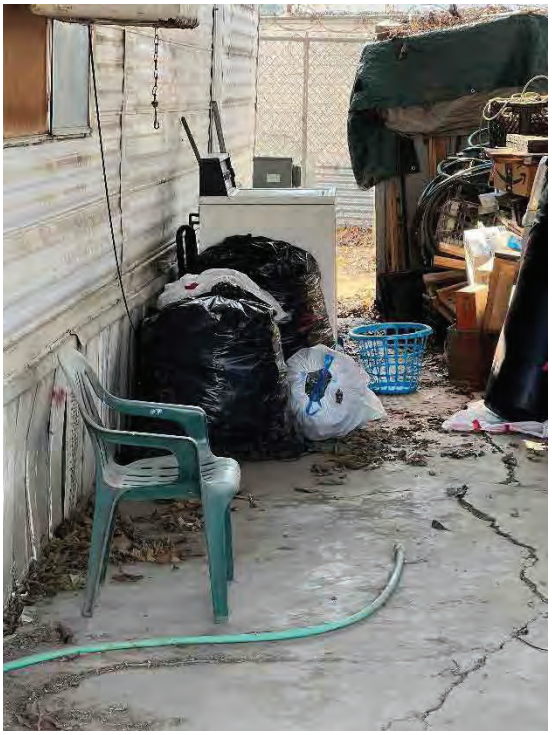
Lot 15



1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. The condition of the cabana is substandard due to faulty weather protection, improper maintenance, structural inadequacies, or other deficiencies. Repair the substandard condition or remove the cabana from the lot. A permit is required for this work. [25 CCR 1608(a), (b), (g)]
5. A hole was made in the sewer drain piping creating a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

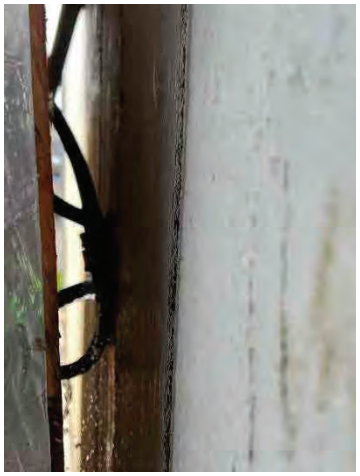
6. A faulty weather protection condition exists which directly affects the unit. There is a broken window on the unit. Repair/replace the window. [25 CCR 1606(g), 1607(g)]
7. Electrical receptacles installed in an exterior location are not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. A permit may be required for this work. [25 1134(a), 1170(a)]
8. The added awnings on the front and rear of the carport and the front of the home are structurally unsound. Repair to meet minimum structural requirements or remove the additional awnings. [25 CCR 1608(b)]

Lot 15A



1. The unit power supply cord is spliced or otherwise improperly altered. Replace the power supply cord. [25 CCR 1352(c)(2)]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. There is a washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 15B

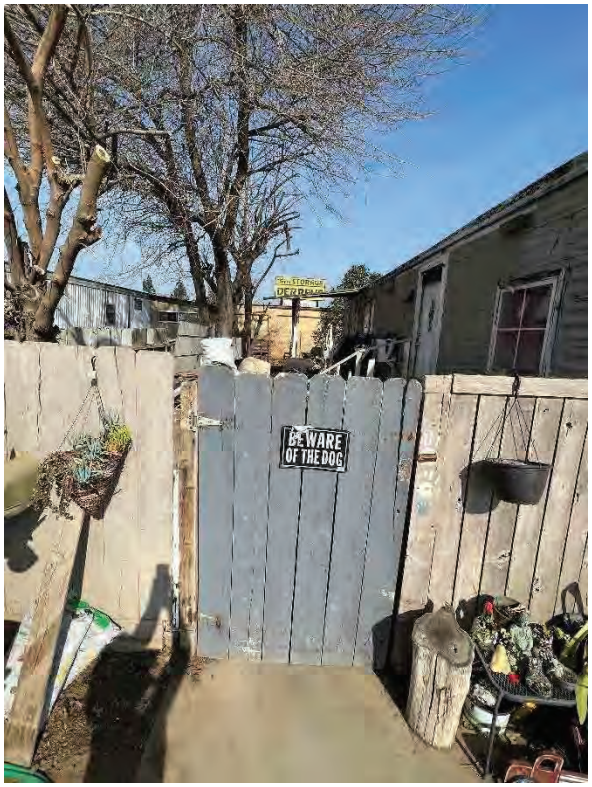


1. The water heater is not properly protected from the weather. Provide a protective covering or enclosure for the water heater. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
2. The water heater pressure relief valve is missing and is not properly extended to the exterior. Provide an operating pressure relief valve and extend the drain on the valve. The drain piping must be at least the size of the pressure relief valve threaded outlet and shall not be threaded on the discharge end. [25 CCR 1438, 1606(f), 1607(f), 1608(f), California Plumbing Code 608]
3. The water line for the water heater is connected with a rubber hose and is leaking. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
4. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

Lot 15C

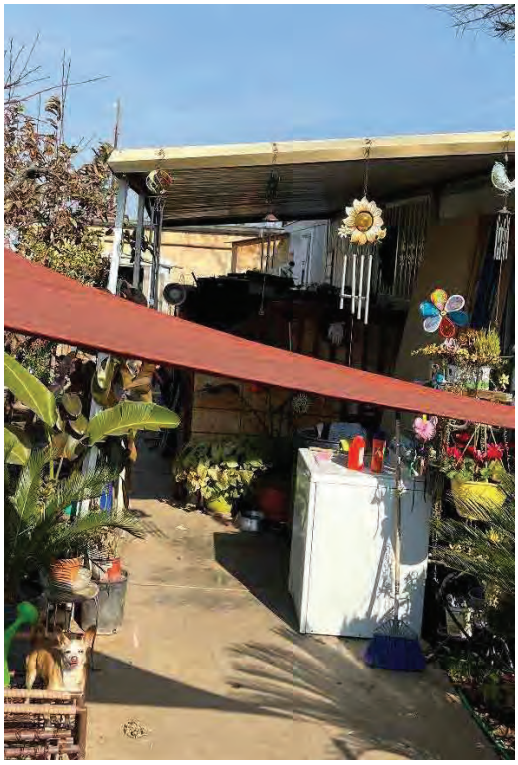
1. The awning is structurally unsound. Repair to meet minimum structural requirements. [25 CCR 1608(b)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. In addition to the main electrical supply, there is a second power supply to the unit. Remove the second power supply. [25 CCR 1352(f), 2352(f)]

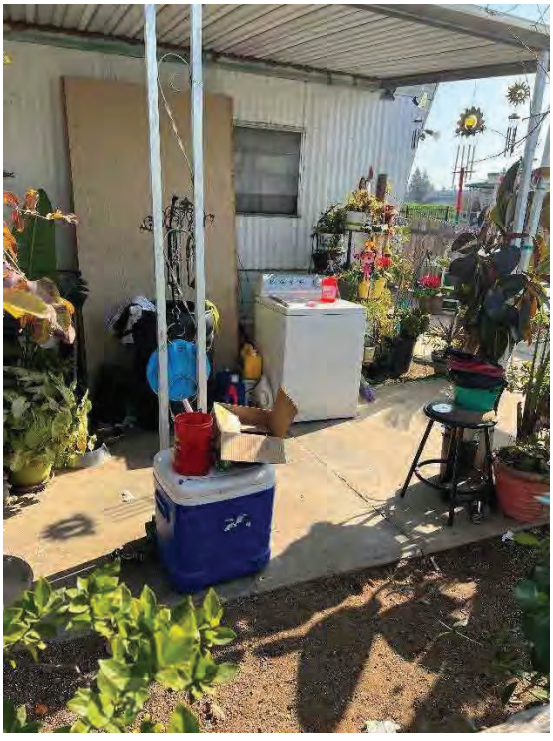
Lot 16



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
3. The unit power supply cord is spliced or otherwise improperly altered. Replace the power supply cord. [25 CCR 1352(c)(2)]
4. There is no complying stairway at each required exit. Provide a complying stairway at each required exit. [25 CCR 1429, 1368]
5. The drain line is not properly supported. Provide adequate support at four-foot (4') intervals to maintain a grade of not less than 1/8 inch (1/8") per foot between the mobilehome and the lot drain inlet. [25 CCR 1358(d), 1606(e), 1607(e)]

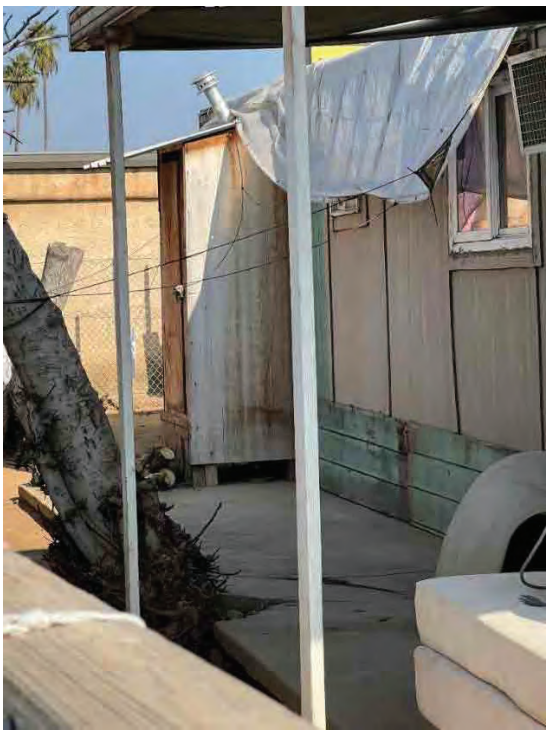
Lot 17

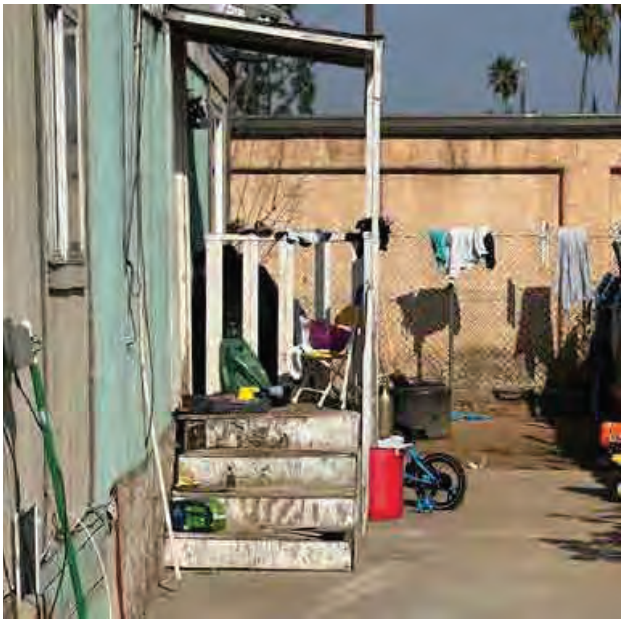




1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
2. There is a washer and refrigerator outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

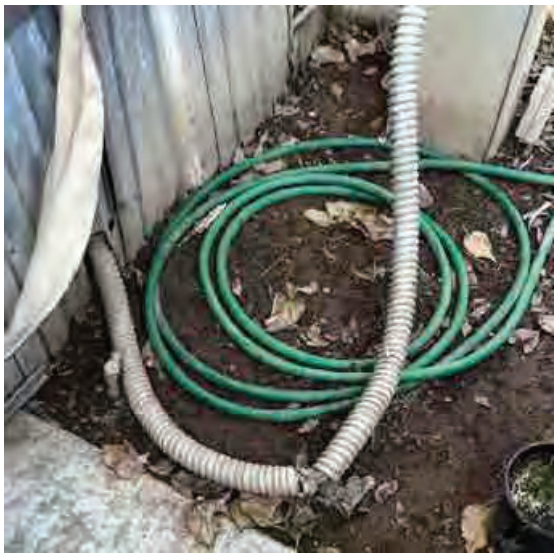
Lot 18

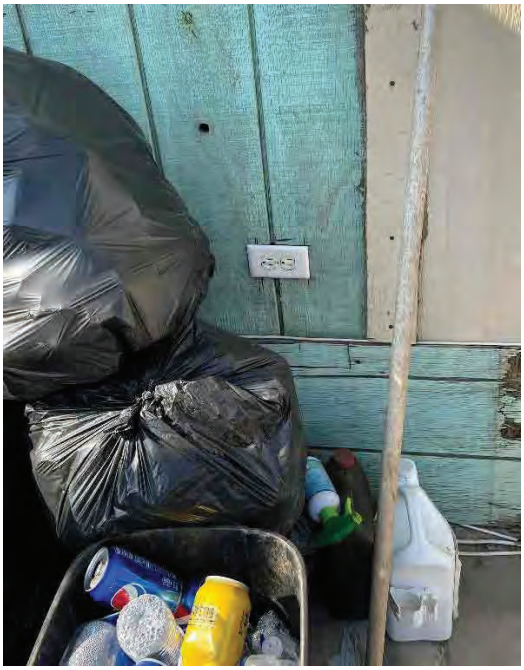




1. The water heater is not properly protected from the weather. Provide a protective covering or enclosure for the water heater. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
2. The water heater is not properly vented. Properly vent the appliance to the exterior. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
3. The stairway and/or landing is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]
4. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
5. Electrical equipment installed in an exterior location are not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. [25 1134(a), 1170(a)]

Lot 19



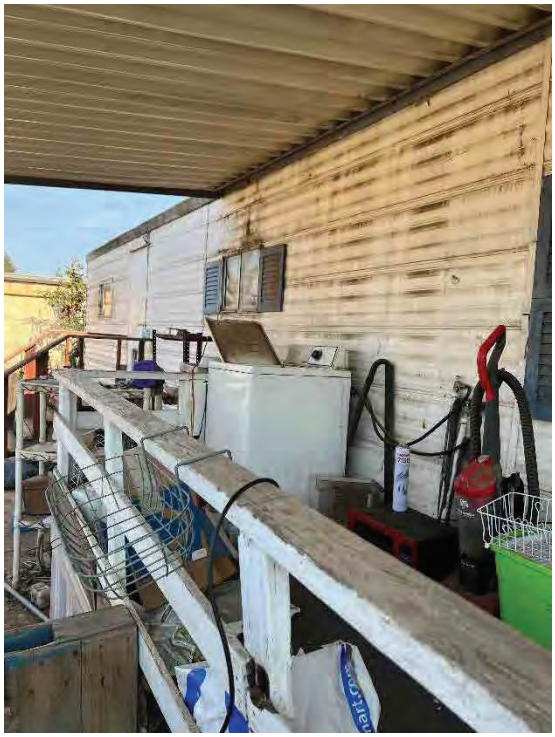
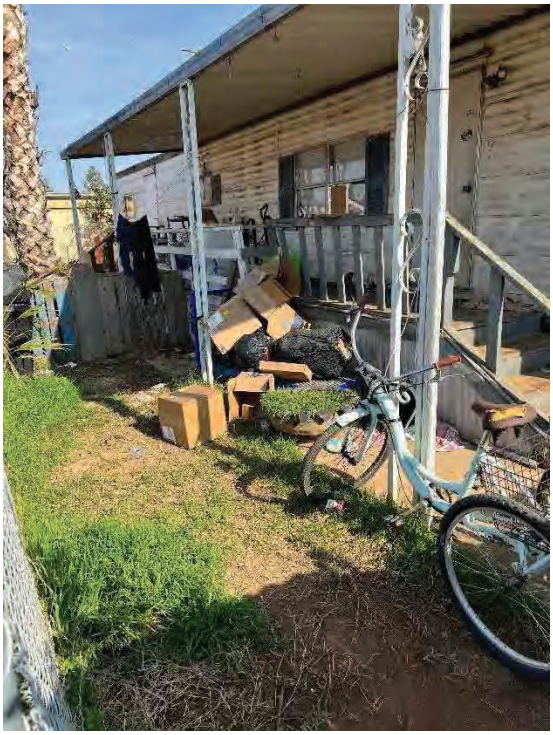


1. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be properly attached to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]
2. The electrical supply conduit is damaged. Repair or replace as necessary. [25 CCR 1188(b)]
3. Electrical receptacles installed in an exterior location are not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. A permit may be required for this work. [25 1134(a), 1170(a)]
4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 20

1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

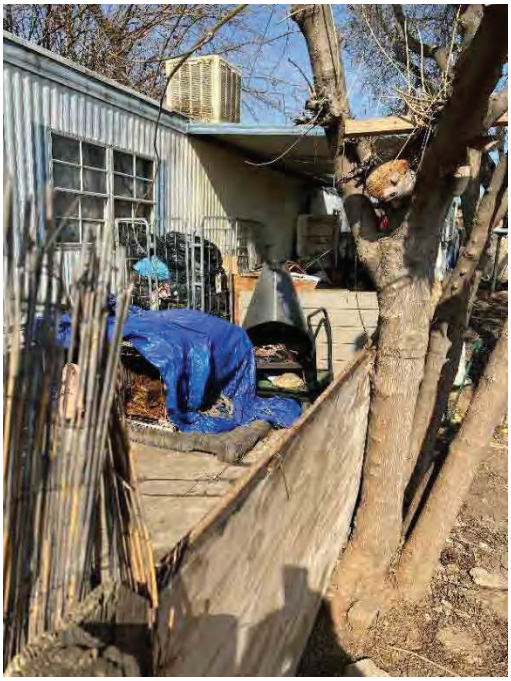
Lot 21

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. There is a washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

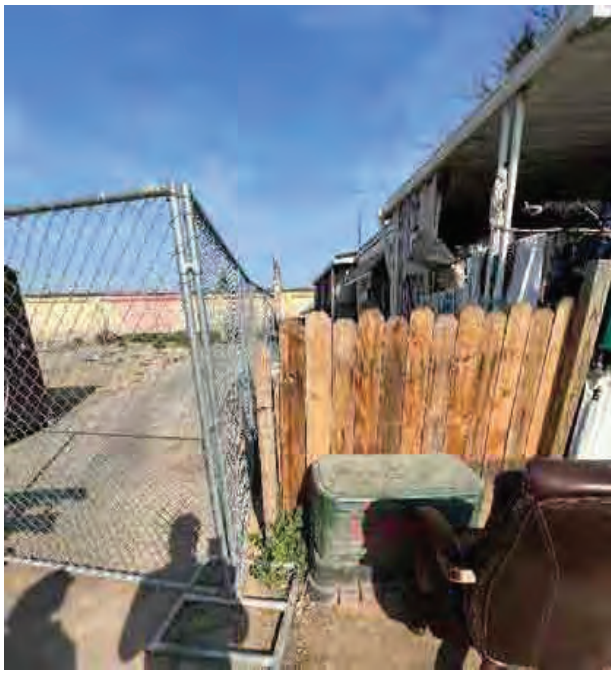
Lots 22, 23, and 24 are empty due to fires.

Lot 25



1. Both lots 25 and 26 do not have electric or gas service available due to the fires on lots 22-24. The park is responsible for providing these services. [25 CCR 1102]
2. The lot was not accessible due to the locked fencing. The lot electrical and gas service equipment is not accessible for inspection or disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

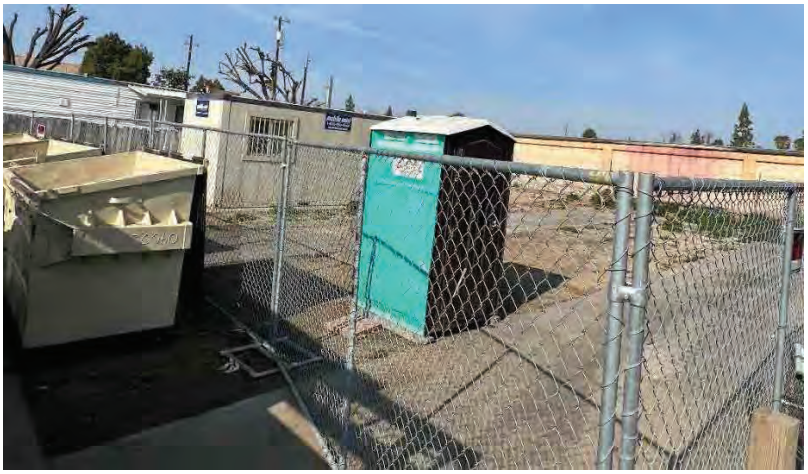
Lot 26



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lots 27 and 28 do not contain homes due to fires. Lot 28 has a small "office" unit.

Lot 28



The park extended electrical service to the small container-type office unit.

1. The water outlet on the lot is leaking. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]

Lot 29

1. A habitable room addition (cabana) has been constructed without a permit and is substandard. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102, 1608]

2. The stairway to the mobilehome or accessory structure does not have a handrail. Every stairway with four or more steps or more than 30 inches (30”) above grade shall be equipped with handrails and intermediate rails. Install the required handrail and intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]

Lot 29A

No apparent lot issues (pedestal cover missing; park issue).

Lot 29B

This home is vacant.

1. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
2. The stairway and/or landing is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]
3. There is a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

Lot 29C

1. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]
3. There is a water leak at the lot water outlet. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 30
No observed issues.

Lot 31
No observed issues.

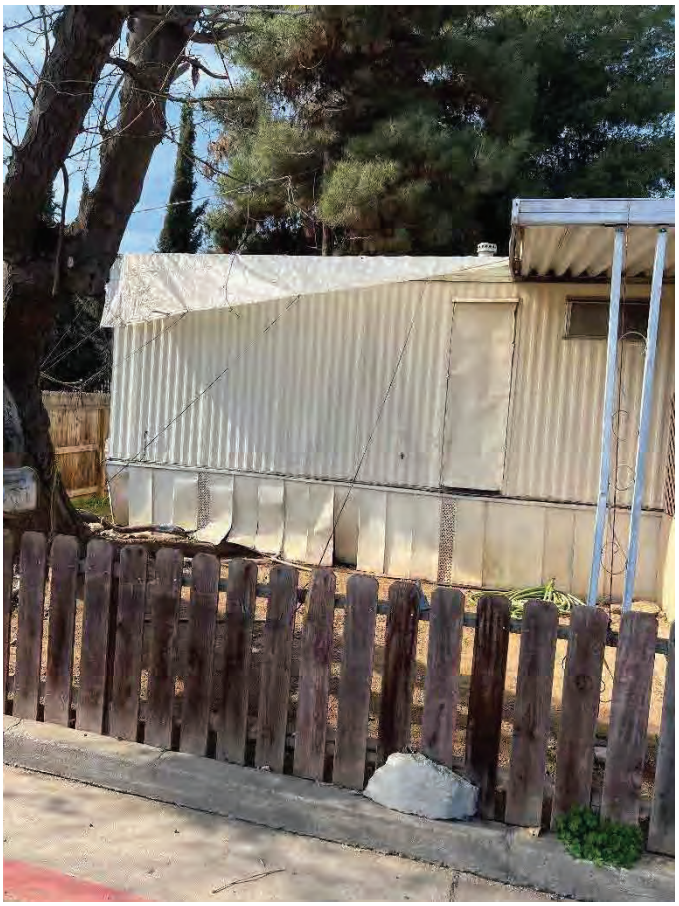
Lot 32

1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
2. The stairway to the mobilehome or accessory structure does not have a handrail. Every stairway with four or more steps or more than 30 inches (30”) above grade shall be equipped with handrails and intermediate rails. Install the required handrail and intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]

Lot 33

1. In addition to the main electrical supply, there is a second power supply to the unit. Remove the second power supply. [25 CCR 1352(f), 2352(f)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. The home has faulty weather protection which directly affects the unit (water heater door). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]

Lot 34



1. The home has faulty weather protection which directly affects the unit (roof leak). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]
2. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
3. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]

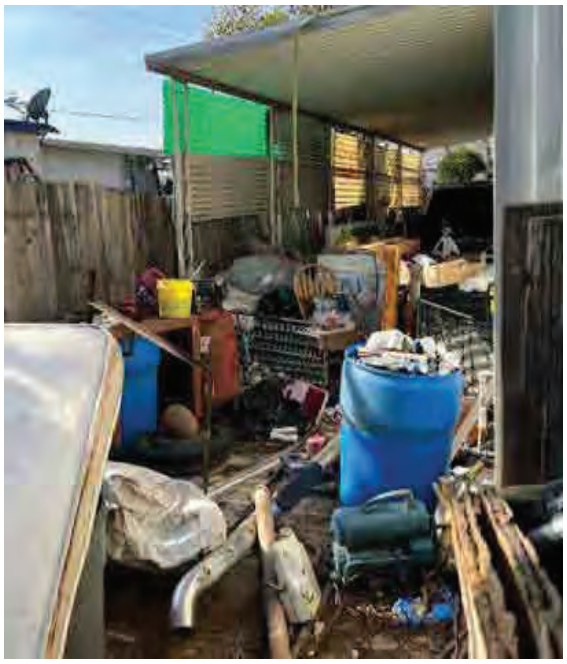
Lot 35

1. The home has faulty weather protection which directly affects the unit (plywood around AC unit and WH door). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]

Lot 36

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 37

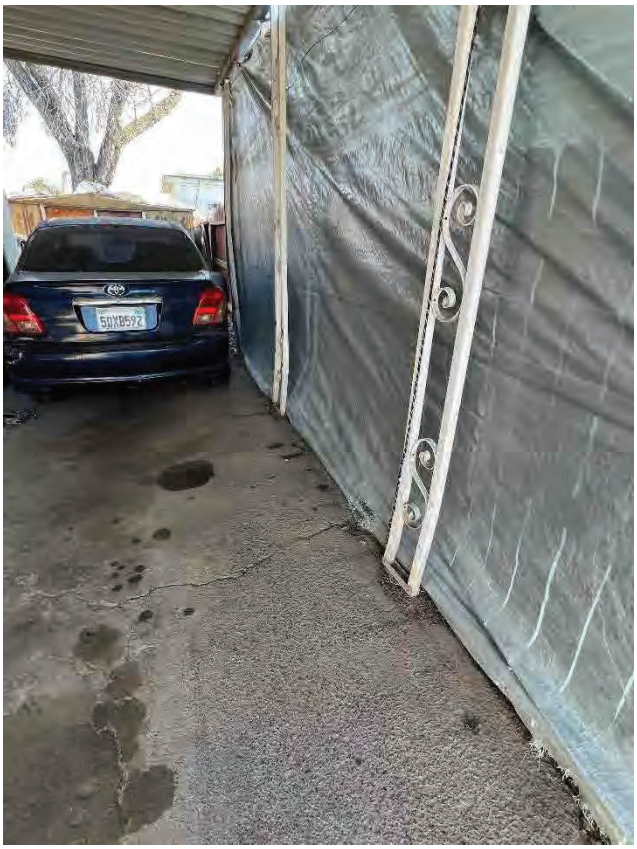


1. The awnings on the front and rear are structurally unsound. Repair to meet minimum structural requirements. [25 CCR 1608(b)]
2. Part of the awning material is combustible (fiberglass) and is within three feet (3') of the lot line. Remove all combustible material within three feet (3') of the lot line. [25 CCR 1428(a), (b)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 38

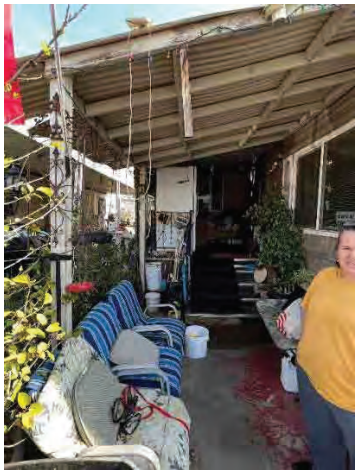
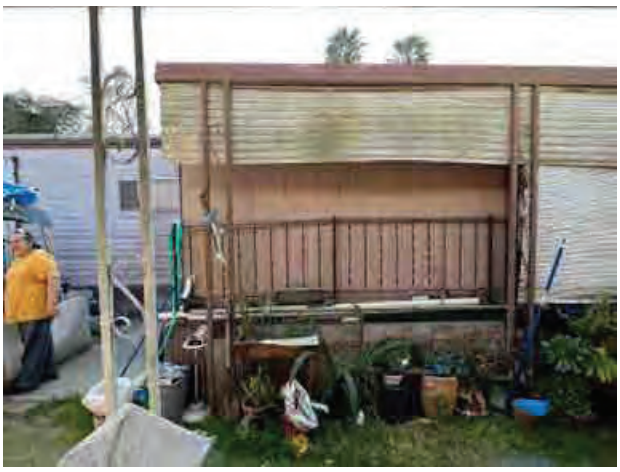
1. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]
3. The awning and awning enclosure are structurally unsound. Remove the awning and enclosure or repair to meet minimum structural requirements. A permit is required for this work. [25 CCR 1608(b)]

Lot 39



1. The carport supports are severely damaged. Repair, or replace carport supports. [25 CCR 1608(b)]

Lot 40

1. There is a refrigerator outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. The awning/ or carport enclosure is structurally unsound. Remove the enclosure or repair to meet minimum structural requirements. A permit is required for this work. [25 CCR 1608(b)]
3. The awnings on the front and rear are structurally unsound. Repair to meet minimum structural requirements. [25 CCR 1608(b)]
4. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 41

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

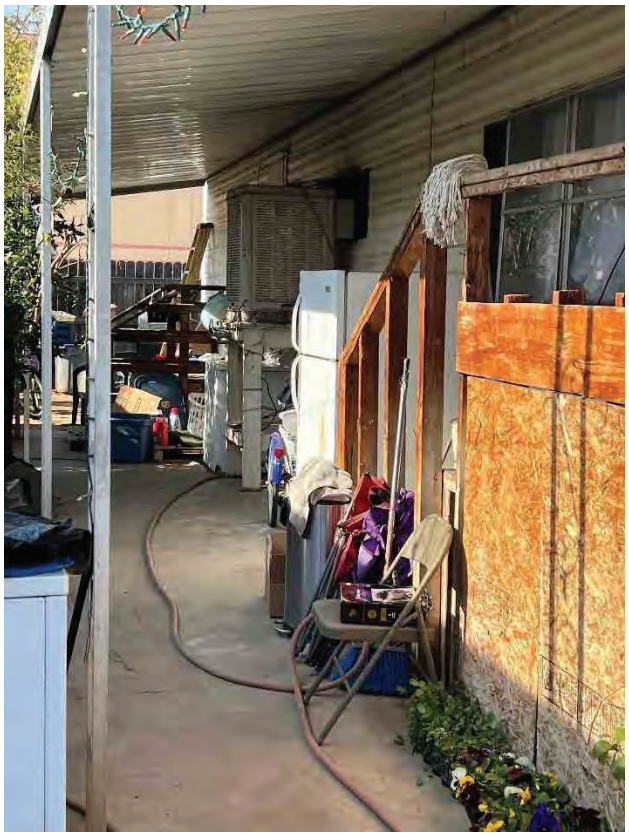
Lot 42

1. The private garage is structurally unsound. Reconstruct or remove the garage. A permit is required for this work. [25 CCR 1608(b)]
2. The garage is constructed with combustible material and is within three feet (3') of the lot line. Remove all combustible material within three feet (3') of the lot line. [25 CCR 1443]
3. The lot electrical service equipment is not accessible for inspection, repair, or disconnection in case of emergency. Provide an unobstructed working clearance around lot electrical equipment and remove the locked doors. [25 CCR 1183; Reference: California Electrical Code, Article 110-26]

Lot 43

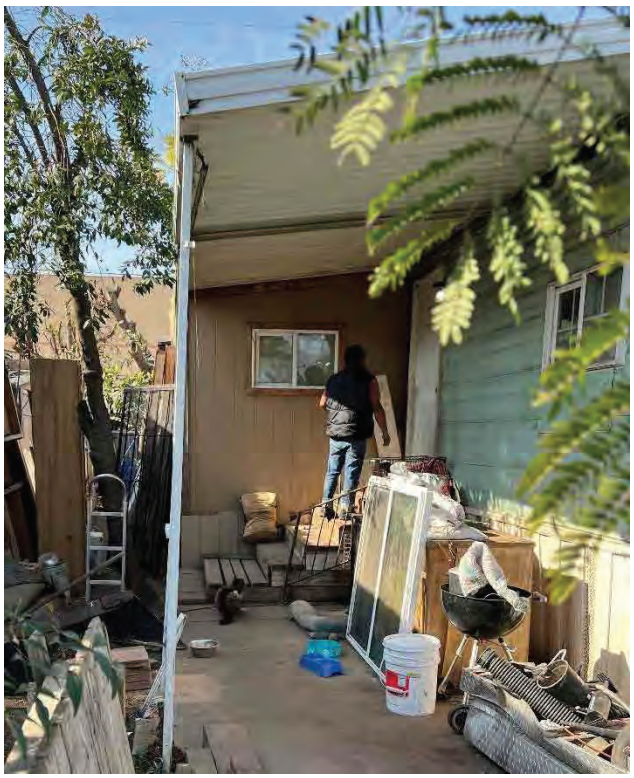
No lot issues observed (pedestal cover missing; park issue).

Lot 44



1. There is a refrigerator outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 45



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The water outlet on the lot is leaking. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

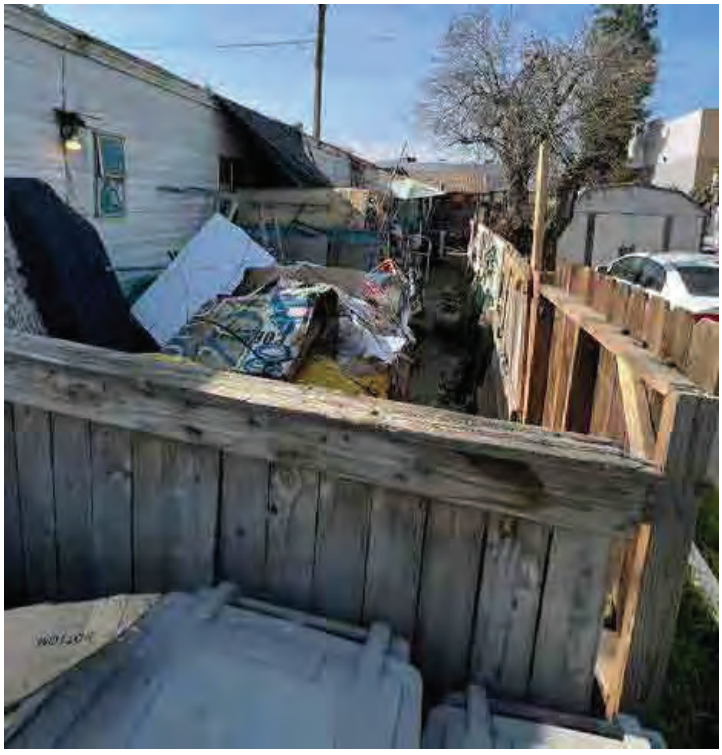
Lot 46

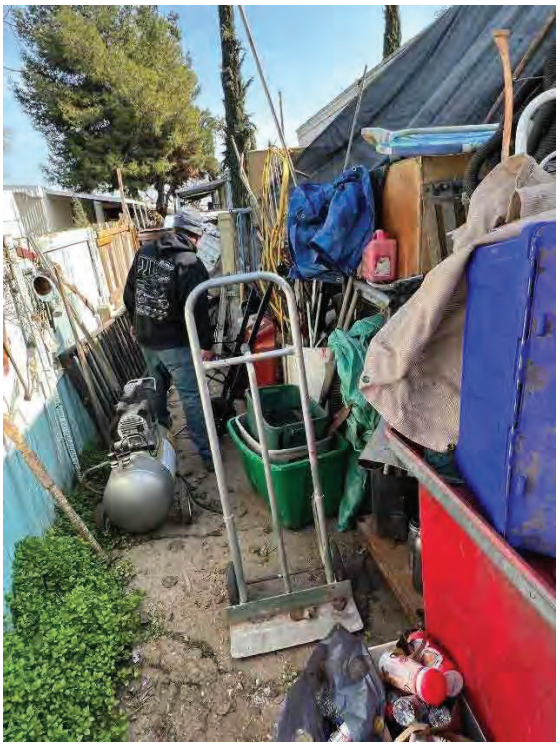
1. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]

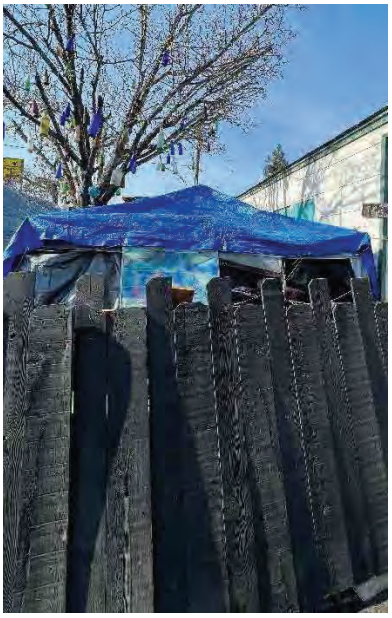
Lot 47

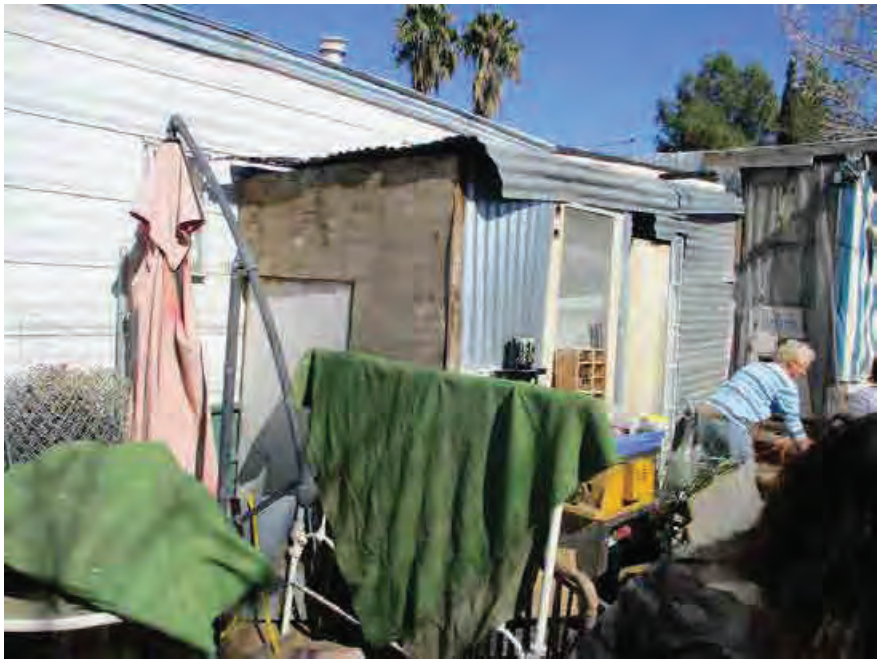
1. The stairway handrail is structurally unsound. Reconstruct the stairway handrail. [25 CCR 1608(b)]
2. The awning support is severely damaged. Repair, or replace awning support. [25 CCR 1608(b)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 48



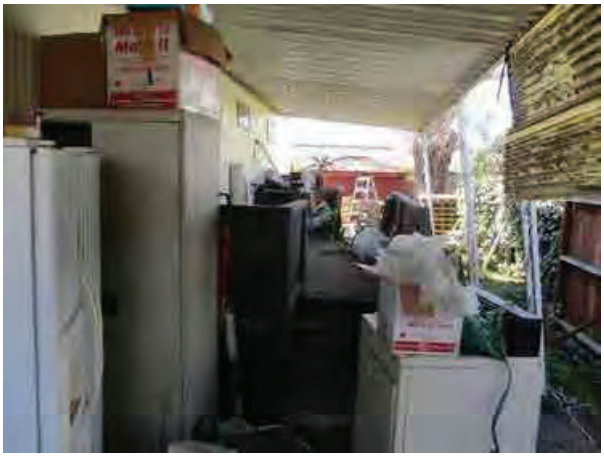






1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The lot electrical service equipment is not accessible for inspection, repair, or disconnection in case of emergency. Provide an unobstructed working clearance around lot electrical equipment. [25 CCR 1183; Reference: California Electrical Code, Article 110-26]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 49



1. The lot was originally not accessible due to the locked fencing. However, this lot was re-inspected on 2/16/22. With the continued use of the locked gates, the lot electrical and gas service equipment is not accessible for disconnect in case of emergency. Remove the padlock to the gate/fence blocking access to the lot. [25CCR 1130, 1134,1188, 1220(a)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. The drain line for the washer is not maintained with a proper grade. Provide a grade of not less than 1/8 inch (1/8") per foot between appliance and the lot drain inlet. [25 CCR 1358(d), 1606(e), 1607(e)]
4. There is no complying stairway at each exit. Provide a complying stairway at each exit. [25 CCR 1429, 1368]
5. An extension cord is being used to supply power to a source that requires a permanent wiring method. Remove the extension cord and rewire using an approved permanent wiring method. A permit may be required for this work. [25 CCR 1188(b)]

END of Report

EXHIBIT "B"

LABOR RATE SCHEDULE

General Contractor - $85.00 / hour

Senior Crew Leader - $65.00 / hour

Crew Leader - $60.00 / hour

Crew Member - $45.00 / hour

IN WITNESS WHEREOF, Harmony, Receiver, and Contractor have executed this Agreement on the dates stated above.

HARMONY COMMUNITIES, INC.:

_____

JRC CONSTRUCTION:

_____

AS TO ARTICLE IX ONLY:

RECEIVER:

PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **March 9, 2022**, I served the following listed document(s), by method indicated below, on the parties in this action: **Fifth Report of Receiver; Declaration of Mark Adams; (Proposed) Order**

*****SEE ATTACHED SERVICE LIST*****

☐ **BY U.S. MAIL IF NO EMAIL LISTED**

By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

☐ **BY ELECTRONIC SERVICE (via electronic filing service provider)**

By electronically transmitting the document(s) listed above to LexisNexis File and Serve, an electronic filing service provider, at www.fileandserve.lexisnexis.com pursuant to the Court's _____ Order mandating electronic service. *See* Cal.R.Ct.R. 2053, 2055, 2060. The transmission was reported as complete and without error.

☐ **BY OVERNIGHT DELIVERY**

By delivering the document(s) listed above in a sealed envelope(s) or package(s) designated by the express service carrier, with delivery fees paid or provided for, addressed as per the attached service list, to a facility regularly maintained by the express service carrier or to an authorized courier or driver authorized by the express service carrier to received documents.

X **BY ELECTRONIC SERVICE (to individual person)**

By electronically transmitting the document(s) listed above to the email address(es) of the person(s) set forth on the attached service list. The transmission was reported as complete and without error. *See* Rules of Court, rule 2.251.

☐ **BY PERSONAL SERVICE**

☐By personally delivering the document(s) listed above to the offices at the addressee(s) as shown on the attached service list.

☐By placing the document(s) listed above in a sealed envelope(s) and instructing a registered process server to personally deliver the envelope(s) to the offices at the address(es) set forth on the attached service list. The signed proof of service by the registered process server is attached.

☐ **BY FACSIMILE**

By transmitting the document(s) listed above from Mark Adams, Esq., facsimile (310) 471-8181to the facsimile machine telephone number(s) set forth on the attached service list. Service by facsimile transmission was made pursuant to agreement of the parties, confirmed in writing.

X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Karen Xu
Type or Print Name

Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

Attorneys for Petitioners, City of Fresno and People of the State of California
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Christina Roberson, Assistant City Attorney
Sarah A. Papazian, Deputy City Attorney
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Fresno, California 93721-3602
Telephone: (559) 621-7500
Facsimile: (559) 457-1084
Christina.Roberson@fresno.gov
Sarah.Papazian@fresno.gov
Toni.Hunter@fresno.gov

Attorney for Respondents, Joan L. Kevorkian, Trustee, George L. Wallet and Sara J. Wallet, Co-Trustees
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Fresno Metropolitan Flood Control District
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paulwm@fresnofloodcontrol.org

Courtesy Copy
Judy Tsai
judy@judytsai.com

Mariah Thompson
Trails End United For Change
mthompson@crla.org

E-FILED
4/7/2022 12:06 PM
Superior Court of California
County of Fresno
By: Estela Alvarado, Deputy

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THOMAS A. YATTEAU, SBN 317321
California Receivership Group
3435 Ocean Park Blvd., Suite 107
Santa Monica, CA 90405
Tel. (310) 471-8181
Fax (310) 471-8180
madams@calreceivers.com
Court-Appointed Receiver

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **SEVENTH REPORT OF RECEIVER AND DECLARATION OF MARK ADAMS RE REQUEST OF CITY OF FRESNO.** Judge: Hon. Kristi C. Kapetan Dept.: 403

I, Mark Adams, declare as follows:

1. The following is true and correct to the best of my knowledge. If called upon to do so, I could and would testify competently thereto in a court of law. I am employed by the Court-appointed Receiver in this matter.

2. I am advised that the City of Fresno has filed a request with the Court for a delay in the Court's ruling on my sale recommendation so that the City can meet with Harmony Communities and address the concerns raised by some residents of the park. On behalf of the receivership, I support that request provided that the delay is no more than a week and not the requested thirty (30) days.

3. It is appropriate for the City of Fresno to assure itself of the reasonableness of the terms of Harmony's proposed ownership of the Park. I just don't want that process to impede the ongoing work of remediation of the many health and safety dangers there. Hence, the request

for a one week delay, not a month. I spoke to Harmony this morning and he is ready to meet with city officials early next week to answer any of their questions. [1] [2]

4. I remain perplexed by the concerns relating to rent increases since Trails End Park is governed by the City of Fresno rent control ordinance and Harmony has already represented to me that they intend to abide by the ordinance in all of its aspects. I am also perplexed by the ongoing concerns about the rules and regulations of the Park. There seems to be ongoing concern about such matters as allowing unleashed dogs to continue roaming around the Park. Honestly, I can't imagine why any resident, whether a parent or not, would support such a practice. But in any case, the Court has more than adequate discretion to review any such proposed rules and regulations promulgated by park management.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 7th day of April 2022, in Santa Monica, California.

Mark Adams, President
California Receivership Group

[1] And in any case he will be out of town the week of April 17, 2022 so all the more reason to have a one week extension.

[2] I've attached as Exhibit 1 for the Court's information an email sent by Harmony to the City yesterday (although I did not see it until 11 a.m. today.

CALIFORNIA RECEIVERSHIP GROUP, BC

Mark Adams <madams@calreceivers.com>

Trails End

Matt Davies <matt@harmonycom.com> Wed, Apr 6, 2022 at 8:11 PM
To: Christina Roberson <Christina.Roberson@fresno.gov>
Cc: Tom Yatteau <tyatteau@calreceivers.com>, Mark Adams <madams@calreceivers.com>

Hello Christina,

I understand there is a closed session meeting tomorrow. It would seem to me that this meeting is being spun out of a great many falsehoods and outright lies about Harmony Communities and our business practices. We aren't a faceless corporation. We are run by my father, my wife and myself. These last few weeks have been incredibly painful for us. We have continued to take the high ground instead of engage in these lies being told about us.

I wanted to take the time to give you a few bullet points before the meeting:

1. Our company is willing to sit and meet with any council members, in any setting, at any time. We are proud of our work in our communities. We have the facts and data to back up what we do and can answer any "tough" questions.
2. The tenants of Trails End have a great amount of protection in the city's rent control ordinance. We intend to honor the ordinance as we do in all jurisdictions. We operate almost 60 parks, a large amount under long standing rent control ordinances. Ove the last 20 years, a grand total of two jurisdictions have not been good for their word, and we have kept them honest. Its not in our nature to litigate and the idea of us suing to overturn a 30+ year old well settled ordinance is laughable. I'm happy to talk about our rent increases at other parks, their necessity, reasonableness in terms of absolute levels, and the subsidies we offer our tenants, however I think these discussions abet a straw man argument, since there is a controlling rent control ordinance in place.
3. We have not implemented any rules since we took over the Trails End cleanup process. We are the contractor on site taking direction from the receiver. We are not enforcing rules. We are ONLY abating the nuisance conditions cited in the expert report to make this community safe again. We have been incredibly deferential in our actions thus far. Anything to the contrary is dishonest and untrue.
4. The "onerous" rules cited in the media, are the current owner's rules, and have been in place for approximately 30 years or longer. They are rather benign and very similar to our rules. OUR rules are very similar to many of the other parks in the county. The same 5 main attorneys draft all of them, across the state, and they are all nearly identical. I'm happy to share our standard rules with anyone as well as send you a copy of the current owner's rules. These rules are in place at our 59 other parks without issue, or "mass evictions". I don't believe we have evicted a single person out of one of our parks in the county over rules violations, and less than a handful over many years across the state. We are not in the business of losing tenants. We are in the business of servicing our tenants and providing safe and healthy communities. The rules are in place for the betterment of the community. The idea that we implement rules that can't be followed, in order to evict, is equally laughable. That would also be a money losing proposition. Certain tidbits from various notices, which Harmony never issued(we did serve them at the request of seller's counsel, as a thankless favor), are being taken out of context, magnified, and used to create a false narrative for the media and local politicians. For example, talking about wind chimes made of bottles, which comprises one line of a 5 page notice, is more than a bit disingenuous and misleading.
5. We take on the tough jobs no one else will. We put over $500,000 into Shady Lakes beginning in 2019. It looked like Trails End before we took over. You should see it now. Safe, neat and clean. And despite all the talk about rent increases, it is still operating cash flow negative on an ongoing basis. Regardless, our philosophy is that there is always enough money to fix a problem when it arises, cash flow be darned. Improvements like these, as you well know, cost lots of money and we put our money where our mouths are. This will be the third failed park where we will have had operations reinstated in the last 14 months. Again, we are proud of our work and the additional housing units we bring online as a result. The opposition wants us to keep rents far below an objectively fair rent, operate at a continued loss and double our level of improvements. Effectively top notch land owner subsidized housing as a guaranteed entitlement, but it costs money to run a business properly in California. Something's got to give, and the double speak and false allegations are becoming more than we can bear.
6. We have been park owners in this county for going on 20 years. Westwinds Mobile Home Park at 3109 W Mckinley is a perfect case study. No rent control, affordable rents at under $550, beautiful roads, well maintained

12x1

infrastructure and a clean and neat community. If I showed you the 2003 pictures and the 2022 pictures, you'd be stunned. We pride ourselves on keeping rents affordable and maintaining pride of ownership communities.

7. We remain committed to keeping the city in the loop every step of the way after the acquisition and providing a community that they can be proud they helped turn around.
8. We are committed to addressing, head on, any other concerns the council may have about us taking over park operations. If they have some concerns about how we might operate the park, lets have the discussions and work together as a team, not let outside agitators spin a web of half truths and falsehoods in order gin up false outrage, settle a personal vendetta and reach their desired outcome.

My cell phone number is below and I am always available.

Regards,

Matt Davies

The Dude/El Duderino/His Dudeness

Harmony Communities

6653 Embarcadero Dr. Ste. C

Stockton, CA 95219

Cell: (209) 601-4538

Main: (209) 932-8747

Matt@HarmonyCom.com

[Quoted text hidden]

Rent Increase Application Page 0766

PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **April 7, 2022**, I served the following listed document(s), by method indicated below, on the parties in this action: **Seventh Report of Receiver and Declaration of Mark Adams RE Request of City of Fresno**

*****SEE ATTACHED SERVICE LIST*****

☐ **BY U.S. MAIL IF NO EMAIL LISTED**

By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

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☐ **BY OVERNIGHT DELIVERY**

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By transmitting the document(s) listed above from Mark Adams, Esq., facsimile (310) 471-8181to the facsimile machine telephone number(s) set forth on the attached service list. Service by facsimile transmission was made pursuant to agreement of the parties, confirmed in writing.

X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Karen Xu
Type or Print Name

Karen Xu
Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

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Superior Court of California
County of Fresno
By: I. Herrera, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **SIXTH REPORT OF RECEIVER AND DECLARATION OF MARK ADAMS** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: March 30, 2022 Time: 3:30 p.m.

I. INTRODUCTION

I, MARK ADAMS, declare as follows:

1. The following is true and correct to the best of my knowledge. If called upon to do so, I could and would testify competently thereto in a court of law. I am the Court-appointed Receiver in this matter.

2. This Report is filed in advance of the March 30, 2022 Status Conference. The issue to be decided by the Court is whether to approve the recommended sale offer to La Hacienda Mobile Estates, LLC. The proposed sale includes a plan to complete the health and safety remediation already commenced by the Buyer's affiliate as court-approved receivership contractor, to reinstate the Permit to Operate ("PTO") and make the Park a safe and vibrant community for the residents, all on an expedited timeline and at no out-of-pocket cost to any of the residents.

3. Shortly after the March 10, 2022 Status Conference, I learned that Trails End United for Change ("Trails End United") scheduled an ex parte hearing to be heard one day before this Status Conference. I have been informed and believe that Trails End United will be asking the Court to instruct the parties to explore selling the Park to a limited equity housing partnership ("co-op") made up of some of the Park residents. The specific facts and circumstances of the proposed sale to the co-op are not known at this time, and I will file a responsive pleading once Trails End United files and serves their moving papers. Recent press reports indicate that the application will be based at least in part on some residents' speculative fears that the La Hacienda Mobile Estates sale will impose what they perceive as unreasonable restrictions on them such as barring them from allowing their dogs to run unleashed in the park.[1]

4. The purpose of the instant receivership is to correct the nuisance conditions that led to the Receiver's appointment. The remediation of the Park and the individual units cannot and should not be delayed for an additional 1-2 years while Trails End United tries to put together the financing needed to create a co-op. The recommended sale to La Hacienda Mobile Estates accomplishes the purpose of the receivership while improving the living conditions for the residents, all within a matter of months and at no out-of-pocket cost to the residents. The proposed sale and repair process epitomizes the collaborative nature of this matter to date, and it remains my recommendation.

II. THE RECEIVER'S CONTRACTOR IS MAKING GOOD PROGRESS ON THE REPAIRS

5. At the March 10, 2022 Status Conference, this Court approved the construction agreement between the Receiver, JR Construction, and Harmony Communities, Inc. As detailed in the previous Report, the individual Notices of Violation were delivered to every unit on March 9, 2022, meaning the 14-day voluntary compliance period will run on March 23, 2022.[2] On

[1] See, https://abc30.com/trails-end-sale-property/11657916/. I can personally attest to the absurdity of this concern. First, the Park already has a rule in place requiring that dogs must be kept inside the mobile home, fenced or leashed at all times. Further, the last time I was at the park, I had an unleashed pit bull nipping at my heels for ten minutes, necessitating the need for me to pull out pepper spray in case he attacked me.

[2] The Notice of Violation for Unit #33 was subsequently corrected by the Receiver, and re-delivered on March 17, 2022.

March 15, 2022, representatives from JR Construction and Harmony organized a meet and greet with residents at the site to discuss the repair process and timeline, and to clarify that any work that they (the residents) did not complete before March 23, 2022 would be done for them without out-of-pocket expenses by the residents. JR Construction and Harmony have facilitated the removal of the trash and debris within the individual spaces, with 11 40-yard dumpsters (which translates to approximately 440 cubic yards of junk) already filled and removed.[3] I also understand that some of the residents have volunteered to allow JR Construction to get underway with the repairs before March 23, 2022 deadline.

6. JR Construction and Harmony are also underway on some of the larger outstanding park-wide issues. One of the longest and most difficult issues on-site has been restoring a resident's gas and electric service, which this resident has been without since the June 2021 fire. JR Construction has experience completing this exact type of repair, and they have already had the replacement pedestal delivered, and will pull the necessary permits to complete the work in the coming weeks. At that point, PG&E can inspect the repairs and re-start service.

7. JR Construction is also investigating the existing exterior lighting system to determine whether the inoperable system can be repaired, or whether a replacement is needed (until recently, the Park has had no exterior lighting at all).

8. JR Construction and Harmony are already demonstrating their expertise in handling the types of repairs required here, and the reason why I recommended the sale/repair plan before the Court. Starting on March 24, 2022, JR Construction and Harmony will begin the remaining repairs, which they estimate will be done in just a matter of a few months.

III. A CO-OP WOULD BRING THE REPAIRS TO A HALT

9. The co-op that will be the subject of Trails End United's ex parte Application would bring this progress to a halt, and may delay the ultimate remediation of the Property by 1-2 years. At the time this Report was filed, Trails End United had not yet filed and served their moving papers, so I cannot comment on any of the specifics of their proposed purchase of the

[3] This Park owners have provided the same services to the residents throughout this matter.

Park by the co-op. It's unclear how many of the park residents are on board with Trails End United's co-op plan,[4] what kind of funding Trails End United currently has available, how much additional funding would be needed to purchase the Park, and the estimated timeline to acquire those funds and close the sale. I assume that Trails End United will have answers to all of the questions of the Court and the parties when they file and serve their moving papers, and I will provide a more direct and detailed response then.

10. It is worth also noting that JR Construction and Harmony's willingness to serve as the Receiver's contractor and to self-fund all of the health and safety repairs is tied directly to its purchase of the Park. Harmony would not have even considered this hybrid solution by the receivership, in our opinion, unless it was going to eventually own the Park.

11. Finally, it is also worth noting that approving the La Hacienda sale in no way precludes La Hacienda and Trails End United from arranging a sale to the co-op in the future, after the receivership is discharged.

12. Based on my own experience with government-funded projects, the likely timeframe to close any sale to a co-op would be at least 1-2 years.

13. This experience is borne out by the negotiations between Harmony Communities and the residents at another Fresno County mobile home park represented by CRLA. I understand that Harmony have been under contract to sell this park to the residents since May of 2021. To date, the residents have not made their earnest money deposit, and the group assisting the co-op with the purchase estimates it will be another 14 months before they can close. Those dates aren't even firm, and depend entirely on the co-op applying for and being approved for multiple grants to meet the purchase price.

14. It is the recommendation of the Receiver that the remediation of the Park cannot wait another 1-2 years for Trails End United to: 1) determine whether the park residents want to pursue a co-op, 2) begin applying for the various grants required to meet the purchase price, and 3) acquire the additional funds to complete the repairs required here and then demonstrate the ability to self-manage this Park.

[4] Trails End United is an anonymous unincorporated association made up of approximately 10 families out of 53 units on-site.

15. The sale to La Hacienda Mobile Estates avoids all of those complications while accomplishing the goals of the receivership, all in a matter of months. My recommendation remains for the Court to confirm the sale to La Hacienda Mobile Estates, LLC, and should the residents decide that they want to pursue the co-op, they can still do so once the repairs are complete, the Park is safe, and the Receiver is discharged.

16. Finally, I am requesting instruction from the Court regarding the removal of parties who are contributing to or causing a nuisance on-site. The Appointment Order provides that, "The Receiver is entrusted with the authority to remove trespassers, or parties contributing or causing nuisance conditions," and that, "Fresno Police Department is authorized to follow the direction of the Receiver, as the Receiver is entrusted with this Court's authority to act on-site. The Receiver is directed to seek input or approval of this Court on any actions necessary but is authorized to act on the Court's behalf where and when needed. The Receivers should present the actions taken for review and ratification when time reasonably permits." See, Appointment Order, pages 7-8, paragraphs 5(H)-5(I).

17. As detailed in the Third Report, I previously notified two units, 10B and 10C, to remove their travel trailers and vacate the Park pursuant to the authority under the Appointment Order. At this time, I am seeking instruction from the Court as to whether I should proceed and exercise the authority conferred under the Appointment Order, or whether I should seek pre-approval on a unit-by-unit basis.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 23rd day of March 2022, in Santa Monica, California.

Mark Adams, President
California Receivership Group

PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **March 23, 2022**, I served the following listed document(s), by method indicated below, on the parties in this action: **Sixth Report of Receiver and Declaration of Mark Adams**

*****SEE ATTACHED SERVICE LIST*****

☐ **BY U.S. MAIL** By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

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X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Karen Xu
Type or Print Name

Karen Xu
Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

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SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **EIGHTH REPORT OF RECEIVER; DECLARATION OF MARK ADAMS** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: May 10, 2022 Time: 3:30 p.m.

I. INTRODUCTION

This Report is filed in advance of the May 10, 2022 Status Conference. The Court set this Status Conference to review the Receiver's recommended sale to La Hacienda Mobile Estates, LLC after providing an additional 30 days for the Receiver to consider any other legitimate proposal(s) to purchase the receivership property. During that time, the Receiver discussed the sale with two potential offerors, but neither submitted a proposal. The Receiver was never contacted by any representatives from Trails End United for Change ("TEUC"), or any potential co-op purchaser to discuss the purchase of the Park, and no such proposal was submitted. The Receiver renews his request to confirm the sale to La Hacienda Mobile Estates, LLC. In the event that an alternative proposal is submitted after this Report is filed, the Receiver will submit a supplement this Report to consider and evaluate any such alternative.

This Report will also update the Court and parties on the status of the ongoing abatement work on site, along with the Receiver's plan to remove the illegally built and unpermitted cabanas, which are the most dangerous condition on-site.

II. PROCEDURAL HISTORY

In early March 2022, the Receiver filed the Fifth Report, which detailed the terms of the proposed sale of the receivership property between the Park owners and La Hacienda Mobile Estates, LLC for $1,700,000. The Receiver asked the Court to set a further hearing in three weeks to confirm the recommended sale to allow the Court and parties time to review and comment on the recommended sale. The Court set a further Status Conference on March 30, 2022 to address the Receiver's sale recommendation, and possibly confirm the sale.

Prior to that Status Conference, TEUC filed an ex parte Application, which was originally set to be heard on March 29, 2022, in which it asked the Court, in part, to reject the Receiver's recommended sale. The Court continued the March 29, 2022 ex parte hearing and March 30, 2022 Status Conference to April 1, 2022. At the April 1, 2022 hearing Court heard argument, took the matter under advisement, and issued its ruling on April 7, 2022.

As part of its April 7, 2022 Order After Hearing, this Court denied TEUC's ex parte Application, and provided an additional 30 days for the Receiver to consider any legitimate proposals for purchase of the subject property. The Court set the instant Status Conference, at which time it will consider the Receiver's recommended sale to La Hacienda, along with any viable plan, which must allow for the Receiver to continue to abate the nuisance conditions at its current pace, along with a legitimate and reasonable proposal to maintain the Park going forward.

III. NO ALTERNATIVE PROPOSALS WERE SUBMITTED

Following the Court's April 7, 2022 Order After Hearing, the Receiver was contacted by two potential offerors who expressed an interest in submitting an alternative proposal for the Receiver's consideration. The first potential offeror was RH Community Builders, a Fresno area

development and property management group. The second potential offeror was John Franklin, an east-coast based real estate investor. After preliminary conversations with both groups, the Receiver provided each with a copy of the Purchase and Sale Agreement, the Amendment to Standard Offer, and the partial park census. Both groups indicated that they planned to submit offers and proposals for the Receiver's consideration.

After approximately two weeks, both groups had yet to submit their proposal. The Receiver contacted both groups to gauge their interest in purchasing the Park, and again, both groups expressed a desire to submit an offer. As the Court's filing deadline approached, the Receiver contacted representatives for each group, and asked them to submit their proposal by end of business on April 27, 2022 to allow the Receiver and his staff adequate time to review and consider the proposal before filing this Report. That date came and went, and neither group ended up submitting an alternative proposal for the Receiver's consideration.

As the Court will recall, part of TEUC's ex parte Application was a request to cancel the sale to La Hacienda to give TEUC several months to explore and evaluate whether a co-op is a viable potential alternative. Following the Court's April 7, 2022 ruling, neither TEUC, nor any representative from any potential co-op firm contacted the Receiver to discuss a potential proposal. As he did with the other two potential offerors, the Receiver provided counsel for TEUC with the same request to submit their proposal by April 27, 2022. As with the other potential offerors, TEUC did not submit an alternative proposal for the Receiver's review and consideration.

The Court continued its ruling on the recommended sale offer for 30 days to allow the Receiver to consider and evaluate any alternative, feasible option to purchase the Park, along with a plan to correct the remaining health and safety violations, both park-wide and unit-by-unit, re-instate the Park's Permit to Operate ("PTO"), put the Park back into beneficial use, and expedite the Receiver's discharge, all while minimizing both the time and cost for the Court and parties needed to accomplish that work.

Not only is the recommended sale to La Hacienda the only viable option before the Court, but it stands alone on its own merits, by accomplishing all of the goals of the receivership.

By providing the potential offerors with La Hacienda's Purchase and Sale Agreement, the Amendment to Standard Offer, those groups had a distinct advantage in terms of developing an alternative plan and offer. By not submitting an alternative proposal, those groups in effect confirmed that the recommended sale to La Hacienda is not only a strong sale offer, but also a comprehensive and proactive approach to deal with the conditions that led to the Receiver's appointment. The recommended sale is a product of unprecedented cooperation, and as the Court noted in its April 7, 2022 Order After Hearing, the sale is one that **the parties want to consummate**. Therefore, the Receiver renews request to confirm the sale to La Hacienda Mobile Estates, LLC.

IV. UPDATE ON REPAIR PROGRESS

The Receiver and his contractor continue do make good progress on the park-wide and unit-by-unit repairs, with the first phase of junk, trash, and debris removal nearly complete. The Receiver and his contractor have experienced some added difficulty with maintaining compliance, as some units have re-offended by bringing large amounts of junk and trash back onto their lots after the Receiver's contracted already completed that work. The clean-out has been one of the most physically and emotionally taxing jobs for the contractor[1], and with that work nearly complete, the Receiver's contractor is preparing to start the next phase of the repairs.

The remaining repairs will address the most dangerous issue throughout the park, which are the illegally built and unpermitted cabanas. In addition to the cabanas, the Receiver has been informed that there are several units on site that are uninhabitable, and non-salvageable, which immediately threaten the health and safety of the occupants. This section will detail those complication, with the Receiver's plan on how to proceed.

a. MH Park Consulting Inspection and Recommendation re: Cabanas

Brad Harwood of MH Park Consulting conducted a follow up inspection on April 14,

[1] As the Court will recall, one particular unit required 112 labor hours to clear, during which the contractor uncovered dead dogs, and multiple holes that were dug into the ground and were being used as toilets.

2022 to document the resident's and contractor's progress to date. As part of Mr. Harwood's supplemental report, none of the cabanas in the Park meet the requirements of the California Residential Code, and they will need to be completely removed and rebuilt following the proper procedures.

The illegally built cabanas are the most dangerous issue remaining at the park. A cabana must have a permit, and under normal circumstances, the mobile home owner would submit plans that indicate the type of construction and materials that would be used. Those plans would also need to include some engineering to show that the proposed cabana would be structurally sound while freestanding, include electrical power and outlets like any room, and have fully insulated walls with greater insulation in the ceiling. A cabana must have the same supports as the home and must have tiedowns. This type of construction requires plans and a plan check by the enforcement agency, and there would be several inspections performed during the phases of construction so items that are covered during construction (insulation, wiring, trusses, etc.) can be inspected.

None of the cabanas at the Park meet these requirements, and it is clear that they were built by the residents without being approved by the enforcement agency, or inspected throughout their construction. The biggest concern, and most dangerous condition, is the illegal electrical work that was done by the residents in building these cabanas, which poses a serious fire danger to the residents, the park, and the surrounding public.

As part of its April 7, 2022 Order, the Court directed that the residents be given a reasonable period of time, not to exceed 60 days, to obtain permits for the items requiring permitting. The Court instructed the residents to provide evidence that they are actually attempting to obtain the appropriate permits by April 22, 2022. TEUC filed a Status Report stating that 17 units have taken steps towards obtaining the requisite permits. TEUC does not detail what steps were taken, and the only sentence in the Report states, "Residents from the following spaces have started the process of applying for permits."

TEUC's report alleges that the City's online permitting portal was malfunctioning, and that the City's Supervising Plans Examiner advised that the error would need to be addressed by

the City's tech department.[2] The Receiver contacted the City to confirm the allegations regarding the malfunction, and was notified that the City conducted tests of the online permitting system, and were unable to duplicate the alleged malfunction detailed in TEUC's report.

TEUC's report also does not clarify whether the 17 residents own the mobile home, and can therefore apply for the requisite permits, or if they are sublessees, in which case they cannot apply for the permits. TEUC's report acknowledges that in every case, the owners of these units refused to apply for the permits, thus not meeting the Court's April 22, 2022 deadline. The Receiver therefore requests clarification from TEUC on which of the units are owners and which are sublessees, as well as further detail on what actual efforts were taken to meet the Court's requirements.

The Receiver's contractor is underway with the removal of the remaining cabanas. Once the illegally built cabanas are removed, any efforts to rebuild them will be left to the owners. That will ensure that the proper planning, permitting, and inspection process is followed to ensure that the cabanas meet all legal and safety requirements.

b. Uninhabitable and Non-Salvageable Units

The Receiver has been advised that there are several uninhabitable units, and that the conditions of these units is so substandard that it is not feasible to make them safe for occupancy.[3] The Receiver's recommendation is to provide some immediate financial assistance to the residents of the units that are determined to be uninhabitable, and that the owners of these units be further ordered to pay the full amount of relocation assistance as authorized under the law.

Health & Safety Code §17980.7 gives the Court the authority to order the unit to be vacated where the conditions significantly affect the safe and sanitary use of the premises, and

[2] Although TEUC attributes this statement to the Plans Examiner, the actual statement was made by Alexandra Alvarado in an email to the Plans Examiner.

[3] For example, Unit 15B has been red-tagged by the city due to conditions stemming from the flooding of the improperly installed hot water heater. The interior of the unit has extensive mold and mildew, and is unsafe for habitation. The Receiver has been advised that anytime the water is turned on in that unit, water begins leaking through the walls. The Receiver's contractor will cap the hot water heater, per the MH Park Consulting Report, but that will not address the extensive mold or leaking.

directs the owner to pay relocation costs to lawful tenants. Health & Safety Code §17980.7(d)(3)(A). This is part of the Court's broad equitable powers to oversee the actions of the receivership, and is based on the Court's jurisdiction over the property itself. *See* Miller & Starr, 12 Cal. Real Est. § 41:9 (4th ed.) § 41:9; 6 Witkin, Cal. Proc. 5th (2008) Prov. Rem., § 419, p. 357.

Under the Health & Safety Code, this is considered emergency relocation. It is not an eviction, does not terminate any tenancy rights. In *Erlich v. Sierra Asset Servicing, LLC* (2014) 226 Cal.App.4th 1281, the Court considered whether a lease was terminated after building inspectors "red-tagged" a property and ordered the tenants to vacate. The Court concluded that the tenancy was not terminated, noting that the Health & Safety Code statutory scheme dealing with an emergency relocation all referred to tenants or lessees, and not former tenants or former lessees. Id at 1294. Giving those words their ordinary meaning, the Court found that the statutory scheme clearly contemplated that a tenancy would continue, even after the property is ordered vacated. *Ibid*. When viewing the Health & Safety Code § 17980.7, this is quite clear.

Under Health & Safety Code § 17980.7(d), an owner is required to pay relocation benefits to all "lawful tenants, and that after the property is made safe, the owner shall offer the first right of occupancy to those "lawful tenants" who received relocation benefits. There are at least four to six lots with (Receiver's estimation) tenancy rights, and those rights and the payments owed by the owners continue on, only in the form of money damages. Removal does not extinguish whatever tort or landlord-tenant rights the occupants have.

The Receiver has consulted with the Park owners, who are prepared to provide cash assistance to these residents, even though it is not their obligation to do so, in order to help them find safe, alternative housing. The Receiver can then make a recommendation to the Court regarding the relocation assistance that the mobile home owners should be ordered to pay to their sublessees.

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V. CONCLUSION

For the reasons stated above, the Court should confirm the sale to La Hacienda Mobile Estates, LLC.

Dated: May 2, 2022

Respectfully Submitted,

Mark Adams, Receiver for Trails End Mobile Home Park

MARK S. ADAMS, SBN 68300
THOMAS A. YATTEAU, SBN 317321
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Santa Monica, CA 90405
Tel. (310) 471-8181
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madams@calreceivers.com
Court-Appointed Receiver

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **DECLARATION OF MARK ADAMS** *(Filed concurrently with Receiver's Eighth Report)* Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: May 10, 2022 Time: 3:30 p.m.

I, MARK ADAMS, declare as follows:

1. The following is true and correct to the best of my knowledge. If called upon to do so, I could and would testify competently thereto in a court of law. I am the Court-appointed Receiver in this matter.

2. On April 14, 2022, Brad Harwood of MH Park Consulting conducted a follow up inspection to assess the repair progress to date. Following that inspection, Mr. Harwood prepared a Report, in which he detailed the condition and recommendation on how to address the illegally built cabanas on-site. I have been advised that the illegally built cabanas are the most dangerous issue throughout the park, and that the illegal electrical in these cabanas poses a serious fire danger to the residents, the park, and the surrounding public.

3. Mr. Harwood's assessment was that none of the cabanas in the Park meet the

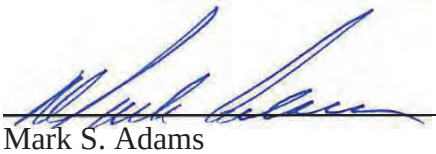
requirements of the California Residential Code, and they will need to be completely removed and rebuilt following the proper procedures. A true and correct copy of Mr. Harwood's Report is attached as **Exhibit 1**.

4. Following the April 1, 2022 hearing, I was contacted two potential offerors, who stated that they intended to submit an alternative proposal for my consideration. After not receiving their potential proposals, Tom Yatteau from my office emailed those potential offerors on April and asked them to submit their proposal by April 27, 2022 to allow myself and my staff adequate time to review and consider their proposal before filing this report. Copies of those emails are attached as **Exhibit 2**. Neither potential offeror submitted a proposal.

5. I have not been contacted by any potential co-op purchaser or counsel for Trails End United for Change, to discuss a potential co-op proposal. Mr. Yatteau sent the same email to counsel for Trails United for Change with the deadline to submit their proposal. A copy of that email is attached as **Exhibit 3**. As with the other potential offerors, no alternative proposal was submitted.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 2nd day of May 2022, in Santa Monica, California.



Mark S. Adams
Receiver for Trails End Mobile Home Park

Exhibit 1

MH Park Consulting

Brad Harward ● 4547 Golden Elm St ● Sacramento, CA 95834 ● 916-806-0303

February 17, 2022 Job Number: 22-01

To: Mark Adams
California Receivership Group
3435 Ocean Park Blvd #107,
Santa Monica, CA 90405

RE: Re-inspection of the Trails End Mobilehome Park, Park ID 10-0138-MP, located at 104 E. Sierra Ave Fresno, CA 93710.

The inspection date was April 14, 2022. The inspection was to verify compliance with issues noted in the previous inspections of February 3rd and 16th 2022. Those inspection were to note violations of the applicable laws and regulations contained in the Mobilehome Parks Act (Health and Safety Code §18200 et seq.) (HSC) and its adopted regulations contained in the California Code of Regulations, Title 25, Chapter 2 commencing with section 1000 (25CCR).

BACKGROUND

The Trails End Mobilehome park is a 60 space mobilehome park. This re-inspection was to emulate a Mobilehome Park Maintenance inspection that would occur in a mobilehome park. All lots were re-inspected.

There are no park-owned rental units in the park. However, there are several units owned by individuals that are rented. There are also several vacant lots and empty homes in the park.

The City of Fresno is the enforcement agency. The city has assumed the enforcement for the Mobilehome Parks Act and it's adopted regulations from HCD. It should be noted the City does not have enforcement for alterations to the homes in the park. Alterations to mobile/manufactured homes fall under the Manufactured Housing Act (HSC 18000 et. Seq) and only HCD is the enforcement agency for that Act.

ROOM ADDITIONS IN THE PARK

Many homes in the park have room additions known as a "cabana" in the regulations. These were obviously constructed by residents and without permits. The requirements for a cabana or habitable room are similar to the general construction for any home. The state regulations for a cabana are –

§ 1446. Cabana - Design and Construction.

A cabana shall be designed and constructed as a freestanding structure. A cabana shall not be attached to a unit. However, to provide a weather seal, flashing or sealing materials may be affixed between the cabana and the unit. The design and construction of cabanas shall follow the requirements contained in the California Residential Code, except as otherwise provided in this article.

As such, none of the cabanas in the park meet the requirements of the California Residential Code (CRC). While the CRC requirements are not overly difficult to fulfil, it is not merely enclosing a porch. Simply stated, a cabana must have a permit, have plans submitted that indicate the type of construction and materials, be structurally sound while being freestanding (include sheer walls), have electrical power and outlets like any room, and have fully insulated walls with greater insulation in the ceiling. Additionally, a cabana must have the same supports as the home (porches do not) and must have tiedowns.

This type of construction requires plans and a plan check by the enforcement agency. Typically, there are several inspections performed during phases of construction so items that are covered during construction (insulation, wiring, trusses, etc.) can be inspected. Also, some units may have plumbing (washer/dryer) that would require additional permits and inspection.

A further complication is the City of Fresno is the enforcement agency for the cabana construction, but if the cabana is getting power or plumbing from the home, it is an alteration to the home and only HCD can issue those permits. Also, only the homeowner can obtain a permit to alter the home. An occupant that does not own the home cannot obtain a permit to alter it.

Some of the cabanas in the park could fall into the definition of an “Awning Enclosure”.

> *Awnings may be completely enclosed with solid material, provided that fifty (50) percent of the total wall area is translucent or transparent material, of which twenty-five (25) percent of the total wall area shall be able to be opened for ventilation. Exiting requirements shall meet the requirements for a cabana…*
> *An awning shall not be enclosed unless the enclosure is designed and constructed as a freestanding structure or unless the awning is designed and constructed to withstand the additional forces imposed by the enclosure.*

However, as stated in the regulation, *Awning enclosures shall be used only for recreational or outdoor living purposes and shall not be used as carports or storage rooms, nor shall they be constructed or converted for use as a habitable room or a cabana.*

Because of the minimum health and safety regulations, nearly all the “cabanas” in the park will need to be removed or totally rebuilt.

INSPECTION

Of the 60 lots, five lots are vacant due to previous fires (lots 22, 23, 24, 27, and 28) and two lots (10 and 11) do not appear to have been occupied for a while.

Throughout the park residents have erected fencing on the front and sides of their lots. The electrical panels and disconnects for the adjacent homes are located behind these locked gates. The lot electrical service is not accessible for inspection or disconnect in case of emergency in violation of 25CCR 2130, 2134, and 2188.

Corrected; The deadfronts for the meter clusters on lots 10, and 15 have been replaced, and the deadfronts for pedestals on lots 8, 10, 11, 12, and 14 have also been replaced.

Corrected: The park gas meter-bank on lot 10 has had additional protection installed to prevent vehicle damage.

Corrected: Pedestals on lots 8, 10, 10D, 11, 12, 14, 15, 19, 29A, 33, 40, 42, 43, 46 and 48 have had either the deadfront replaced or the weather covers replaced.

Not Corrected: There is no onsite responsible person residing in the park as required by HSC 18603

18603(a) In every park there shall be a person available by telephonic or like means, including telephones, cellular phones, telephone answering machines, answering services or pagers, or in person who shall be responsible for, and who shall reasonably respond in a timely manner to emergencies concerning, the operation and maintenance of the park. In every park with 50 or more units, that person or their designee shall reside in the park, have knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and shall be familiar with the emergency preparedness plans for the park.

(b) (1) On or before September 1, 2010, an owner or operator of an existing park shall adopt an emergency preparedness plan.

(2) For a park constructed after September 1, 2010, an owner or operator of a park shall adopt a plan in accordance with this section prior to the issuance of the permit to operate.

(3) An owner or operator may comply with paragraph (1) by either of the following methods:

(A) Adopting the emergency procedures and plans approved by the Standardized Emergency Management System Advisory Board on November 21, 1997, entitled "Emergency Plans for Mobilehome Parks," and compiled by the Office of Emergency Services in compliance with the Governor's Executive Order W-156-97, or any subsequent version.

(B) Adopting a plan that is developed by the park management and is comparable to the procedures and plans specified in subparagraph (A).

(c) In every park, an owner or operator of a park shall do both of the following:

(1) Post notice of the emergency preparedness plan in the park clubhouse or in another publicly accessible area within the mobilehome park.

(2) Provide notice annually to all existing residents of how to access the plan and information on individual emergency preparedness contained therein and how to obtain the plan in a language other than English. This notice shall also be provided, upon approval of tenancy, to all new residents. This may be accomplished in a manner that includes, but is not limited to, distribution of materials and posting notice of the plan or information on how to access the plan via the internet.

(d) An enforcement agency shall determine whether park management is in compliance with this section. The agency may ascertain compliance by receipt of a copy of the plan during site inspections conducted in response to complaints of alleged violations, or for any other reason.

(e) Notwithstanding any other provision of this part, a violation of this section shall constitute an unreasonable risk to life, health, or safety and shall be corrected by park management within 60 days of notice of the violation.

Because there is no onsite responsible person, it is unlikely the Emergency Preparedness Plan is still available or that the residents are able to obtain a copy as required upon request.

PARK ISSUES NEEDING CORRECTION

Corrected: The lot electrical service equipment on lots 8, 10, 10D, 12, 14, and 49 had exposed or easily accessible live electrical parts.

Corrected: Lots 10D, 15, 19, 29A, 33, 40, 42, 43, 46 and 48 had electrical service equipment missing the cover to protect the equipment from weather damage.

Not corrected: There is an open sewer inlet on lot 11. Provide a gas-tight cap or plug for the opening when not in use. [25 CCR 1102(a), 1254(b)]

Corrected: The park's gas system is subject to vehicle damage. Park-owned gas meter equipment is not protected from vehicular damage. Provide mechanical protection by installing posts, fencing, or other barriers approved by the enforcement agency. [25 CCR 1228]

Not corrected: Throughout the park the required street lighting is nonexistent. The majority of the lights that are supposed to be used are either broken, missing, inoperable, or behind a fence. Provide adequate street lighting throughout the parkfor the full length of all roadways. [25 CCR 1108]

Not Corrected: Due to previous fires, lots 25 and 26, which are occupied, are without electric or gas service. There is no service to these lots. The park is responsible for providing these utilities to every lot. [25 CCR 1102]

LOT INSPECTIONS

Lot 1
All noted issues have been corrected.

Lot 2
All noted issues have been corrected.

Lot 3

1. There is a washing machine not approved for use in an exterior location and exposed to the weather on the porch. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. **New –** Several of the awning columns are damaged beyond repair. Replace the awning supports. [25 CCR 1608(b)]
3. **New –** the water heater compartment is missing the door and is not properly protected from the weather. Provide a protective covering or enclosure for the water heater. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]

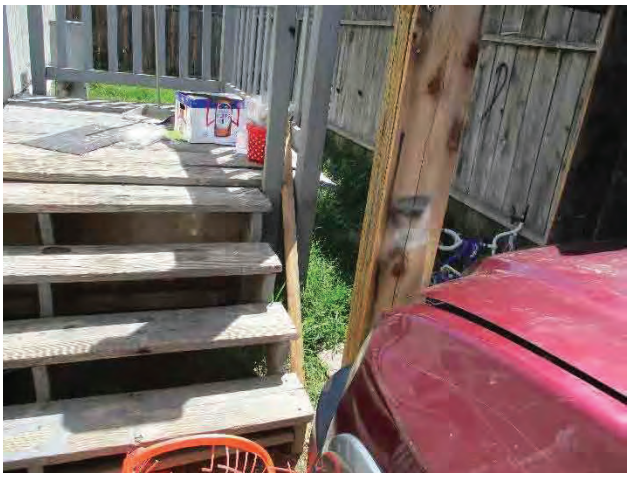
Lot 4

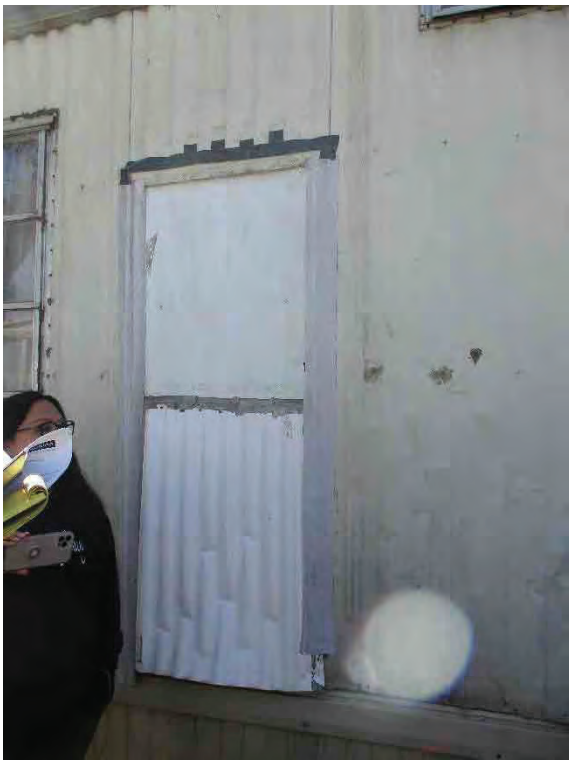
1. **New** – The porch/deck is structurally unsound. Thee decking is weather damaged and rotten. Reconstruct or remove the structure. A permit is required for this work. [25 CCR 1608(b)]
2. **New -**The opening for the AC-unit is not weather resistant. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g), 1607(g)]
3. **New-** the front stairway is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]
4. **New –** The front stairway handrail is structurally unsound. Reconstruct the stairway handrail. [25 CCR 1608(b)]

Lot 5

1. There is no complying stairway at each exit. Provide a complying stairway at each exit. [25 CCR 1429, 1368]
2. The stairway to the mobilehome does not have an adequate handrail. Every stairway with four or more steps or more than 30 inches (30") above grade shall be equipped with handrails and intermediate rails. Install the required intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]
3. **New –** The rear stairway is too narrow. The exit stairway for a door opening on the carport side, when necessary for vehicle access, shall be not less than twenty-eight (28) inches or the full clear width of the door opening, whichever is greater, when the stairs are parallel to the MH-unit [25 CCR 1498].

Lot 6





1. **New -** The stairway to the mobilehome does not have an adequate handrail. Every stairway with four or more steps or more than 30 inches (30") above grade shall be equipped with handrails and intermediate rails. Install the required intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]
2. **New-** There is excessive weeds on the lot causing a fire risk. Reduce the weeds. [25 CCR 1120]
3. **New-** There is There is an excessive accumulation of animal feces on the lot. Remove the animal feces from the lot. [25 CCR 1114]
4. **New –** There is inadequate combustion air vents in the water heater door. Provide combustion air openings to the water heater compartment. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]

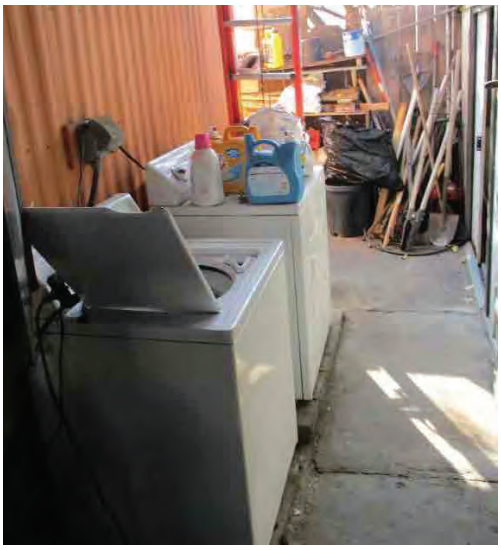
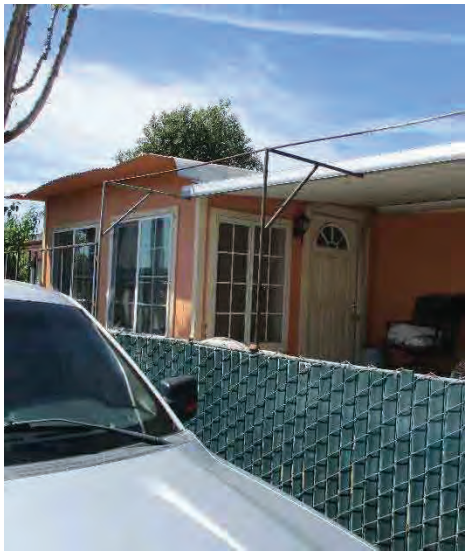
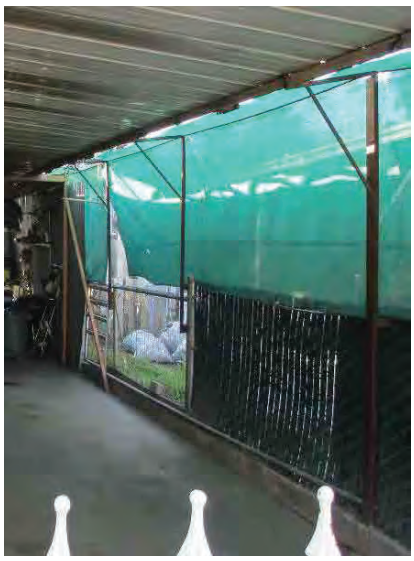
Lot 7

1. **New -** The stairway to the mobilehome does not have an adequate handrail. Every stairway with four or more steps or more than 30 inches (30") above grade shall be equipped with handrails and intermediate rails. Install the required intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]

Lot 8

1. **New -** A storage cabinet (shed) is constructed with combustible material and is within three feet (3') of the lot line or six feet (6') from combustible construction on the adjacent lot. Remove all combustible material within six feet (6') of the combustible construction on the adjacent lot. [25 CCR 1428(a), (b)]
2. **New -** There water heater is not accessible and there is inadequate combustion air venting in the water heater compartment. Provide combustion air openings to the water heater compartment. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
3. **New –** The steps to the rear door are structurally unsound. Replace or reconstruct the stairway. [25 CCR 1498(a), 1608(b)]

Lot 9

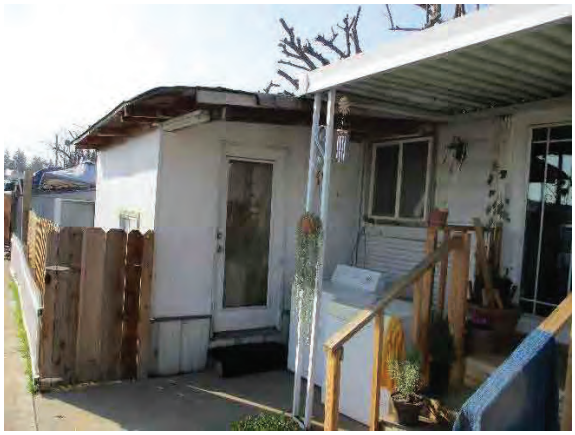
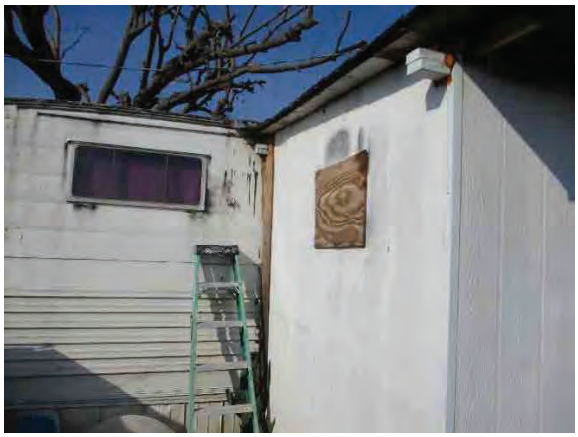




1. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Both the front and rear awnings have been altered by adding column extensions without a permit. No person shall reconstruct or alter any accessory structure without first obtaining a construction permit. [25 CCR 1018(a)]
3. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
   Note: it is possible this is a legal "awning enclosure" and meets those structural requirements provided it is not used as a habitable room.

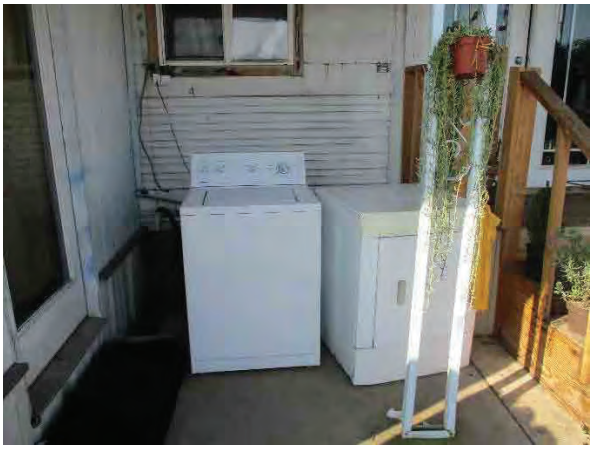
Lot 10

No violations

Lot 10A

1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]



2. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
3. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

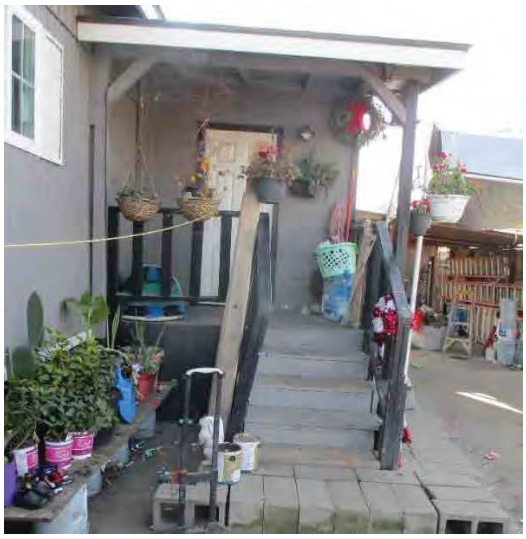
Lot 10B

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 10C

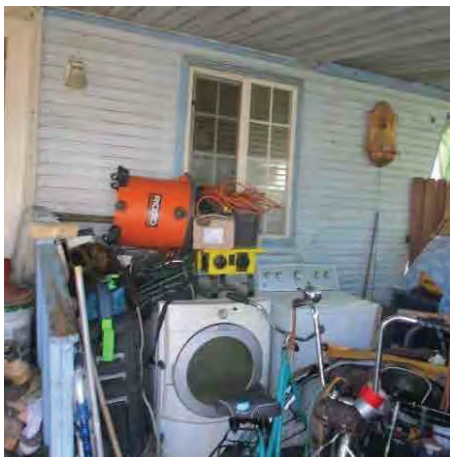
1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]

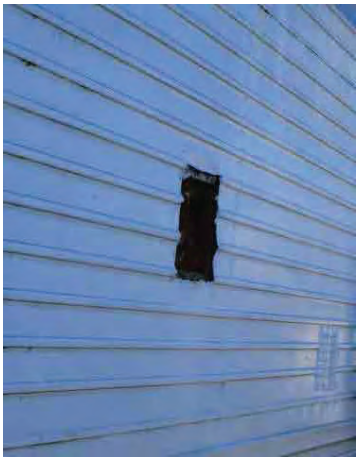
Lot 10D



1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
2. The stairway handrail is structurally unsound. Reconstruct the stairway handrail. [25 CCR 1608(b)]

Lot 10F

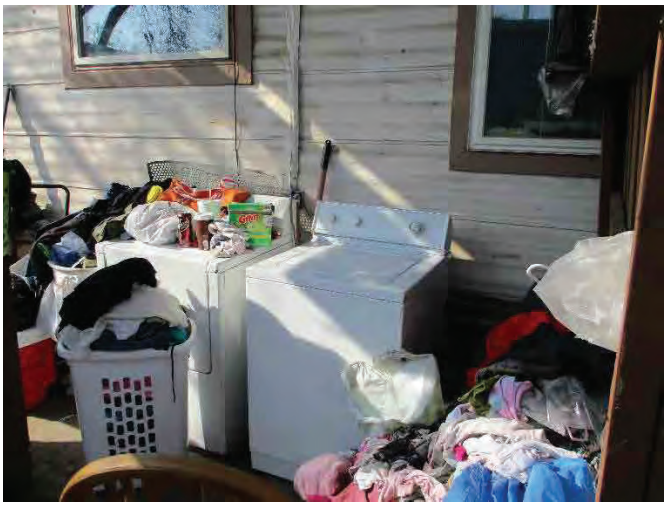




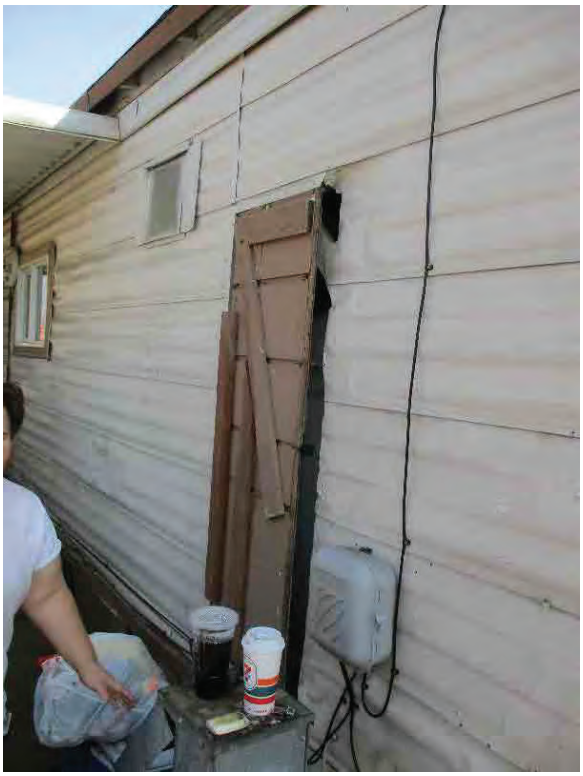
1. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. A faulty weather protection condition exists which directly affects the unit. There is an opening where a kitchen fan was removed and a wall AC-unit. Repair the exterior openings. [25 CCR 1606(g), 1607(g)]

Lot 11
Vacant lot, no issues.

Lot 12



1. There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]



3. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

Lot 13

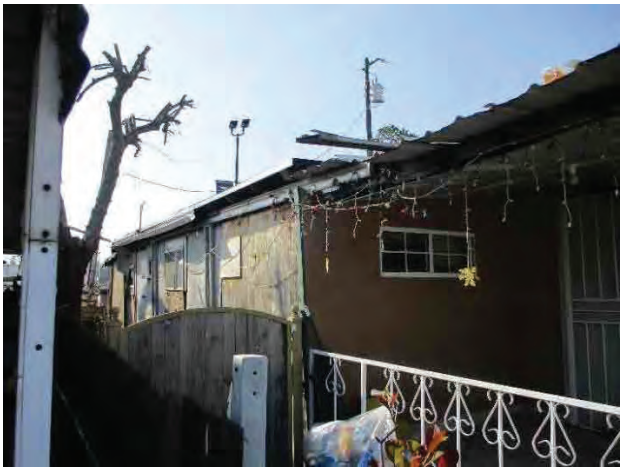
1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 14

It should be noted, this home is vacant and has had an internal fire causing significant damage.

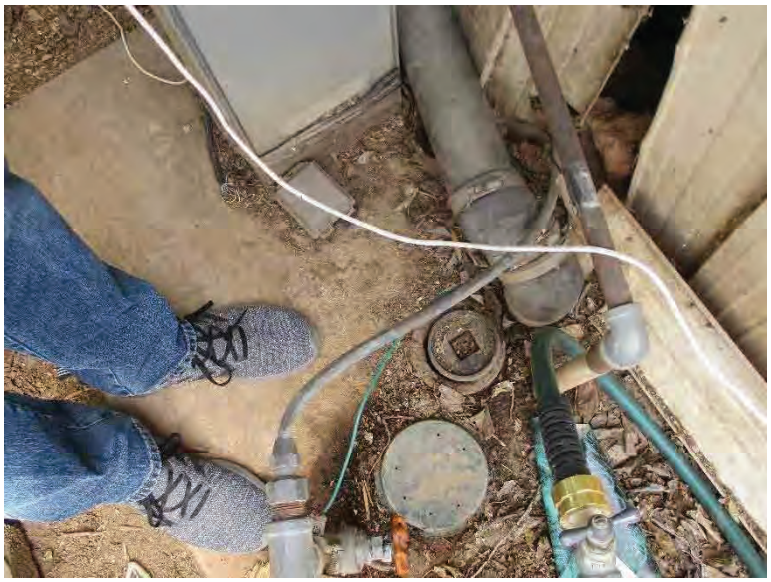
1. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. **New –** The steps to the rear door are structurally unsound. Replace or reconstruct the stairway. [25 CCR 1498(a), 1608(b)]
4. **New -** One or more required exterior egress doors are blocked or locked with an exterior hasp, preventing emergency exit. Remove the material or hasp in front of the door(s) and provide for proper exiting. [25 1606(k), 1607(k)]

Lot 15



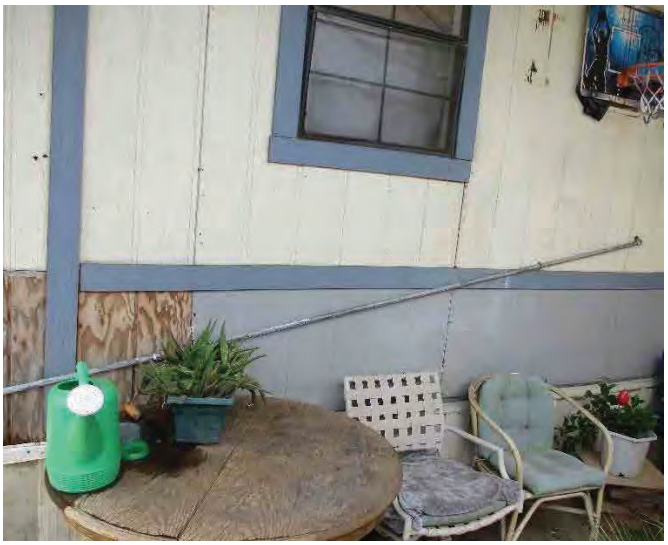
1. The condition of the cabana is substandard due to faulty weather protection, improper maintenance, structural inadequacies, or other deficiencies. Repair the substandard condition or remove the cabana from the lot. A permit is required for this work. [25 CCR 1608(a), (b), (g)]
4. A faulty weather protection condition exists which directly affects the unit. There is a broken window on the unit. Repair/replace the window. [25 CCR 1606(g), 1607(g)]
5. Electrical receptacle and switch installed in an exterior location are not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. A permit may be required for this work. [25 1134(a), 1170(a)]
6. The added awnings on the front and rear of the carport and the front of the home are structurally unsound. Repair to meet minimum structural requirements or remove the additional awnings. [25 CCR 1608(b)]

Lot 15A



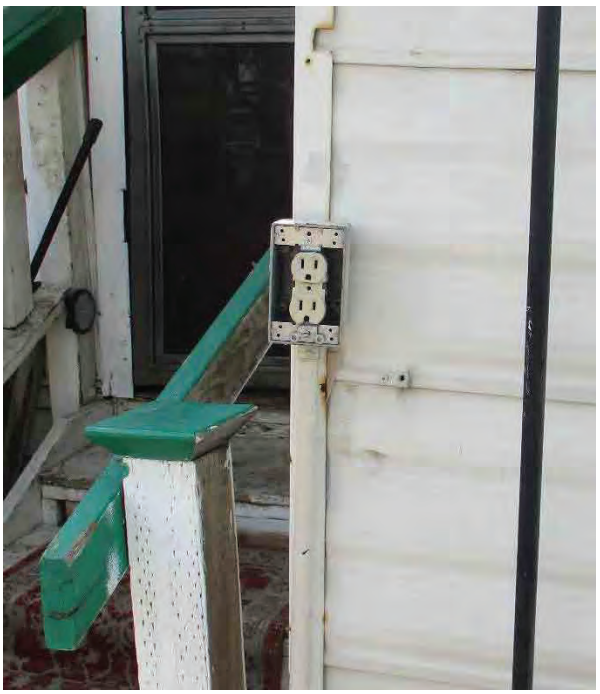
1. **New -** There is a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

Lot 15B



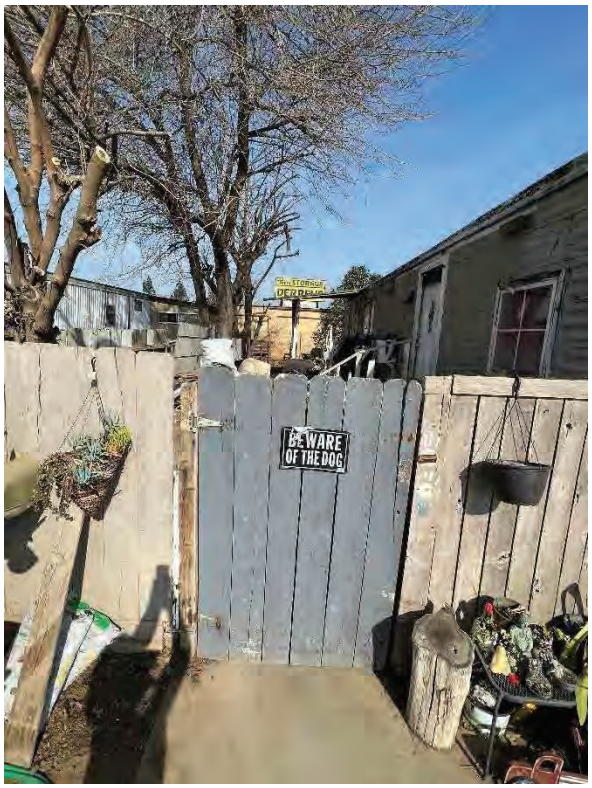
1. The water heater is not properly protected from the weather. Provide a protective covering or enclosure for the water heater. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
2. The water heater pressure relief valve is missing and is not properly extended to the exterior. Provide an operating pressure relief valve and extend the drain on the valve. The drain piping must be at least the size of the pressure relief valve threaded outlet and shall not be threaded on the discharge end. [25 CCR 1438, 1606(f), 1607(f), 1608(f), California Plumbing Code 608]
3. The water line for the water heater is connected with a rubber hose and is leaking. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
4. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
5. **New –** There is an unpermitted electrical outlet by the water heater. Make the necessary repairs to eliminate the substandard electrical condition(s). Clarifying comment required. [25 CCR 1188(b), (c), 1606(d), 1607(b)
6. **New –** There is an unpermitted gas line on the outside of the home running to the water heater. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
7. **New –** There is a significant water leak inside the home near the water heater. This condition violates minimum health and safety standards and requires correction. A permit is required for this work. Clarifying comment required. [25 CCR 1606(e), 1607(e)]
8. **New –** There is significant mold inside the home visible from outside. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g), 1607(g)]

Lot 15C



1. In addition to the main electrical supply, there is a second power supply to the unit. Remove the second power supply. [25 CCR 1352(f), 2352(f)]
1. **New -** The home has faulty weather protection which directly affects the unit (water heater door). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]
2. **New -** The water heater pressure relief valve is not properly extended to the exterior. Extend the drain on the valve. The drain piping must be at least the size of the pressure relief valve threaded outlet and shall not be threaded on the discharge end. [25 CCR 1438, 1606(f), 1607(f), 1608(f), California Plumbing Code 608]
3. **New -** Electrical receptacle installed on the front of the home is not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. [25 1134(a), 1170(a)]

Lot 16

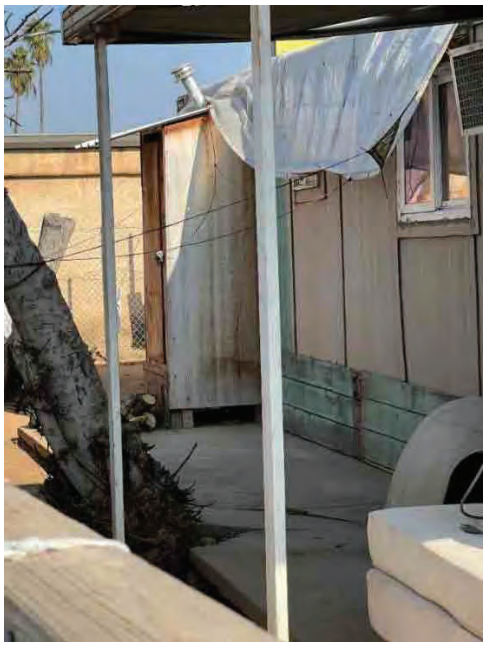


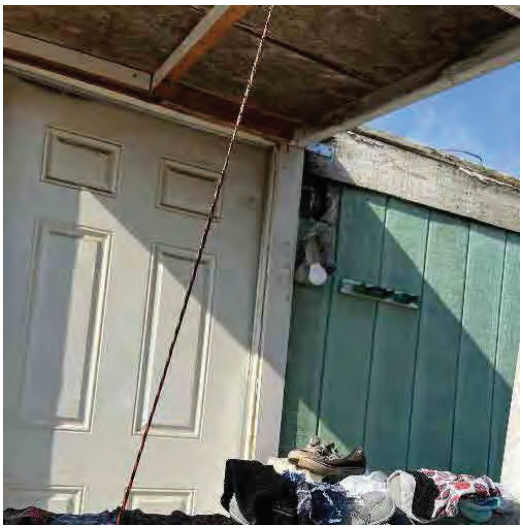
1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
3. The unit power supply cord is spliced or otherwise improperly altered. Replace the power supply cord. [25 CCR 1352(c)(2)]
4. There is no complying stairway at each required exit. Provide a complying stairway at each required exit. [25 CCR 1429, 1368]
5. The drain line is not properly supported. Provide adequate support at four-foot (4') intervals to maintain a grade of not less than 1/8 inch (1/8") per foot between the mobilehome and the lot drain inlet. [25 CCR 1358(d), 1606(e), 1607(e)]

Lot 17

All noted issues have been corrected.

Lot 18



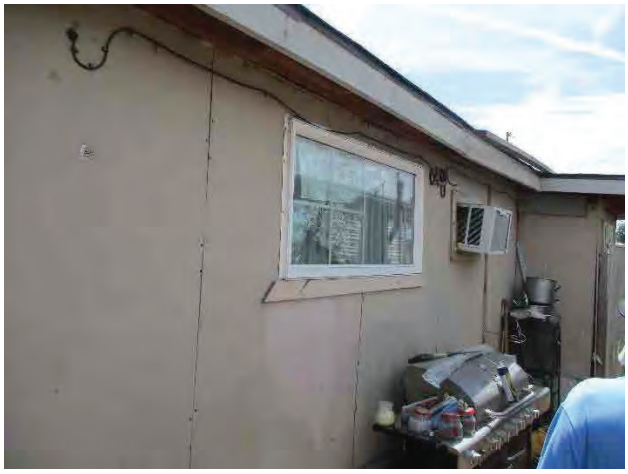


1. The water heater is not properly protected from the weather. Provide a protective covering or enclosure for the water heater. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
2. The water heater is not properly vented. Properly vent the appliance to the exterior. [25 CCR 1438, 1606(f), 1607(f), 1608(f)]
3. The stairway and/or landing is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]
4. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
5. Electrical equipment installed in an exterior location are not approved for wet or damp locations. Remove the unapproved equipment or device(s) or replace with equipment or device(s) approved for installation in damp or wet locations. [25 1134(a), 1170(a)]

Lot 19

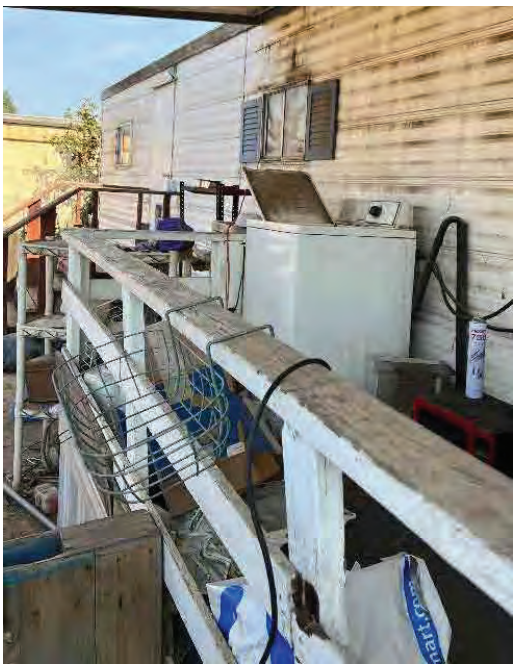
All noted issues have been corrected.

Lot 20



1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

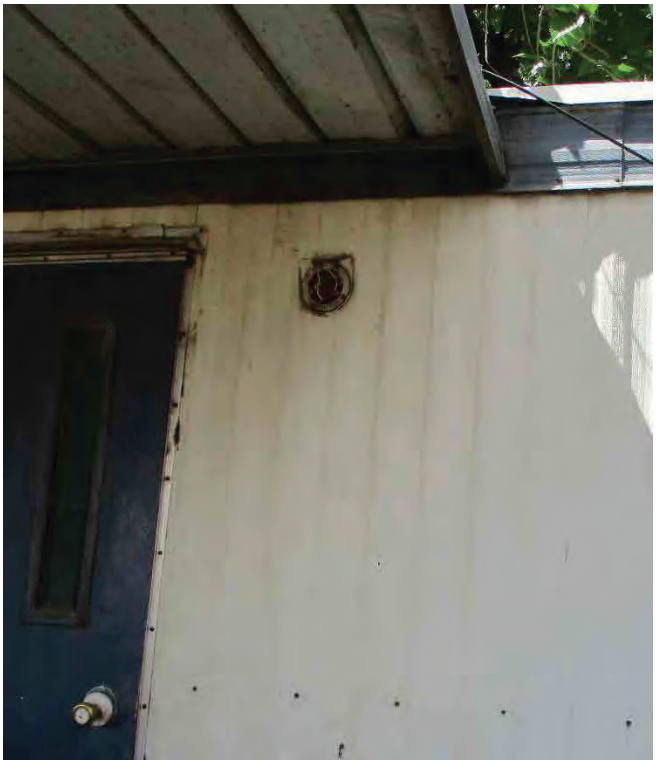
Lot 21



1. There is a washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. **New –** There is a broken window on the front porch side. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
3. **New –** The door light fixture is missing leaving an opening in the unit and exposed wiring. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

Lots 22, 23, and 24 are vacant.

Lot 25



1. Both lots 25 and 26 do not have electric or gas service available due to the fires on lots 22-24. The park is responsible for providing these services. [25 CCR 1102]
2. **New –** The door light fixture is missing leaving an opening in the unit and exposed wiring. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]

Lot 26

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. **New -** There is a refrigerator outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lots 27 and 28 do not contain homes due to fires. Lot 28 has a small "office" unit.

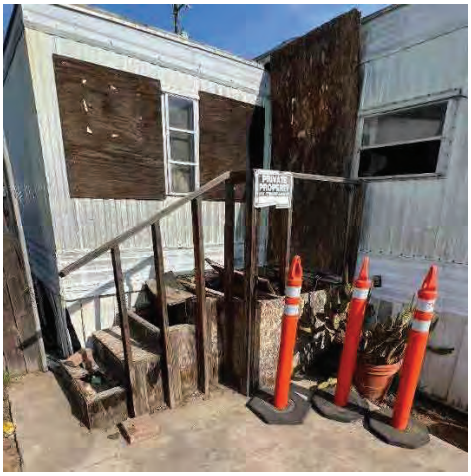
Lot 29

1. A habitable room addition (cabana) has been constructed without a permit and is substandard. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102, 1608]

2. The stairway to the mobilehome or accessory structure does not have a handrail. Every stairway with four or more steps or more than 30 inches (30”) above grade shall be equipped with handrails and intermediate rails. Install the required handrail and intermediate rails on the stairway. [25 CCR 1504, California Building Code 1012]

Lot 29A
No lot issues

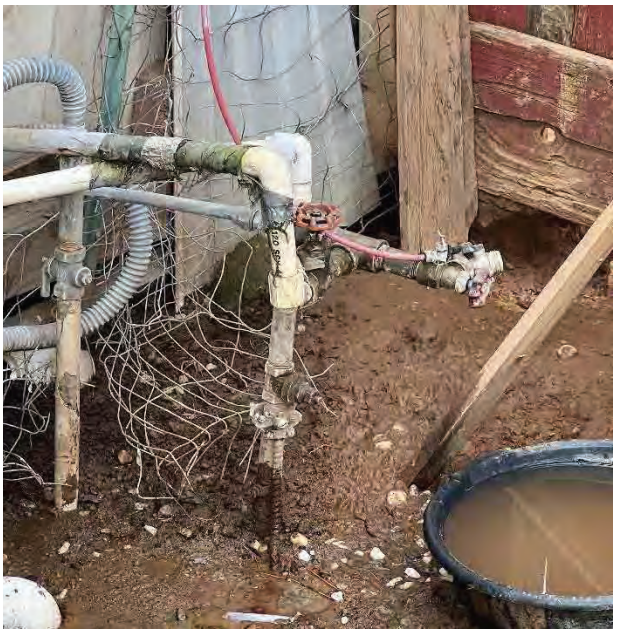
Lot 29B

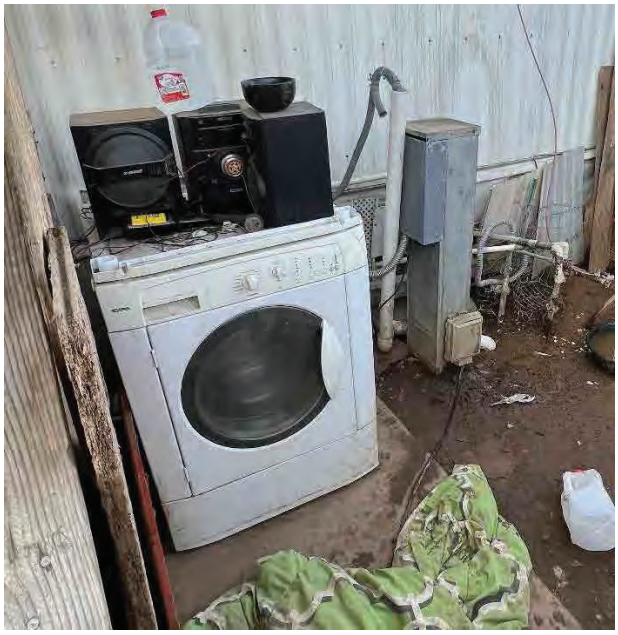


This home is vacant.

1. The home has faulty weather protection which directly affects the unit. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
2. The stairway and/or landing is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]
3. There is a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

Lot 29C





1. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]
3. There is a water leak at the lot water outlet. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]
4. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 30
No observed issues.

Lot 31
No observed issues.

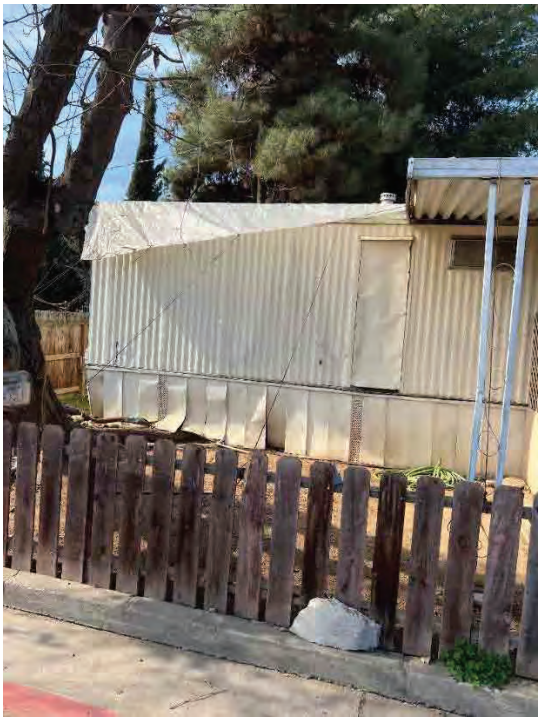
Lot 32

1. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102] **Note: if the solid material is more than 50% removed from one side and one end, this would meet the awning enclosure requirements.**

Lot 33

1. In addition to the main electrical supply, there is a second power supply to the unit. Remove the second power supply. [25 CCR 1352(f), 2352(f)]
2. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. The home has faulty weather protection which directly affects the unit (water heater door). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]
4. **New -** There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 34



1. The home has faulty weather protection which directly affects the unit (roof leak). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]
2. There is a clothes washer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
3. Wastewater from the clothes washer, sink, or other plumbing fixture is being discharged into an unapproved plumbing connection. A connection must be installed to an approved drainage system. [California Health and Safety Code 18554, 25 CCR 1358, 1606(e), 1607(e)]

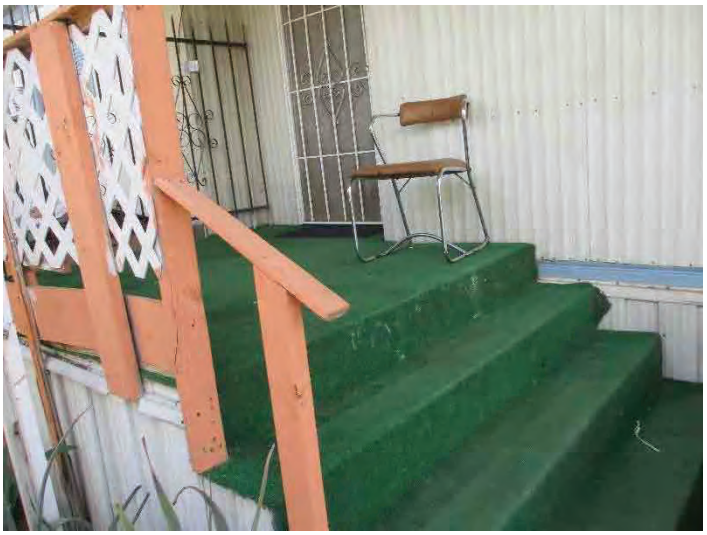
Lot 35

1. The home has faulty weather protection which directly affects the unit (plywood around AC unit). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)]

Lot 36

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. **New -** There is a washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 37



1. The awnings on the front and rear are structurally unsound. Repair to meet minimum structural requirements. [25 CCR 1608(b)]
2. Part of the awning material is combustible (fiberglass) and is within three feet (3') of the lot line. Remove all combustible material within three feet (3') of the lot line. [25 CCR 1428(a), (b)]
3. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
3. **New -** The stairway handrail is structurally unsound. Reconstruct the stairway handrail. [25 CCR 1608(b)]

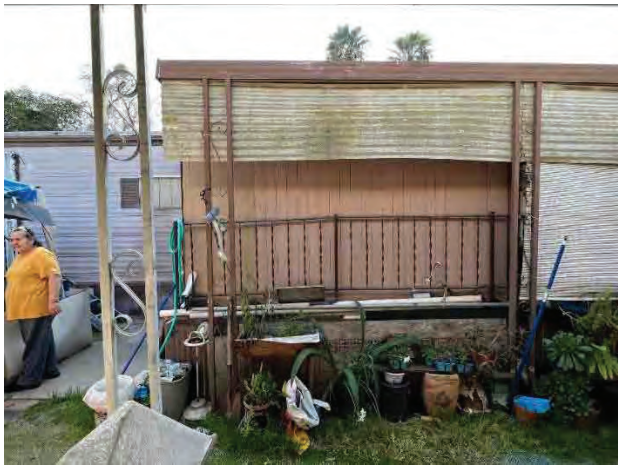
Lot 38

1. There is a clothes washer and dryer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliances out of the weather. [25 CCR 1134(a)]
2. The awning enclosure on the rear of the home is structurally unsound. Remove the awning enclosure or repair to meet minimum structural requirements. A permit is required for this work. [25 CCR 1608(b)]
3. **New -** The home has faulty weather protection which directly affects the unit (water heater door). This condition violates minimum health and safety standards and requires correction. [25 CCR 1607(g)

Lot 39

All noted issues have been corrected.

Lot 40

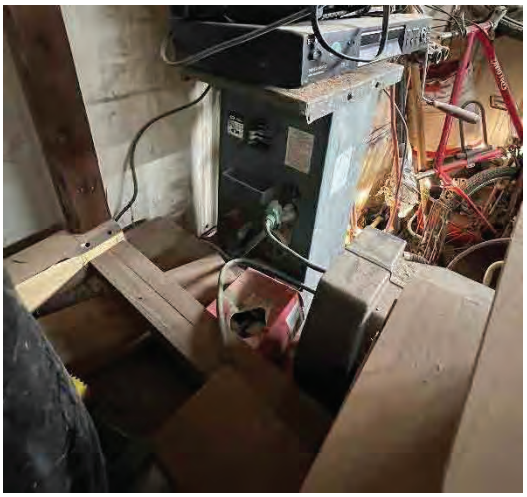


1. There is a refrigerator outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
2. The awning/ or carport enclosure is structurally unsound. Remove the enclosure or repair to meet minimum structural requirements. A permit is required for this work. [25 CCR 1608(b)]
3. The awning on the rear is structurally unsound. Replace to meet minimum structural requirements. [25 CCR 1608(b)]
4. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]

Lot 41

1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]

Lot 42

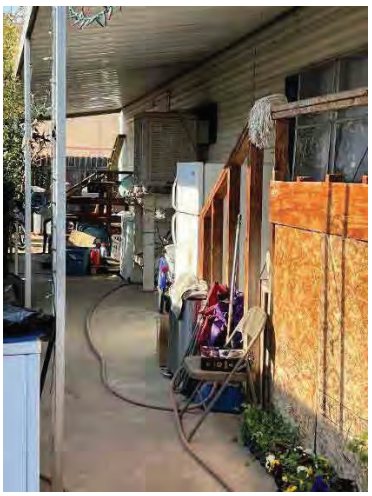


1. Due to the locked doors on the carport enclosure, the lot electrical service equipment is not accessible for inspection, repair, or disconnection in case of emergency. Provide an unobstructed working clearance around lot electrical equipment and remove the locked doors. [25 CCR 1183; Reference: California Electrical Code, Article 110-26]
2. **New –** The carport enclosure is not structurally sound and exceeds the minimum opening requirement for carport enclosures. At least two (2) sides or one (1) side and one (1) end of a carport shall be maintained at least fifty (50) percent open and unobstructed at all times. A carport which is partially enclosed shall be designed and constructed to withstand the additional lateral forces imposed by such an enclosure as required for awning enclosures.
3. **New -** An extension cord is being used to supply power to a source that requires a permanent wiring method. Remove the extension cord and rewire using an approved permanent wiring method. A permit may be required for this work. [25 CCR 1188(b)]
4. **New -** There is a dryer outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]

Lot 43

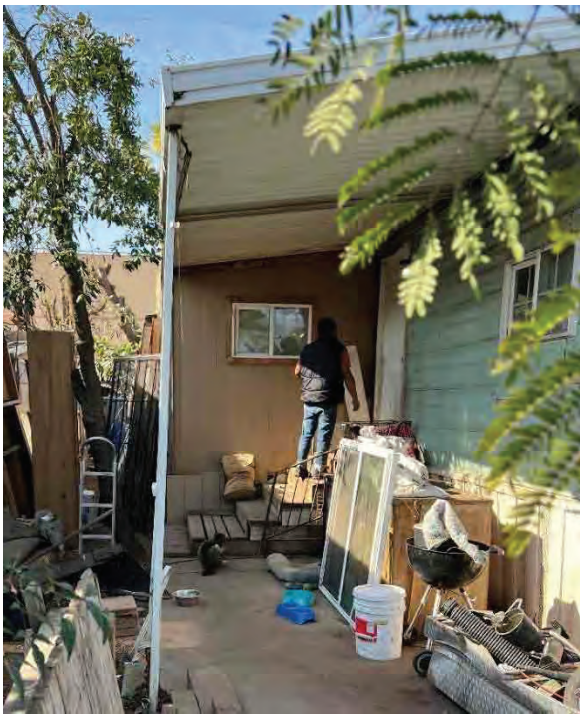
No lot issues observed

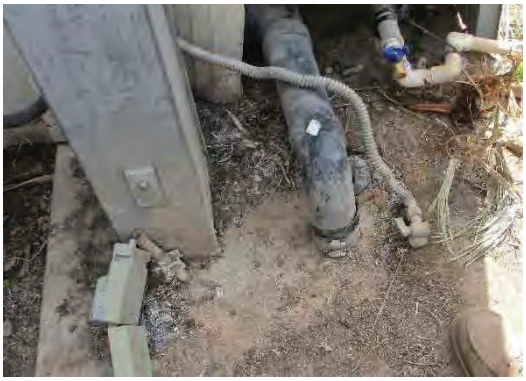
Lot 44



1. There is a refrigerator and a washer outside that are not approved for use in an exterior location and exposed to the weather. Relocate the appliances out of the weather. [25 CCR 1134(a)]

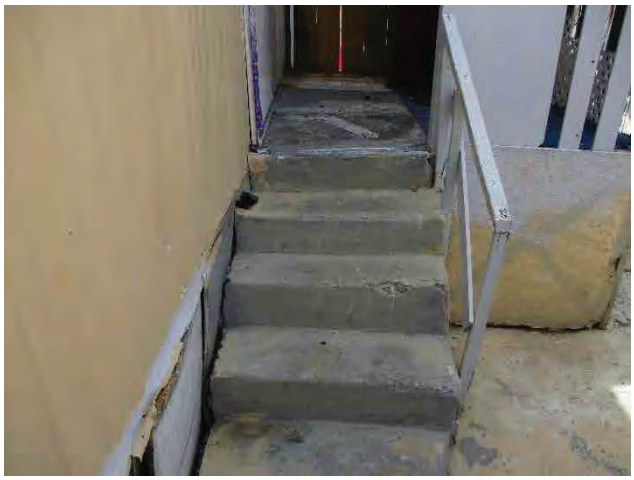
Lot 45





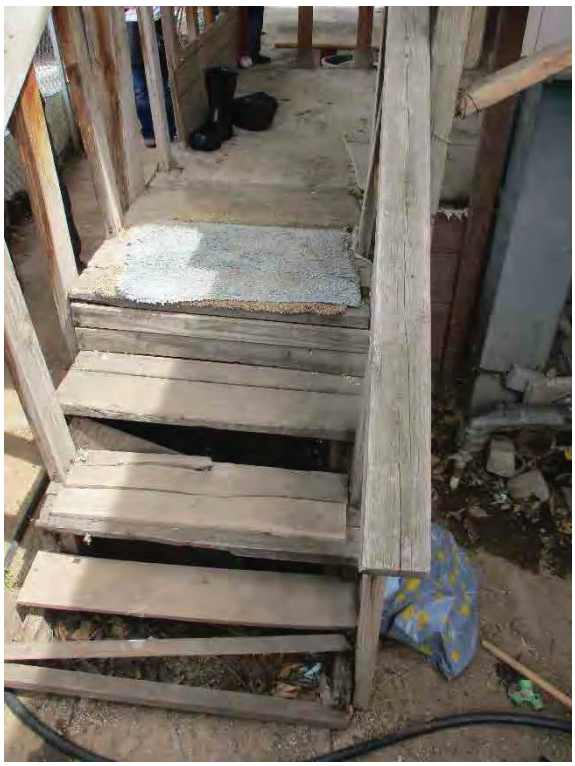
1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. **New -** There is a sewer inlet that is open. Provide a gas-tight cap or plug for the opening. [25 CCR 1102(a), 1254(b)]

Lot 46



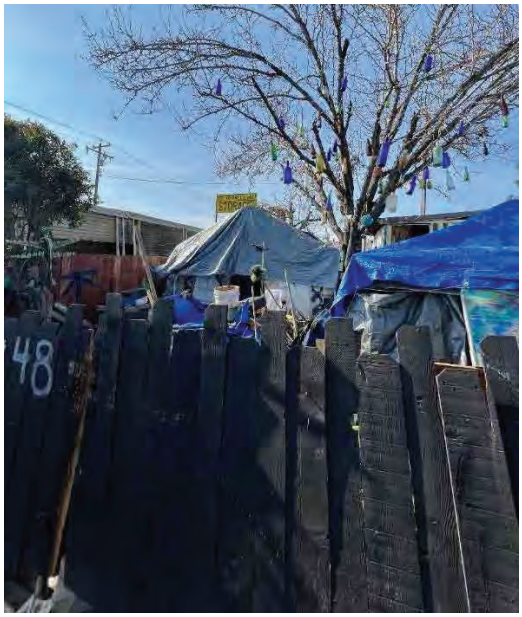
1. **New -** The awning on the rear is structurally unsound. Replace to meet minimum structural requirements. [25 CCR 1608(b)]
2. **New -** An extension cord is being used to supply power to a source that requires a permanent wiring method. Remove the extension cord and rewire using an approved permanent wiring method. A permit may be required for this work. [25 CCR 1188(b)] **Note:** the resident stated she had no power and this cord is powering the home.

Lot 47



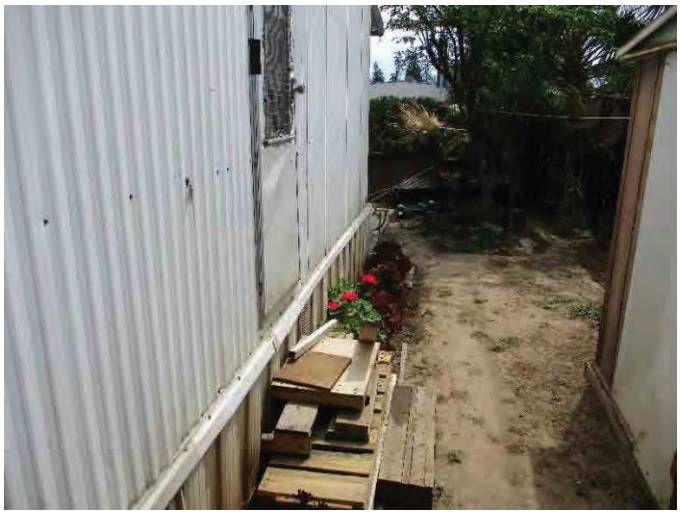
1. The stairway handrail is structurally unsound. Reconstruct the stairway handrail. [25 CCR 1608(b)]
2. The awning support is severely damaged. Repair, or replace awning support. [25 CCR 1608(b)]
3. **New-** the stairway is structurally unsound. Replace or reconstruct the stairway and/or landing. [25 CCR 1498(a), 1608(b)]
4. **New -**There is a water leak at the lot water outlet. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(e), 1607(e)]

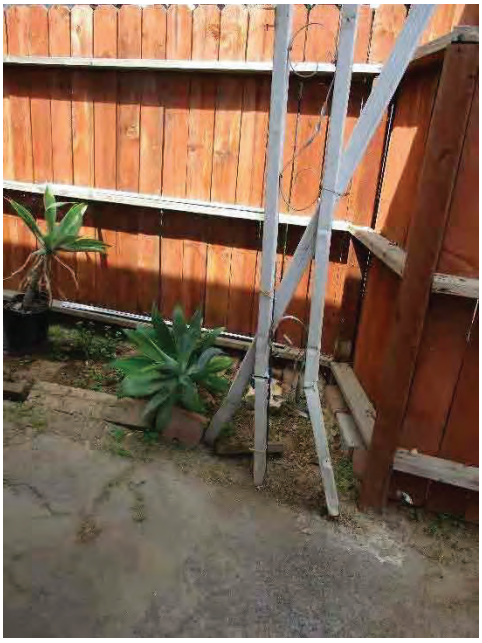
Lot 48



1. There is an accumulation of refuse, garbage, rubbish, lumber scraps, litter, or other combustible waste on the lot. Collect and dispose these materials. [25 CCR 1120]
2. A habitable room addition (cabana) has been constructed without a permit. No person shall erect, construct, install, or alter any building, structure, or accessory structure, within a mobilehome park without first obtaining a construction permit. Obtain construction permits or remove the cabana. [25 CCR 1018(a), 1102]
3. **New -**The storage cabinet is structurally unsound. Remove or replace the storage cabinet. Reconstruct the stairway handrail. [25 CCR 1608(b)]

Lot 49





1. The drain line for the washer is not maintained with a proper grade. Provide a grade of not less than 1/8 inch (1/8”) per foot between appliance and the lot drain inlet. [25 CCR 1358(d), 1606(e), 1607(e)]
2. There is no complying stairway at each exit. Provide a complying stairway at each exit. [25 CCR 1429, 1368]
3. **New –** Several of the windows are boarded over and several windows are broken. This condition violates minimum health and safety standards and requires correction. [25 CCR 1606(g)]
4. **New-** There is a refrigerator outside that is not approved for use in an exterior location and exposed to the weather. Relocate the appliance out of the weather. [25 CCR 1134(a)]
5. **New –** Several of the awning columns are damaged beyond repair. Replace the awning supports. [25 CCR 1608(b)]

END of Report

Exhibit 2

CALIFORNIA RECEIVERSHIP GROUP, INC.

Tom Yatteau <tyatteau@calreceivers.com>

Trails End MHP - Deadline to Submit Proposal

Tom Yatteau <tyatteau@calreceivers.com> Mon, Apr 25, 2022 at 3:17 PM
To: "Matthew R. Nutting" <mnutting@ch-law.com>, Wayne Rutledge <wayne@uhbagels.com>
Cc: Mark Adams <madams@calreceivers.com>

Matthew and Wayne,

As part of its April 7, 2022 Order After Hearing, the Court continued its ruling on the Receiver's recommended sale for 30 days to allow the Receiver to consider any other legitimate proposals to purchase the receivership property.

The Receiver's Report must be filed by May 2, 2022, so in order for the Receiver and his staff to adequately review and vet any alternative as part of that Report, that proposal must be submitted no later than April 27, 2022.

Any proposals submitted after that date cannot be adequately considered by the receivership and our Report to the Court will indicate that you were advised of the due date and did not meet our reasonable requirement.

Thank you,

Tom Yatteau, Esq.
Counsel
tyatteau@calreceivers.com
(310) 471-8181
(310) 471-8180
www.calreceivers.com

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CALIFORNIA RECEIVERSHIP GROUP INC.

Tom Yatteau <tyatteau@calreceivers.com>

Trails End Mobile Home Park - Deadline to Submit Proposal

Tom Yatteau <tyatteau@calreceivers.com> Mon, Apr 25, 2022 at 3:16 PM
To: "johndthor@gmail.com" <johndthor@gmail.com>
Cc: Mark Adams <madams@calreceivers.com>

John,

This is a follow up on our call this afternoon - I've attached the PSA, Amendment, and a partial park census.

As part of its April 7, 2022 Order After Hearing, the Court continued its ruling on the Receiver's recommended sale for 30 days to allow the Receiver to consider any other legitimate proposals to purchase the receivership property.

The Receiver's Report must be filed by May 2, 2022, so in order for the Receiver and his staff to adequately review and vet any alternative as part of that Report, that proposal must be submitted no later than April 27, 2022.

Any proposals submitted after that date cannot be adequately considered by the receivership and our Report to the Court will indicate that you were advised of the due date and did not meet our reasonable requirement.

Thank you,

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3 attachments

Trails End Survey_Rev_11.17.2021.pdf
200K

2022.01.14 Trails End - PSA Fully Executed.pdf
6431K

2022.03.08 Trails End - Amendment to PSA Fully Executed.pdf
6334K

Exhibit 3

CALIFORNIA RECEIVERSHIP GROUP, INC.

Tom Yatteau <tyatteau@calreceivers.com>

Trails End MHP - Deadline to Submit Proposal

Tom Yatteau <tyatteau@calreceivers.com> Mon, Apr 25, 2022 at 3:17 PM
To: Mariah Thompson <mthompson@crla.org>
Cc: Mark Adams <madams@calreceivers.com>

Mariah,

As part of its April 7, 2022 Order After Hearing, the Court continued its ruling on the Receiver's recommended sale for 30 days to allow the Receiver to consider any other legitimate proposals to purchase the receivership property.

The Receiver's Report must be filed by May 2, 2022, so in order for the Receiver and his staff to adequately review and vet any alternative as part of that Report, that proposal must be submitted no later than April 27, 2022.

Any proposals submitted after that date cannot be adequately considered by the receivership and our Report to the Court will indicate that you were advised of the due date and did not meet our reasonable requirement.

Thank you,

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Learn more about **Health and Safety Receiverships >** | Join Our **Mailing List >**

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PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **May 2, 2022**, I served the following listed document(s), by method indicated below, on the parties in this action: **Eighth Report of Receiver; Declaration of Mark Adams**

*****SEE ATTACHED SERVICE LIST*****

☐ **BY U.S. MAIL IF NO EMAIL LISTED**

By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

☐ **BY ELECTRONIC SERVICE (via electronic filing service provider)**

By electronically transmitting the document(s) listed above to LexisNexis File and Serve, an electronic filing service provider, at www.fileandserve.lexisnexis.com pursuant to the Court's _____ Order mandating electronic service. *See* Cal.R.Ct.R. 2053, 2055, 2060. The transmission was reported as complete and without error.

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By delivering the document(s) listed above in a sealed envelope(s) or package(s) designated by the express service carrier, with delivery fees paid or provided for, addressed as per the attached service list, to a facility regularly maintained by the express service carrier or to an authorized courier or driver authorized by the express service carrier to received documents.

X **BY ELECTRONIC SERVICE (to individual person)**

By electronically transmitting the document(s) listed above to the email address(es) of the person(s) set forth on the attached service list. The transmission was reported as complete and without error. *See* Rules of Court, rule 2.251.

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☐By placing the document(s) listed above in a sealed envelope(s) and instructing a registered process server to personally deliver the envelope(s) to the offices at the address(es) set forth on the attached service list. The signed proof of service by the registered process server is attached.

☐ **BY FACSIMILE**

By transmitting the document(s) listed above from Mark Adams, Esq., facsimile (310) 471-8181to the facsimile machine telephone number(s) set forth on the attached service list. Service by facsimile transmission was made pursuant to agreement of the parties, confirmed in writing.

X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Trevor Axt
Type or Print Name

Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

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Court-Appointed Receiver

E-FILED
5/9/2022 10:00 AM
Superior Court of California
County of Fresno
By: Estela Alvarado, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **SUPPLEMENT TO EIGHTH REPORT OF RECEIVER AND DECLARATION OF MARK ADAMS** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: May 10, 2022 Time: 3:30 p.m.

I. INTRODUCTION

I, MARK ADAMS, declare as follows:

1. The following is true and correct to the best of my knowledge. If called upon to do so, I could and would testify competently thereto in a court of law. I am the Court-appointed Receiver in this matter.

2. This Supplement is filed in advance of the May 10, 2022 Status Conference with special reference to the Receiver's recommended sale of the Park to La Hacienda Mobile Estates, LLC.

3. The Court on April 7, 2022 directed the Receiver to consider any alternative proposals to purchase the Park submitted to the Receiver prior to today's hearing. No such

proposals were submitted to the Receiver for review and consideration before the date which all potential bidders were directed to submit their offers to the Receiver. After that deadline, Trails End United for Change ("TEUC") submitted what can only be described as a concept directly to the Court, but no offer, in addition to the co-op concept that was part of TEUC's previous ex parte Motion heard by the Court on April 1, 2022.[1] The Receiver nevertheless did its best to review both proposals and submits its recommendations to the Court below.

II. CO-OP CONCEPT

4. With respect to the mobilehome owner co-operative concept, I have been familiar with that concept since at least as far back as my time at Fannie Mae in the early 1990's. In the right circumstances such a co-op can be a very feasible and even admirable option. But in the unique circumstances of Trails End Park, a mobilehome owner co-op would effectively put slumlords in charge of the Park.

5. Such co-ops are run on a one unit, one vote basis. But as TEUC itself has pointed out, approximately half of the units in his park are owned by 3 slumlords such as Rafael Herrera, the slumlord against whom the Receiver sought a contempt citation. So a co-op would itself be coopted by unit owners who are malevolent forces at the Park.

6. This point dwarfs the other reasons that the Receiver recommends against the co-op route. But those other reasons include: the co-op proposal does not contain a proposed purchase price, proof of funds or even an adequate description of how such a co-op would work in reality. Considering the extreme threats of violence (including gun violence) at the site by the owners of units which are clients of TEUC and by other residents, the residents as a group are not a recommended owner for the Park in the future.

III. CARITAS CONCEPT

7. The other concept proposed by TEUC, namely seeking to involve Caritas Corporation, has more potential merit. Caritas is a credible group some senior staff of which are

[1] The court denied TEUC's ex parte Motion, as detailed in the April 7, 2022 Order After Hearing.

personally known to me. I have proposed to both Caritas and to La Hacienda (and they have agreed) that post-closing, we all convene for a meet and confer session to consider the proper role for Caritas at the Park, whether that be an outright purchase from La Hacienda Mobile Estates, LLC, some sort of joint operating agreement or some other role that one of those parties can propose. Due to the lateness of Caritas' letter, those arrangements are still being finalized and more detail is hoped to be provided soon.

8. The Receiver's recommendation is this: approve the recommended sale to La Hacienda Mobile Estates, LLC with Court authorization for the Receiver to explore post-closing with La Hacienda and Caritas how Caritas can play an ongoing role at the Park.

9. I do not recommend the proposal to cancel the La Hacienda sale and then embark on some indeterminate journey exploring whether Caritas might have some role to play while the Receiver would have to unravel the entire La Hacienda transaction. Any more uncertainty at this troubled mobilehome park leaves the residents in jeopardy and that is not in the interest of any party.

IV. THERE IS NO ALTERNATIVE PROPOSAL FOR THE COURT TO CONSIDER

10. The Court continued its April 7, 2022 ruling on the recommended sale offer for 30 days to allow the Receiver to consider and evaluate any "…other legitimate proposals for purchase of the subject property…". The Eighth Report noted that the Receiver had advised all then potential bidders to submit their bids by last week so that the Receiver could adequately analyze and research the purchase bids in time for today's hearing. No such bids were submitted to the receiver either before or after the Receiver's deadline.

11. TEUC elected to not submit the Caritas exploratory letter concept to the Receiver and instead submitted it directly to the Court. As noted previously, members of Caritas' senior staff are personally known to me. Notwithstanding, Caritas' letter does not meet the criteria of being a "legitimate proposal for purchase."

12. I do recommend that the Receiver, La Hacienda and Caritas explore, post-La

Hacienda closing, what role Caritas might play in the future.

13. Caritas makes clear that it is not submitting an offer, that it is not bound to submit and offer, that such an offer would be subject to yet another round of negotiations with the current owners of the Park regarding terms and conditions of the sale. Also in my experience, such nonprofits as Caritas require taxpayer subsidy in one form or another and it is not entirely clear that the City of Fresno can and would provide such subsidy. Most importantly, only after purchasing the Park would Caritas be responsible to remediate the remaining health and safety violations. Those problems exist and must be remediated now.

14. Yet more delays in making the Park safe for the residents is a bad and possibly dangerous idea. Violence and threats of gun violence are not to be ignored in an unstable situation such as exists at this Park. Accordingly, the recommended path, i.e. post-closing discussions, is the correct path forward.

15. The Court set the instant status conference to consider any other legitimate proposals to purchase the Park that would also allow the Receiver to continue the ongoing abatement work at its current pace. TEUC's proposal meets none of those requirements. Instead, TEUC ask the Court to cancel the existing sale, construction agreement, security agreement, and property management agreement,[2] with no concrete alternatives with which to replace them. TEUC provides no actual offer to purchase the Park, no timeline to complete negotiations and close the sale, no plan to address the remaining health and safety violations, and no commitment to start that work until the sale closes. Further time delays and continued uncertainty are not the friend of Trails End Mobilehome Park.

16. The recommended sale to La Hacienda contains a strong sale agreement, certainty of closing and assures that slumlords such as Rafael Herrera do not end up in voting control of the Park. The proposed sale is the result of unprecedented cooperation among the Receiver, the current owner and La Hacienda. And while the City of Fresno is deferring to the discretion of this Court re the sale, the City has been fully briefed on all aspects of the sale, proposed new

[2] While beyond the scope of today's hearing, a cancellation of Harmony's construction contract, based as it was on Harmony's eventual purchase of the Park, would cause a very substantial penalty which would have to be paid by the receivership estate.

Park rules[3] and La Hacienda's commitment to abide by Fresno's rent control ordinance. The sale to La Hacienda Mobile Estates, LLC should be confirmed.

V. THE REMAINING ISSUES RAISED BY TEUC ARE NOT PROPERLY BEFORE THE COURT

17. The balance of TEUC's Memorandum and further request for instruction are not properly before the Court, and the Court need not consider them at this time. California Code of Civil Procedure §568.3 provides that a tenant association or organization may file a motion in a receivership action for the purpose of seeking further instructions or orders from the court if a substandard building exists, or if dispute or controversy exists concerning the powers or duties of the receiver affecting a tenant or the public.

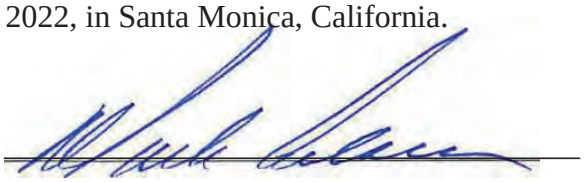
18. TEUC certainly knows the proper procedure for it to ask the Court to consider CCP 568.3 claims. The hearing on a confirmation of sale is not that proper procedure.

VI. CONCLUSION

19. For the reasons stated above, the Court should confirm the sale to La Hacienda Mobile Estates, LLC as provided for in this Report.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 8th day of May, 2022, in Santa Monica, California.



Mark Adams, Receiver for Trails End Mobile Home Park

[3] Section 798.25 of the Mobile Home Residency Law governs the process to amend the park's rules and regulations.

PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **May 9, 2022**, I served the following listed document(s), by method indicated below, on the parties in this action: **Supplement to Eighth Report of Receiver and Declaration of Mark Adams**

*****SEE ATTACHED SERVICE LIST*****

☐ **BY U.S. MAIL IF NO EMAIL LISTED**

By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

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X **BY ELECTRONIC SERVICE (to individual person)**

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☐ **BY FACSIMILE**

By transmitting the document(s) listed above from Mark Adams, Esq., facsimile (310) 471-8181to the facsimile machine telephone number(s) set forth on the attached service list. Service by facsimile transmission was made pursuant to agreement of the parties, confirmed in writing.

X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Karen Xu
Type or Print Name

Karen Xu
Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

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E-FILED
7/8/2022 5:15 PM
Superior Court of California
County of Fresno
By: Estela Alvarado, Deputy

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Court-Appointed Receiver

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **TENTH REPORT OF RECEIVER** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: July 12, 2022 Time: 3:30 p.m.

I. INTRODUCTION

This Report is filed in advance of the July 12, 2022 Status Conference, and updates the Court and parties on the status of the ongoing abatement work as this matter continues to wind down. As will be detailed below, many of the major outstanding issues are substantially completed, and the Receiver's contractor estimates the remaining scope of work on the individual units will be completed in 4-6 weeks. At this time, the Receiver asks the Court to set a further Status Conference in 90 days. Over the next 90 days, the repairs can be completed, the PTO can be reinstated, and the Receiver can file a Motion for Discharge to be heard on the same date as that Status Conference.

II. UPDATE ON REPAIR PROGRESS

The Receiver and his contractor are underway with the last phase of the on-site work. The remaining park-wide projects are all on track to be completed by the end of the month, and the Receiver's contractor estimates the remaining issues on the individual lots will be cured in approximately 4-6 weeks. This section also updates the Court on the status of the non-salvageable units, as well as the Proposed Amended Park Rules.

a. Update on Park-Wide Projects

The only park-wide projects that remain are hiring an on-site manager, restoring the park-wide lighting system, scheduling various electrical pedestal/service repairs, and completing tree trimming. Each of these projects are substantially complete, with the remaining work involving permitting and scheduling with PG&E.

The Buyer has purchased a mobile home for the on-site manager, which was delivered on July 7, 2022. The Buyer will install the mobile home after pulling the necessary permits, all of which should be completed by the end of July. Once the mobile home is installed, the Buyer can hire an on-site manager.

The repairs to the park-wide lighting system are complete. All that remains is for PG&E to inspect the system and restore service. Obviously, that depends on PG&E's scheduling and availability, but the Buyer estimates that will be completed in approximately two weeks.

There are additional on-site projects that are nearing completion. An electrician visited the Park on July 7, 2022 to repair the electrical pedestal for Unit 48. The gas service was restored to Units 25 and 26, which had gone without service dating back to the fires that preceded the receivership. Electrical service to those units is also ready to be restored, which PG&E will inspect before restoring that service. As with the park-wide lighting system, the Buyer estimates that will be completed in two weeks.

Finally, there are various areas of the Park that require tree trimming The Park owners completed the same work at the time of the Receiver's appointment, and the Receiver will arrange to perform additional tree trimming throughout the Park, as necessary, in the next month.

b. Update on Individual Units and Re-Offending Units

The remaining issues for the individual units are relatively minor, and the Receiver and his contractor are working with the residents to complete those repairs. The Receiver and his contractor will address the most troubling violations, like the remaining illegally built cabanas and structurally unsound awnings, while leaving the more non-imminent violations, like broken windows and skirting, to the individual home owners. Based on the minimal scope of work that remains, the Receiver's contractor estimates the individual unit repairs will be competed in 4-6 weeks.

As detailed in previous reports, there are several units that the Receiver's contractor previously cleaned up, but those units have since re-offended by bringing excessive trash and debris back onto their lots. There are approximately 8-10 units that the Receiver's contractor has cleared twice or more, with the worst offender being Unit 36. As the Court will recall, the Receiver's contractor initially spent 112 labor-hours to clear Unit 36, only to see the exterior filled back up with additional junk and debris shortly thereafter. Since starting their on-site work, the Receiver's contractor estimates that they have spent over 200 labor-hours on this unit alone. The residents of Unit 36 appear to treat their unit as some sort of junk yard, with no concern about the health and safety risks their repeated behavior has on their fellow residents.

With the receivership winding down, it is no longer feasible for the Receiver or his contractor to continually clean-out these reoffending units. These units need to begin to exhibit responsible property ownership and maintenance as neighbors in the Park community. Moving forward, each of these re-offending units either need to maintain their property in compliance with the park rules, or likely face an eviction.

The Court has made it clear that the Receiver may not proceed with any eviction without prior court approval. Based on the estimated time to complete the remaining repairs, reinstate the PTO, and close the sale, the Receiver does not anticipate asking the Court to approve any eviction proceedings before being discharged.

The process and requirements to terminate a tenancy and pursue an eviction within a mobile home park is codified in Civil Code Sections 798.55 et seq. of the Mobile Home

Residency Law. Generally, for violations of park rules and regulations, the resident is given a 7-Day Notice, which is a written notice of the alleged rule or regulation violation that the resident failed to cure within seven days. If a resident has been given three 7-Day Notices within a 365-day period, they are then given a 60-day Notice of Termination of Tenancy. Eviction proceedings do not begin until the 60-day period lapses, and generally speaking, residents can cure their violation at any point during the 7-Day Notice and 60-Day Notice process.[1]

The above-described process is how mobile home parks are managed and maintained throughout California. Again, it is unlikely that the any eviction proceedings will be brought before discharge. As the receivership transitions towards discharge, this process will be relied upon to maintain the conditions at the park moving forward, rather than asking the Court to extend the receivership to repeatedly clean-out these re-offending units or to pursue individual eviction actions against these residents.

c. Update on Non-Salvageable Units

The previous Report detailed five units where the conditions were so substandard that it was not feasible to make them safe for occupancy: Unit 10B, Unit 10C, Unit 15B, Unit 18, and Unit 29B. Units 10B and 10C both accepted cash-for-keys deals, and those lots have been cleared. After completing an asbestos test on Unit 29B, the Receiver completed the recommended abatement, and that unit will be demolished by the end of the month. The Receiver worked with counsel for TEUC on behalf of the tenant in Unit 15B to accommodate his move into more safe housing. The tenant was provided with relocation assistance, and given the time to find a safe place to live, and then gather and move his personal belongings. As with Unit 29B, the Receiver has scheduled the required asbestos test, and plans to demolish that unit at the same time as 29B.

The Receiver and his contractor performed a thorough inspection of Unit 18 to assess the extent of the substandard conditions. While the exterior exhibited concerning signs, the interior is in fairly good condition and does not require further action.

[1] This is a general principle, and the Receiver understands that it largely depends on the severity of the violation.

There is one additional non-salvageable unit that does need to be addressed: Unit 12. The roof was installed without a permit, and has inadequate weather protection. There are holes in the walls on the interior, and there are several areas, including the exhaust vent, the water heater, and the window AC unit that do not prevent water intrusion. The previous tenants were provided with relocation assistance and have already moved out of the Park. Once the tenants moved out, the Receiver boarded and secured the Unit to prevent any squatters from moving in. The Receiver has scheduled the required asbestos test, and plans to demolish that unit along with 15B and 29B once it has the clearance to do so.

d. Update on Proposed Amended Park Rules

The Receiver and the on-site property management company held a community meeting on July 23, 2022 to allow the residents to provide their input regarding the proposed amendments to the Park Rules. The meeting lasted over an hour and a half, during which the residents provided their feedback and requested clarification on specific rules and the standards moving forward once the amendments become enforceable.

The specific answers to the residents' questions will be detailed in a cover letter that will be provided to all residents, along with a copy of the Final Amended Park Rules. Generally speaking, the amended park rules will apply prospectively, and will not be enforced retroactively. For example, many residents had questions about the number of pets that will be allowed under the new rules, as well as the size of pets that will be allowed. Current pets will be grandfathered, regardless of number and size, but those residents that do have more than one pet will not be able to replace their second and third pet. The same goes for window AC units – current window AC units will be allowed to remain, provided they are up to code, but new window AC units will not be allowed. Again, more detailed and specific answers will be provided to the residents alongside the Final Amended Park Rules.

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III. NEXT STEPS TO DISCHARGE RECEIVER

As detailed above, the Receiver and his contractor estimate the repairs will be completed in approximately 4-6 weeks. The Receiver has already initiated conversations with the City to discuss reinstating the Park's Permit to Operate ("PTO"), and are set to discuss in more detail on July 13, 2022. Likewise, the Receiver understands the Park owners and the Buyer are working with their title company to be ready to close at the same time. And the Receiver is underway preparing the Final Report and Accounting to ensure that once the repairs are completed, inspected, and signed off, the PTO can be reinstated, the sale can then close and the Receiver can be discharged.

Obviously, there are a lot of moving pieces, and each of the parties have a role to play between now and discharge. Because of the intricacies involved, the Receiver plans to file a Motion for Discharge in the next 4-6 weeks, which would then be heard in approximately 2-3 months. This will allow each of these various pieces to continue to come together during that time frame, and for this case to conclude as efficiently as possible.

IV. CONCLUSION

The Receiver recommends the Court set a further Status Conference in 90 days to be heard alongside the Receiver's Motion for Discharge. In the unlikely event that any emergencies arise that require the Court's intervention before then, the Receiver can seek ex parte relief.

Respectfully Submitted,

Dated: July 8, 2022

Mark Adams, Receiver for Trails End Mobile Home Park

PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **July 8, 2022**, I served the following listed document(s), by method indicated below, on the parties in this action: **Tenth Report of Receiver**

*****SEE ATTACHED SERVICE LIST*****

X **BY U.S. MAIL IF NO EMAIL LISTED**

By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

☐ **BY ELECTRONIC SERVICE (via electronic filing service provider)**

By electronically transmitting the document(s) listed above to LexisNexis File and Serve, an electronic filing service provider, at www.fileandserve.lexisnexis.com pursuant to the Court's _____ Order mandating electronic service. *See* Cal.R.Ct.R. 2053, 2055, 2060. The transmission was reported as complete and without error.

☐ **BY OVERNIGHT DELIVERY**

By delivering the document(s) listed above in a sealed envelope(s) or package(s) designated by the express service carrier, with delivery fees paid or provided for, addressed as per the attached service list, to a facility regularly maintained by the express service carrier or to an authorized courier or driver authorized by the express service carrier to received documents.

X **BY ELECTRONIC SERVICE (to individual person)**

By electronically transmitting the document(s) listed above to the email address(es) of the person(s) set forth on the attached service list. The transmission was reported as complete and without error. *See* Rules of Court, rule 2.251.

☐ **BY PERSONAL SERVICE**

☐By personally delivering the document(s) listed above to the offices at the addressee(s) as shown on the attached service list.

☐By placing the document(s) listed above in a sealed envelope(s) and instructing a registered process server to personally deliver the envelope(s) to the offices at the address(es) set forth on the attached service list. The signed proof of service by the registered process server is attached.

☐ **BY FACSIMILE**

By transmitting the document(s) listed above from Mark Adams, Esq., facsimile (310) 471-8181to the facsimile machine telephone number(s) set forth on the attached service list. Service by facsimile transmission was made pursuant to agreement of the parties, confirmed in writing.

X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Karen Xu
Type or Print Name

Karen Xu
Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

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By: Estela Alvarado, Deputy

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Court-Appointed Receiver

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **FINAL REPORT AND ACCOUNTING OF RECEIVER AND DECLARATION OF MARK ADAMS** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: September 29, 2022 Time: 3:30 p.m.

I, MARK ADAMS, declare as follows:

1. The following is true and correct to the best of my knowledge. If called upon to do so, I could and would testify competently thereto in a court of law. I am the court-appointed receiver in this matter.

2. This Final Report and Accounting is submitted per Rules of Court, rule 3.1184 alongside the Stipulation for Discharge and Proposed Discharge Order. The substantive work of the receivership is fully described in the previous reports and accountings, which are herein incorporated by reference. This Final Report and Accounting, along with the cashflow, will be provided to all parties as part of the Stipulation for Discharge.

1. The abatement plan approved by this Court centered around the sale of the Property. That sale was negotiated directly by the Park owners and the La Hacienda Mobile Estates, LLC ("Buyer"). I consented to the sale, due to the unprecedented cooperation from the

Park owners and their counsel throughout this matter. This Court accepted my recommendation and approved that sale on May 10, 2022.

2. The framework of the sale and abatement plan included an extended escrow period, during which the health and safety violations would be corrected. The sale would then close once the health and safety violations were cured, the Permit to Operate ("PTO") was reinstated, and I was discharged by the Court.

3. As detailed in the Tenth Report, my plan to address the last phase of the repairs was two-fold: my contractor would complete the remaining park-wide projects, along with the most dangerous conditions on the individual units, while leaving the non-imminent hazardous conditions for the individual unit owner to repair.

3. Following the July 12, 2022 Status Conference, my contractor, who is affiliated with the Buyer, began the work on the last phase of repairs in anticipation of the Buyer submitting an application with the City of Fresno to reinstate the suspended Permit to Operate ("PTO"). Those repairs were completed by September 14, 2022. The City then performed a park-wide inspection, along with a member of my staff and my contractor on September 16, 2022. Following that inspection, the City issued a small punch list including some additional awning/stair repairs. Those repairs were then completed and signed off by City on September 26, 2022.

4. During this time, the Buyer submitted the required PTO application, forms, and certifications. The City is in the process of generating the invoice for the PTO, and once that invoice is paid, the PTO will be reinstated.

5. Once the PTO is officially reinstated, rent collection can legally resume, with the first rent payments due on October 1, 2022. As part of the receivership's administrative tasks to wind this matter down, I will provide notice to every unit regarding the resumption of rent collection. I understand that the Buyer's new onsite manager will distribute the rent bills and will collect the rent payments, which will then be divided on a prorated basis in escrow. The amounts due for the rents will be the same as when they were last legally collected prior to the PTO's suspension in January of 2021.

6. With the park-wide health and safety violations cured, and with the PTO set to be reinstated, I can be discharged. These are both conditions precedent before the Court-approved sale can close, and the Park owners and Buyer estimate that the sale will close on October 10, 2022.

7. The receivership has several administrative tasks that need to be completed as part of the winding down process, including some that will extend beyond that estimated close date. Therefore, as part of the Discharge Order, I am requesting that I be authorized to carry out these administrative tasks in my official capacity as Receiver.

8. As detailed in the Tenth Report, the plan to maintain compliance post-discharge was to follow the process and requirements of the Mobilehome Residency Law relating to the enforcement of park rules and termination of tenancy. To summarize, if a resident has been given three 7-Day Notices within a 365-day period, they are then subject to a 60-day Notice of Termination of Tenancy. If the violations are cured before the 60-days lapse, the 60-Day Notice is rescinded and no further action is taken. If the violations are not cured before the 60-days lapse, the tenancy is terminated, and only then can park management pursue eviction proceedings.

9. The Court has made it clear that I may not proceed with any eviction without prior court approval. And now that I am set to be discharged, I will not need to pursue any eviction proceedings. However, as part of my discharge, I am asking the Court to authorize me to issue the 60-day notices, only where necessary, as part of the remaining administrative tasks as this matter winds down. Again, any resident that receives a 60-Day Notice will have the opportunity to cure the violations and thereby obviate the need for any eviction proceedings once the 60-days lapse. In fact, approximately 50% of the units that received a third 7-Day Notice made the necessary corrections and therefore will not receive a 60-Day Notice. These 60-Day Notices should be served now as part of the ongoing effort to maintain compliance on the remaining violations that are the sole responsibility of the residents to correct. Any eviction proceedings that may become necessary would be handled by the Buyer, and only in the cases where the residents fail to take the corrective action.

10. Finally, as the Court will recall, during the course of the repairs, my staff removed all unpermitted outdoor appliances, inventoried them, and placed them in storage. As part of the administrative tasks to wind this matter down, I need to close out that storage account, and in order to do so, the appliances need to be removed. I will keep the storage account open for an additional 30-days to provide the residents one last opportunity to install the appliances in compliance with the appropriate codes. In the event that the residents do not have a code-compliant space for these appliances, I will dispose of them after 30-days and then close out the storage account. I will provide notice to each of the residents of that plan and timeline as part of the receivership's administrative tasks to wind this matter down.

11. Attached as **Exhibit 1** is a summary and detailed cashflow statement outlining all of the income and expenses of the receivership as of September 26, 2022. This is intended to serve as the final accounting, filed in accordance with the California Rules of Court. All amounts were already described in detail in previous Reports and monthly accounting reports, but the cashflow statement provides a comprehensive summary. All costs and the necessity for their payment are described in the previous Reports. For clarity's sake, the main costs and their descriptions are broken out below:

a. Advance from Receiver – $25,736.77
b. Owner Payment – $482,658.00
TOTAL INCOME – $508,394.77

All costs for the receivership are summarized as follows:

a. Accounting Expense – $12,078.00
b. Bank Service Charges – $178.63
c. Bond – $228.75
d. Cleanout Costs – $1,528.30
e. Court Fees – $1,889.00
f. Director of Security – $23,912.00
g. Equipment Rental – $17,399.40
h. Insurance – $1,600.00
i. Legal Fees – $6,268.00
j. Paralegal – $23,692.00
k. Postage and Delivery – $243.15
l. Printing and Reproduction – $303.93
m. Professional Fees – $8,500.00
n. Project Manager – $40,287.00
o. Receiver Fees – $282,764.25
p. Receivership Administrator Fees – $17,606.50
q. Receivership Coordinator – $43,995.50
r. Recording/Filing Fees – $829.41
s. Relocation expense – $2,154.58

t. Repairs & Maintenance – $325.00
u. Storage Fee – $14,866.54
v. Supplies – $334.25
w. Travel Expenses – $6,900.07
TOTAL EXPENSE – $507,884.26

NET INCOME – $510.51

12. As of September 26, 2022, the receivership has a total of $370,734.09 in unpaid fees, cost, and advances. This includes the following amounts:

a. Receiver's unpaid fees and advances $180,901.77
b. City of Fresno's fees and costs – $24,180.32
c. Security Costs – $117,268.00
d. Additional Repair Costs – $3,900.00
e. Tree Trimming Services – $20,700
f. Westco Property Management Services - $7,500.00
g. Ervin, Cohen & Jessup fees - $6,792.50
h. Judy Tsai fees – $9,491.50
TOTAL - $370,734.09

13. The Park owners have paid the receivership costs throughout this matter, which has played a big role in allowing the abatement work to proceed as quickly as it did. The remaining unpaid costs detailed above will be paid once the sale closes, subject to any offsets from payments that were made before my discharge and confirmed by the vendors.

14. Finally, so the Court is aware, the previous security firm, Fresno County Private Security ("FCPS"), whose services I terminated in late February 2022, recently filed suit against California Receivership Group in the Fresno County Small Claims Court. That lawsuit was filed without first seeking leave of this Court, thus violating California law. After filing suit, my staff sent a letter to FCPS's counsel asking them to dismiss their small claims suit for failing to follow California's clear law and procedure on suing a receiver. FCPS ignored that letter, and so I filed my own small claims action against FCPS for repayment of any fees and costs incurred by CRG to defend against FCPS's action, which was invalid on its face. Ultimately, FCPS's small claims case was dismissed without prejudice for failing to seek this Court's permission to sue CRG. Following that dismissal, I withdrew my small claims action against them.

15. FCPS will be served a copy of this Final Report and Accounting and Stipulation for Discharge. Should they wish to challenge any aspect of the receivership, they must file the

appropriate pleading with this Court first to intervene and then to assert any alleged claim they think they may have prior to the completion of all of my duties pre and post discharge.

16. I have reviewed the attached cashflow statements and the payments made. They were necessary and all in accordance with the Court's direction to me as Receiver.

17. I have reviewed and am familiar with the work and the work product in the billing attached. I can attest to the work billed on this project.

18. With the filing of this Final Report and Accounting, the receivership is now complete and I can be discharged. All parties were provided copies of this Final Report and Accounting and Exhibits in advance of signing the Stipulation for Discharge, and all parties intend that the expenses herein be ratified and approved.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 29th day of September 2022, in Santa Monica, California.

Mark Adams, President
California Receivership Group

Exhibit 1

Mark Adams - Receivership Accounts
Profit & Loss by Receivership
All Transactions

	Trails End	TOTAL
Ordinary Income/Expense		
Income		
Advance from Receiver	25,736.77	25,736.77
Owner Payment	482,658.00	482,658.00
Total Income	508,394.77	508,394.77
Gross Profit	508,394.77	508,394.77
Expense		
Accounting Expense	12,078.00	12,078.00
Bank Service Charges	178.63	178.63
Bond	228.75	228.75
Cleanout Costs	1,528.30	1,528.30
Court Fees	1,889.00	1,889.00
Director of Security	23,912.00	23,912.00
Equipment Rental	17,399.40	17,399.40
Insurance	1,600.00	1,600.00
Legal Fees	6,268.00	6,268.00
Paralegal	23,692.00	23,692.00
Postage and Delivery	243.15	243.15
Printing and Reproduction	303.93	303.93
Professional Fees	8,500.00	8,500.00
Project Manager	40,287.00	40,287.00
Receiver Fees	282,764.25	282,764.25
Receivership Administrator Fe...	17,606.50	17,606.50
Receivership Coordinator	43,995.50	43,995.50
Recording/Filing Fees	829.41	829.41
Relocation expense	2,154.58	2,154.58
Repairs & Maintenance	325.00	325.00
Storage Fee	14,866.54	14,866.54
Supplies	334.25	334.25
Travel Expenses	6,900.07	6,900.07
Total Expense	507,884.26	507,884.26
Net Ordinary Income	510.51	510.51
Net Income	**510.51**	**510.51**

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
Advance from Receiver						
General J...	11/09/2021	6974		Chevron - Travel - ...	Trails End	26.43
General J...	11/10/2021	6975		Chevron - Travel - ...	Trails End	21.36
General J...	11/10/2021	6976		Exxon - Travel - TY	Trails End	14.52
General J...	11/11/2021	6973		Courtyard Merced ...	Trails End	58.30
General J...	11/11/2021	6972		Enterprise - Travel...	Trails End	107.77
General J...	11/11/2021	6971		Southwest Airlines...	Trails End	160.49
General J...	11/11/2021	6997	Court Call	ID 11385412	Trails End	94.00
General J...	11/14/2021	7044		Hertz - Travel - MA	Trails End	97.61
General J...	11/15/2021	6979	Rapid Legal	Invoice 5179985	Trails End	16.26
General J...	11/15/2021	7041		Delta Airlines - Tra...	Trails End	136.70
General J...	11/15/2021	7042		Amtrak - Travel - MA	Trails End	18.75
General J...	11/15/2021	7049		Hotel Piccadilly - T...	Trails End	119.32
General J...	11/15/2021	7050		Hotel Piccadilly - T...	Trails End	119.32
General J...	11/16/2021	6980	Rapid Legal	Invoice 5180076	Trails End	16.26
General J...	11/16/2021	6994		Exxon Mobil - Trav...	Trails End	10.64
General J...	11/16/2021	6996		JW Airport Parking...	Trails End	23.00
General J...	11/17/2021	6988	Rapid Legal	Invoice 5181563	Trails End	260.19
General J...	11/18/2021	7006		Exxon - Travel - TY	Trails End	25.06
General J...	11/18/2021	7011	CSC	Inv 11182021	Trails End	9.00
General J...	11/24/2021	7007	Court Call	ID 11395242	Trails End	94.00
General J...	11/24/2021	7046		Expedia - Travel - ...	Trails End	248.96
General J...	12/01/2021	7023	Rapid Legal	Inv 5217258	Trails End	16.26
General J...	12/01/2021	7048		Hertz - Travel - MA	Trails End	91.79
General J...	12/01/2021	7118		Alliantz Travel-Airf...	Trails End	22.00
General J...	12/02/2021	7056	Rapid Legal	Invoice 5235109	Trails End	16.26
General J...	12/09/2021	7078	Court Call	ID 11407189	Trails End	94.00
General J...	12/10/2021	6749		Expedia - Travel - ...	Trails End	166.88
General J...	12/13/2021	7096	Rapid Legal	Rapid Legal-5274...	Trails End	16.26
General J...	12/15/2021	7107		Enterprise-Car Re...	Trails End	234.99
General J...	12/17/2021	7088	Rapid Legal	Rapid Legal-5292...	Trails End	16.26
General J...	12/18/2021	6748		Lyft - Travel - MA	Trails End	14.27
General J...	12/23/2021	7108	Rapid Legal	Rapid Legal-5314...	Trails End	16.26
Deposit	12/28/2021		Mark Adams Att...	Deposit	Trails End	100.00
General J...	01/01/2022	6795		Gas - Travel - MA	Trails End	52.91
General J...	01/01/2022	6796		Exxon - Travel - MA	Trails End	24.91
General J...	01/01/2022	6821	Mobile Mini	Mobile Mini - 9012...	Trails End	1,573.50
General J...	01/01/2022	7125		Hertz; TY Split	Trails End	154.79
General J...	01/03/2022	6777	Rapid Legal	Rapid Legal - 534...	Trails End	16.26
General J...	01/03/2022	6797	Court Call	Courtcall - 114202...	Trails End	94.00
General J...	01/04/2022	6780	Rapid Legal	Rapid Legal - 535...	Trails End	16.26
Deposit	01/16/2022		Mark Adams Att...	Deposit	Trails End	300.00
General J...	02/01/2022	7162	Rapid Legal	Rapid Legal - 546...	Trails End	16.26
General J...	02/01/2022	7187		Travel - CB - Hertz	Trails End	270.10
General J...	02/01/2022	7194	The UPS Store	Photocopies - CB	Trails End	5.28
General J...	02/01/2022	7195		Mobile Mini - 9012...	Trails End	1,088.15
General J...	02/01/2022	7238		Piccadilly Inn - 64...	Trails End	90.87
General J...	02/03/2022	7186		Travel - CB - Comf...	Trails End	134.97

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
Check	02/14/2022		Mark Adams Att...		Trails End	-4,715.80
General J...	02/14/2022	7208	Rapid Legal	Rapid Legal - 552...	Trails End	16.26
General J...	02/15/2022	7219	Court Call	CourtCall - 114539...	Trails End	94.00
General J...	02/15/2022	7226	Home Depot	Supplies - ET - Ho...	Trails End	40.75
General J...	02/16/2022	7222	Court Call	CourtCall - 114549...	Trails End	94.00
Deposit	02/17/2022		Mark Adams Att...	Deposit	Trails End	3,000.00
Deposit	02/17/2022		Mark Adams Att...	Deposit	Trails End	3,200.00
General J...	02/17/2022	7212	Rapid Legal	Rapid Legal - 554...	Trails End	16.26
General J...	02/22/2022	7216	Rapid Legal	Rapid Legal - 555...	Trails End	16.26
General J...	02/23/2022	7237	Mobile Mini	Mobile Mini - 9013...	Trails End	1,088.15
General J...	03/01/2022	7215	Rapid Legal	Rapid Legal - 558...	Trails End	16.26
General J...	03/01/2022	7271		Travel - CB - Parki...	Trails End	26.00
General J...	03/02/2022	7225	Rapid Legal	Rapid Legal - 559...	Trails End	16.26
General J...	03/09/2022	7255	Ship for Less	Ship For Less WC09	Trails End	24.42
General J...	03/10/2022	7240	Rapid Legal	Rapid Legal - 563...	Trails End	16.26
General J...	03/15/2022	7248	Rapid Legal	Rapid Legal - 565...	Trails End	16.26
General J...	04/01/2022	7309	Ship for Less	Ship For Less WC29	Trails End	20.78
General J...	04/01/2022	7315	Court Call	Court Call 114701...	Trails End	94.00
General J...	04/01/2022	7316	Court Call	Court Call 114701...	Trails End	94.00
General J...	04/01/2022	7371	FedEx	No Trespassing Si...	Trails End	298.65
General J...	04/01/2022	7394	Advanced Air	Advanced Air - MA	Trails End	200.44
General J...	04/02/2022	7329	Court Call	Court Call 114858...	Trails End	94.00
General J...	04/02/2022	7330	Court Call	Court Call 114957...	Trails End	94.00
General J...	04/02/2022	7336	Court Call	Court Call 114843...	Trails End	94.00
General J...	04/02/2022	7337	Court Call	Court Call 114849...	Trails End	94.00
General J...	04/02/2022	7353	Rapid Legal	Rapid Legal - 570...	Trails End	16.26
General J...	04/02/2022	7354	Rapid Legal	Rapid Legal - 571...	Trails End	16.26
General J...	04/02/2022	7387	Rapid Legal	Rapid Legal 56933...	Trails End	16.26
General J...	04/02/2022	7403	Hertz	Hertz Rental 4288...	Trails End	336.62
General J...	04/02/2022	7404	Radisson Hotel	Radisson Hotel X...	Trails End	242.18
General J...	04/02/2022	7406	Allianz Travel In...	Allianz Travel Insu...	Trails End	9.00
General J...	04/02/2022	7409	Doubletree by H...	Double Tree 4441...	Trails End	344.88
General J...	04/05/2022	7357	Rapid Legal	Rapid Legal - 572...	Trails End	16.26
General J...	04/06/2022	7377	FedEx	FedEx 446950202	Trails End	8.75
General J...	04/07/2022	7338	Court Call	Court Call 114912...	Trails End	94.00
General J...	04/07/2022	7340	Court Call	Court Call 114912...	Trails End	94.00
General J...	04/07/2022	7344	Rapid Legal	Rapid Legal - 574...	Trails End	16.26
General J...	04/08/2022	7358	Rapid Legal	Rapid Legal - 575...	Trails End	16.26
General J...	04/08/2022	7358	Rapid Legal	Rapid Legal - 575...	Trails End	16.26
General J...	04/13/2022	7339	Court Call	Court Call 114957...	Trails End	94.00
General J...	04/13/2022	7380	Rapid Legal	Rapid Legal 57740...	Trails End	16.26
General J...	04/14/2022	7405	Advanced Air	Advanced Air-MA	Trails End	400.88
Deposit	04/21/2022		Mark Adams Att...	Deposit	Trails End	1,700.00
General J...	04/25/2022	7412	Lyft	Lyft Ride	Trails End	44.73
Check	04/25/2022		Mark Adams Att...	Invoice 41291	Trails End	-9,171.31
General J...	05/01/2022	7414	Ship for Less	Ship For Less WD27	Trails End	35.69
General J...	05/02/2022	7422	Rapid Legal	Rapid Legal 58478...	Trails End	16.26
General J...	05/02/2022	7459	Doubletree by H...	DoubleTree - MA	Trails End	217.35

Mark Adams - Receivership Accounts
Profit & Loss Detail
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Type	Date	Num	Name	Memo	Class	Paid Amo...
General J...	05/02/2022	7501	Amtrak	Travel for MA for C...	Trails End	12.50
General J...	05/02/2022	7502	Chevron	Gas for meeting wi...	Trails End	17.66
General J...	05/03/2022	7423	Rapid Legal	Rapid Legal 58584...	Trails End	16.26
General J...	05/03/2022	7462	Court Call	Court Call 115110...	Trails End	94.00
Deposit	05/04/2022		Mark Adams Att...	Deposit	Trails End	300.00
General J...	05/04/2022	7463	Court Call	Court Call 115110...	Trails End	94.00
General J...	05/05/2022	7458	La Quinta	Tenant Relocation	Trails End	221.16
General J...	05/05/2022	7460	Advanced Air	Advanced Air - MA	Trails End	400.88
General J...	05/06/2022	7478	Rapid Legal	Rapid Legal 58692...	Trails End	16.26
General J...	05/10/2022	7464	Court Call	Court Call 115145...	Trails End	94.00
General J...	05/10/2022	7482	Rapid Legal	Rapid Legal 58876...	Trails End	16.26
General J...	05/10/2022	7504	ABC Taxi	Transportation fro...	Trails End	25.89
General J...	05/10/2022	7505	Alaska Airlines	Travel for meeting ...	Trails End	733.49
Deposit	05/11/2022		Mark Adams Att...	Deposit	Trails End	6,200.00
General J...	05/11/2022	7480	Rapid Legal	Rapid Legal 58928...	Trails End	16.26
General J...	05/11/2022	7485	SunBelt Rentals	Sunbelt Rentals In...	Trails End	2,832.99
General J...	05/11/2022	7486	SunBelt Rentals	Sunbelt Rentals In...	Trails End	4,064.35
General J...	05/11/2022	7506	Alaska Airlines	Wifi during Travel f...	Trails End	8.00
General J...	05/12/2022	7461	Doubletree by H...	DoubleTree - MA	Trails End	368.00
General J...	05/14/2022	7473	Ramada Inn	Tenant Relocation	Trails End	1,075.00
General J...	05/19/2022	7518	Ramada Inn	Ramada Inn - PH	Trails End	95.76
General J...	05/21/2022	7502	Ramada Inn	Tenant Relocation	Trails End	367.08
General J...	06/02/2022	7508	Ride Yellow	Ride Yellow Trans...	Trails End	43.94
General J...	06/02/2022	7509	Lyft	Lyft Ride	Trails End	24.45
General J...	06/02/2022	7527	Rapid Legal	Rapid Legal 59777...	Trails End	16.26
General J...	06/02/2022	7551	Amazon	Camera SIM Cards	Trails End	10.88
General J...	06/02/2022	7552	Ramada Inn	Ramada Inn Stay ...	Trails End	304.38
General J...	06/07/2022	7516	Court Call	11531823	Trails End	94.00
General J...	06/10/2022	7512	Rapid Legal	Rapid Legal 60162...	Trails End	16.26
General J...	06/12/2022	7543	FedEx	FedEx	Trails End	15.64
General J...	06/14/2022	7549	Ramada Inn	Ramada Inn - Occ...	Trails End	491.34
Deposit	06/16/2022		Mark Adams Att...	Deposit	Trails End	500.00
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	764.33
General J...	06/17/2022	7523	SunBelt Rentals	Sunbelt Invoice 12...	Trails End	2,832.99
General J...	06/17/2022	7523	SunBelt Rentals	Sunbelt Invoice 12...	Trails End	2,832.99
General J...	06/17/2022	7523	SunBelt Rentals	Sunbelt Invoice 12...	Trails End	565.33
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	764.33
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	1,098.98
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	246.42
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	246.42
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	1,088.15
Deposit	06/19/2022		Mark Adams Att...	Deposit	Trails End	1,800.00
General J...	07/02/2022	7596	Mobile Mini	Invoice 9014215920	Trails End	258.84
General J...	07/02/2022	7596	Mobile Mini	Invoice 9014215921	Trails End	258.84
General J...	07/02/2022	7596	Mobile Mini	Invoice 9014283467	Trails End	1,106.00
General J...	07/02/2022	7606	Office Depot/Off...	Office Depot/Offic...	Trails End	7.02
General J...	07/02/2022	7607	Office Depot/Off...	Office Depot/Offic...	Trails End	81.91
General J...	07/02/2022	7608	Home Depot	Home Depot - Tra...	Trails End	49.01

Mark Adams - Receivership Accounts
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Type	Date	Num	Name	Memo	Class	Paid Amo...
General J...	07/02/2022	7609	Office Depot/Off...	Office Depot/Offic...	Trails End	46.32
General J...	07/02/2022	7610	Derrel's Mini Sto...	Derrel's Mini Storage	Trails End	192.57
General J...	07/02/2022	7611	Derrel's Mini Sto...	Derrel's Mini Stora...	Trails End	7.50
General J...	07/02/2022	7612	Ramada Inn	Ramada Inn - PH	Trails End	280.44
General J...	07/02/2022	7613	Ramada Inn	Ramada Inn - PH	Trails End	107.16
General J...	07/02/2022	7614	Ramada Inn	Ramada Inn - PH	Trails End	101.57
General J...	07/02/2022	7323	Ship for Less	Ship For Less WE10	Trails End	25.97
General J...	07/02/2022	7331	Ship for Less	Ship For Less WE17	Trails End	31.57
General J...	07/02/2022	7341	Ship for Less	Ship For Less WF08	Trails End	22.08
General J...	07/04/2022	7625	EIotClub	EIOT Club Informa...	Trails End	10.00
General J...	07/05/2022	7618	Rapid Legal	Rapid Legal 61065...	Trails End	16.30
General J...	07/09/2022	7595	Court Call	Court Call 11552822	Trails End	94.00
Deposit	07/11/2022		Mark Adams Att...	Deposit	Trails End	300.00
General J...	07/13/2022	7305	Rapid Legal	Rapid Legal 61398...	Trails End	16.30
General J...	07/16/2022	7308	Mobile Mini	Mobile Mini 90145...	Trails End	1,088.15
Check	07/28/2022		Mark Adams Att...		Trails End	-6,812.34
Deposit	08/01/2022		Mark Adams Att...	Deposit	Trails End	3,200.00
General J...	08/01/2022	7382	Mobile Mini	Mobile Mini 07/06-...	Trails End	246.42
General J...	08/02/2022	7387	Rapid Legal	Rapid Legal 62339...	Trails End	16.30
General J...	08/09/2022	7393	Ship for Less	Ship For Less WH09	Trails End	6.70
General J...	08/12/2022	7475	Office Depot/Off...	Office Max - Notic...	Trails End	70.86
General J...	08/12/2022	7476	Ramada Inn	Ramada Inn - PH	Trails End	107.16
General J...	08/16/2022	7489	Ship for Less	Ship For Less WH23	Trails End	42.65
General J...	08/17/2022	7443	Mobile Mini	Mobile Mini 08/03-...	Trails End	246.42
General J...	08/20/2022	7442	Mobile Mini	Mobile MIni 08/10-...	Trails End	1,088.15
Deposit	08/23/2022		Mark Adams Att...	Deposit	Trails End	1,500.00
Check	08/30/2022		Mark Adams Att...		Trails End	-15,225.21
General J...	09/02/2022	7506	FedEx	FedEx Receivershi...	Trails End	8.90
General J...	09/02/2022	7508	Mobile Mini	Mobile Mini 08/31-...	Trails End	246.42
General J...	09/02/2022	7510	EIotClub	EIOT Club 3063 C...	Trails End	10.00
General J...	09/10/2022	7518	Mobile Mini	Mobile Mini 09/07-...	Trails End	1,088.15
Total Advance from Receiver						25,736.77
Owner Payment						
Deposit	02/11/2022			Deposit	Trails End	40,000.00
Deposit	02/14/2022	1241		Deposit	Trails End	52,821.17
Deposit	02/14/2022	1238		Deposit	Trails End	23,591.50
Deposit	04/21/2022	1315		Deposit	Trails End	54,694.56
Deposit	05/31/2022	1355		Deposit	Trails End	40,573.50
Deposit	06/09/2022			Deposit	Trails End	75,584.59
Deposit	07/15/2022			Deposit	Trails End	75,896.58
Deposit	08/29/2022			Deposit	Trails End	119,496.10
Total Owner Payment						482,658.00

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
Accounting Expense						
Check	02/18/2022		Mark Adams Att...	Invoice 40610	Trails End	-822.00
Check	02/18/2022		Mark Adams Att...	Invoice 40903	Trails End	-1,063.00
Check	04/25/2022		Mark Adams Att...	Invoice 41169	Trails End	-895.50
Check	05/31/2022		Mark Adams Att...	Invoice 41771	Trails End	-2,044.50
Check	06/16/2022		Mark Adams Att...	Invoice 42126	Trails End	-1,193.00
Check	07/28/2022		Mark Adams Att...	Invoice 42598	Trails End	-2,917.00
Check	08/30/2022		Mark Adams Att...	Invoice 42958	Trails End	-3,143.00
Total Accounting Expense						-12,078.00
Bank Service Charges						
Check	12/30/2021		Torrey Pines	checks	Trails End	-66.63
Check	01/31/2022			Service Charge	Trails End	-16.00
Check	02/28/2022		Torrey Pines	Service Charge	Trails End	-16.00
Check	04/30/2022		Torrey Pines	Service Charge	Trails End	-16.00
Check	05/31/2022		Torrey Pines	Service Charge	Trails End	-16.00
Check	06/30/2022		Torrey Pines	Service Charge	Trails End	-16.00
Check	07/31/2022		Torrey Pines	Service Charge	Trails End	-16.00
Check	08/31/2022		Torrey Pines	Service Charge	Trails End	-16.00
Total Bank Service Charges						-178.63
Bond						
Check	01/16/2022		Bond Services o...	11/15/21-11/15/22	Trails End	-228.75
Total Bond						-228.75
Cleanout Costs						
Check	04/08/2022	1007	Fence Factory	04/01-04/29/22 Inv...	Trails End	-288.05
Check	05/03/2022	1009	Fence Factory	04/30-05/27/2022 I...	Trails End	-248.05
Check	06/13/2022	1011	Fence Factory	05/28-06/24/2022;...	Trails End	-248.05
Check	07/07/2022	1013	Fence Factory	06/25-07/22/22; In...	Trails End	-248.05
Check	08/02/2022	1016	Fence Factory	07/23-08/19/22; In...	Trails End	-248.05
Check	09/01/2022	1018	Fence Factory	08/20-09/16/22; In...	Trails End	-248.05
Total Cleanout Costs						-1,528.30
Court Fees						
General J...	11/11/2021	6997	Court Call	ID 11385412	Trails End	-94.00
General J...	11/18/2021	7011	CSC	Inv 11182021	Trails End	-9.00
General J...	11/24/2021	7007	Court Call	ID 11395242	Trails End	-94.00
General J...	12/09/2021	7078	Court Call	ID 11407189	Trails End	-94.00
General J...	01/03/2022	6797	Court Call	Courtcall - 114202...	Trails End	-94.00
General J...	02/15/2022	7219	Court Call	CourtCall - 114539...	Trails End	-94.00
General J...	02/16/2022	7222	Court Call	CourtCall - 114549...	Trails End	-94.00
General J...	04/01/2022	7315	Court Call	Court Call 114701...	Trails End	-94.00
General J...	04/01/2022	7316	Court Call	Court Call 114701...	Trails End	-94.00
General J...	04/02/2022	7329	Court Call	Court Call 114858...	Trails End	-94.00

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
General J...	04/02/2022	7330	Court Call	Court Call 114957...	Trails End	-94.00
General J...	04/02/2022	7336	Court Call	Court Call 114843...	Trails End	-94.00
General J...	04/02/2022	7337	Court Call	Court Call 114849...	Trails End	-94.00
General J...	04/07/2022	7338	Court Call	Court Call 114912...	Trails End	-94.00
General J...	04/07/2022	7340	Court Call	Court Call 114912...	Trails End	-94.00
General J...	04/13/2022	7339	Court Call	Court Call 114957...	Trails End	-94.00
General J...	05/03/2022	7462	Court Call	Court Call 115110...	Trails End	-94.00
General J...	05/04/2022	7463	Court Call	Court Call 115110...	Trails End	-94.00
General J...	05/10/2022	7464	Court Call	Court Call 115145...	Trails End	-94.00
General J...	06/07/2022	7516	Court Call	11531823	Trails End	-94.00
General J...	07/09/2022	7595	Court Call	Court Call 11552822	Trails End	-94.00
Total Court Fees						-1,889.00
Director of Security						
Check	02/18/2022		Mark Adams Att...	Invoice 40615	Trails End	-147.00
Check	02/18/2022		Mark Adams Att...	Invoice 40908	Trails End	-343.00
Check	04/25/2022		Mark Adams Att...	Invoice 41174	Trails End	-98.00
Check	05/31/2022		Mark Adams Att...	Invoice 41777	Trails End	-2,082.50
Check	06/16/2022		Mark Adams Att...	Invoice 42131	Trails End	-7,962.50
Check	07/28/2022		Mark Adams Att...	Invoice 42603	Trails End	-7,031.50
Check	08/30/2022		Mark Adams Att...	Invoice 42963	Trails End	-6,247.50
Total Director of Security						-23,912.00
Equipment Rental						
General J...	05/11/2022	7485	SunBelt Rentals	Sunbelt Rentals In...	Trails End	-2,832.99
General J...	05/11/2022	7486	SunBelt Rentals	Sunbelt Rentals In...	Trails End	-4,064.35
General J...	06/17/2022	7523	SunBelt Rentals	Sunbelt Invoice 12...	Trails End	-2,832.99
General J...	06/17/2022	7523	SunBelt Rentals	Sunbelt Invoice 12...	Trails End	-2,832.99
General J...	06/17/2022	7523	SunBelt Rentals	Sunbelt Invoice 12...	Trails End	-565.33
Check	08/01/2022	1014	SunBelt Rentals	06/10-07/07/22; In...	Trails End	-1,416.50
Check	08/23/2022	1017	SunBelt Rentals	08/05-09/01/22; In...	Trails End	-1,416.50
Check	09/12/2022	1019	SunBelt Rentals	07/08-08/04/22; In...	Trails End	-1,437.75
Total Equipment Rental						-17,399.40
Insurance						
Check	08/01/2022	1015	Triple Crown Ins...	08/09-11/09/2022;...	Trails End	-1,600.00
Total Insurance						-1,600.00
Legal Fees						
Check	05/11/2022	1010	Judy Tsai	Invoice 28217	Trails End	-6,268.00
Total Legal Fees						-6,268.00

Mark Adams - Receivership Accounts
Profit & Loss Detail
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Type	Date	Num	Name	Memo	Class	Paid Amo...
Paralegal						
Check	02/18/2022		Mark Adams Att...	Invoice 40611	Trails End	-4,466.50
Check	02/18/2022		Mark Adams Att...	Invoice 40904	Trails End	-2,837.50
Check	04/25/2022		Mark Adams Att...	Invoice 41170	Trails End	-3,116.00
Check	05/31/2022		Mark Adams Att...	Invoice 41772	Trails End	-2,040.50
Check	06/16/2022		Mark Adams Att...	Invoice 42127	Trails End	-4,788.00
Check	07/28/2022		Mark Adams Att...	Invoice 42599	Trails End	-2,616.50
Check	08/30/2022		Mark Adams Att...	Invoice 42959	Trails End	-3,827.00
Total Paralegal						-23,692.00
Postage and Delivery						
General J...	03/09/2022	7255	Ship for Less	Ship For Less WC09	Trails End	-24.42
General J...	04/01/2022	7309	Ship for Less	Ship For Less WC29	Trails End	-20.78
General J...	04/06/2022	7377	FedEx	FedEx 446950202	Trails End	-8.75
General J...	05/01/2022	7414	Ship for Less	Ship For Less WD27	Trails End	-35.69
General J...	06/12/2022	7543	FedEx	FedEx	Trails End	-15.64
General J...	07/02/2022	7323	Ship for Less	Ship For Less WE10	Trails End	-25.97
General J...	07/02/2022	7331	Ship for Less	Ship For Less WE17	Trails End	-31.57
General J...	07/02/2022	7341	Ship for Less	Ship For Less WF08	Trails End	-22.08
General J...	08/09/2022	7393	Ship for Less	Ship For Less WH09	Trails End	-6.70
General J...	08/16/2022	7489	Ship for Less	Ship For Less WH23	Trails End	-42.65
General J...	09/02/2022	7506	FedEx	FedEx Receivershi...	Trails End	-8.90
Total Postage and Delivery						-243.15
Printing and Reproduction						
General J...	02/01/2022	7194	The UPS Store	Photocopies - CB	Trails End	-5.28
General J...	04/01/2022	7371	FedEx	No Trespassing Si...	Trails End	-298.65
Total Printing and Reproduction						-303.93
Professional Fees						
Check	02/17/2022	1003	MH Park Consul...	Inv 22-01; Progres...	Trails End	-3,000.00
Check	04/21/2022	1008	MH Park Consul...	Invoice 22-01b	Trails End	-1,500.00
Check	04/21/2022	1008	MH Park Consul...	Invoice 22-01c	Trails End	-2,000.00
Check	06/16/2022	1012	MH Park Consul...	Invoice 22-01d	Trails End	-2,000.00
Total Professional Fees						-8,500.00

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
Project Manager						
Check	02/18/2022		Mark Adams Att...	Invoice 40613	Trails End	-7,761.00
Check	02/18/2022		Mark Adams Att...	Invoice 40906	Trails End	-9,418.50
Check	04/25/2022		Mark Adams Att...	Invoice 41172	Trails End	-10,003.50
Check	05/31/2022		Mark Adams Att...	Invoice 41775	Trails End	-3,646.50
Check	06/16/2022		Mark Adams Att...	Invoice 42129	Trails End	-5,713.50
Check	07/28/2022		Mark Adams Att...	Invoice 42601	Trails End	-1,404.00
Check	08/30/2022		Mark Adams Att...	Invoice 42962	Trails End	-2,340.00
Total Project Manager						-40,287.00
Receiver Fees						
Check	02/14/2022		Mark Adams Att...	Partial Invoice 406...	Trails End	-7,332.50
Check	02/14/2022		Mark Adams Att...	Invoice 40616; Rei...	Trails End	-27,667.50
Check	02/18/2022		Mark Adams Att...	Balance Invoice 4...	Trails End	-12,476.50
Check	02/18/2022		Mark Adams Att...	Partial Invoice 409...	Trails End	-12,316.67
Check	02/18/2022		Mark Adams Att...	Invoice 40909; Rei...	Trails End	-20,070.00
Check	04/25/2022		Mark Adams Att...	Invoice 41168	Trails End	-12,423.25
Check	04/25/2022		Mark Adams Att...	Invoice 41175; Rei...	Trails End	-17,271.50
Check	05/31/2022		Mark Adams Att...	Invoice 41770	Trails End	-10,044.00
Check	05/31/2022		Mark Adams Att...	Invoice 41778; Rei...	Trails End	-16,632.00
Check	06/16/2022		Mark Adams Att...	Invoice 40902; Par...	Trails End	-2,348.09
Check	06/16/2022		Mark Adams Att...	Invoice 42125	Trails End	-19,623.00
Check	06/16/2022		Mark Adams Att...	Invoice 42133;Rei...	Trails End	-28,908.00
Check	07/28/2022		Mark Adams Att...	Invoice 40902; Bal...	Trails End	-168.74
Check	07/28/2022		Mark Adams Att...	Invoice 42597	Trails End	-18,414.00
Check	07/28/2022		Mark Adams Att...	Invoice 42604;Rei...	Trails End	-25,410.00
Check	08/30/2022		Mark Adams Att...	Invoice 42957	Trails End	-27,667.50
Check	08/30/2022		Mark Adams Att...	Invoice 42964; Rei...	Trails End	-23,991.00
Total Receiver Fees						-282,764.25
Receivership Administrator Fees						
Check	02/18/2022		Mark Adams Att...	Invoice 40612	Trails End	-1,637.00
Check	02/18/2022		Mark Adams Att...	Invoice 40905	Trails End	-1,706.50
Check	04/25/2022		Mark Adams Att...	Invoice 41171	Trails End	-1,616.50
Check	05/31/2022		Mark Adams Att...	Invoice 41774	Trails End	-2,252.00
Check	06/16/2022		Mark Adams Att...	Invoice 42128	Trails End	-2,350.00
Check	07/28/2022		Mark Adams Att...	Invoice 42600	Trails End	-2,248.50
Check	08/30/2022		Mark Adams Att...	Invoice 42960	Trails End	-5,796.00
Total Receivership Administrator Fees						-17,606.50

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
Receivership Coordinator						
Check	02/18/2022		Mark Adams Att...	Invoice 40614	Trails End	-1,281.50
Check	02/18/2022		Mark Adams Att...	Invoice 40907	Trails End	-66.00
Check	04/25/2022		Mark Adams Att...	Invoice 41173	Trails End	-99.00
Check	05/31/2022		Mark Adams Att...	Invoice 41776	Trails End	-1,831.50
Check	06/16/2022		Mark Adams Att...	Invoice 42130	Trails End	-1,006.50
Check	06/16/2022		Mark Adams Att...	Invoice 42132	Trails End	-1,692.00
Check	07/28/2022		Mark Adams Att...	Invoice 42602	Trails End	-8,874.00
Check	08/30/2022		Mark Adams Att...	Invoice 42961	Trails End	-29,145.00
Total Receivership Coordinator						-43,995.50
Recording/Filing Fees						
General J...	11/15/2021	6979	Rapid Legal	Invoice 5179985	Trails End	-16.26
General J...	11/16/2021	6980	Rapid Legal	Invoice 5180076	Trails End	-16.26
General J...	11/17/2021	6988	Rapid Legal	Invoice 5181563	Trails End	-260.19
General J...	12/01/2021	7023	Rapid Legal	Inv 5217258	Trails End	-16.26
General J...	12/02/2021	7056	Rapid Legal	Invoice 5235109	Trails End	-16.26
General J...	12/13/2021	7096	Rapid Legal	Rapid Legal-5274...	Trails End	-16.26
General J...	12/17/2021	7088	Rapid Legal	Rapid Legal-5292...	Trails End	-16.26
General J...	12/23/2021	7108	Rapid Legal	Rapid Legal-5314...	Trails End	-16.26
General J...	01/03/2022	6777	Rapid Legal	Rapid Legal - 534...	Trails End	-16.26
General J...	01/04/2022	6780	Rapid Legal	Rapid Legal - 535...	Trails End	-16.26
General J...	02/01/2022	7162	Rapid Legal	Rapid Legal - 546...	Trails End	-16.26
General J...	02/14/2022	7208	Rapid Legal	Rapid Legal - 552...	Trails End	-16.26
General J...	02/17/2022	7212	Rapid Legal	Rapid Legal - 554...	Trails End	-16.26
General J...	02/22/2022	7216	Rapid Legal	Rapid Legal - 555...	Trails End	-16.26
General J...	03/01/2022	7215	Rapid Legal	Rapid Legal - 558...	Trails End	-16.26
General J...	03/02/2022	7225	Rapid Legal	Rapid Legal - 559...	Trails End	-16.26
General J...	03/10/2022	7240	Rapid Legal	Rapid Legal - 563...	Trails End	-16.26
General J...	03/15/2022	7248	Rapid Legal	Rapid Legal - 565...	Trails End	-16.26
General J...	04/02/2022	7353	Rapid Legal	Rapid Legal - 570...	Trails End	-16.26
General J...	04/02/2022	7354	Rapid Legal	Rapid Legal - 571...	Trails End	-16.26
General J...	04/02/2022	7387	Rapid Legal	Rapid Legal 56933...	Trails End	-16.26
General J...	04/05/2022	7357	Rapid Legal	Rapid Legal - 572...	Trails End	-16.26
General J...	04/07/2022	7344	Rapid Legal	Rapid Legal - 574...	Trails End	-16.26
General J...	04/08/2022	7358	Rapid Legal	Rapid Legal - 575...	Trails End	-16.26
General J...	04/08/2022	7358	Rapid Legal	Rapid Legal - 575...	Trails End	-16.26
General J...	04/13/2022	7380	Rapid Legal	Rapid Legal 57740...	Trails End	-16.26
General J...	05/02/2022	7422	Rapid Legal	Rapid Legal 58478...	Trails End	-16.26
General J...	05/03/2022	7423	Rapid Legal	Rapid Legal 58584...	Trails End	-16.26
General J...	05/06/2022	7478	Rapid Legal	Rapid Legal 58692...	Trails End	-16.26
General J...	05/10/2022	7482	Rapid Legal	Rapid Legal 58876...	Trails End	-16.26
General J...	05/11/2022	7480	Rapid Legal	Rapid Legal 58928...	Trails End	-16.26
General J...	06/02/2022	7527	Rapid Legal	Rapid Legal 59777...	Trails End	-16.26
General J...	06/10/2022	7512	Rapid Legal	Rapid Legal 60162...	Trails End	-16.26
General J...	07/05/2022	7618	Rapid Legal	Rapid Legal 61065...	Trails End	-16.30

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
General J...	07/13/2022	7305	Rapid Legal	Rapid Legal 61398...	Trails End	-16.30
General J...	08/02/2022	7387	Rapid Legal	Rapid Legal 62339...	Trails End	-16.30
Total Recording/Filing Fees						-829.41
Relocation expense						
General J...	05/05/2022	7458	La Quinta	Tenant Relocation	Trails End	-221.16
General J...	05/14/2022	7473	Ramada Inn	Tenant Relocation	Trails End	-1,075.00
General J...	05/21/2022	7502	Ramada Inn	Tenant Relocation	Trails End	-367.08
General J...	06/14/2022	7549	Ramada Inn	Ramada Inn - Occ...	Trails End	-491.34
Total Relocation expense						-2,154.58
Repairs & Maintenance						
Check	02/08/2022	1002	Matthew Connelly	Inv 003	Trails End	0.00
General J...	02/08/2022	7259	Matthew Connelly	For CHK 1002 voi...	Trails End	-325.00
Check	03/17/2022	1005	Matthew Connelly	Inv 003	Trails End	-325.00
General J...	03/23/2022	725...	Matthew Connelly	Reverse of GJE 7...	Trails End	325.00
Total Repairs & Maintenance						-325.00
Storage Fee						
General J...	01/01/2022	6821	Mobile Mini	Mobile Mini - 9012...	Trails End	-1,573.50
General J...	02/01/2022	7195		Mobile Mini - 9012...	Trails End	-1,088.15
General J...	02/23/2022	7237	Mobile Mini	Mobile Mini - 9013...	Trails End	-1,088.15
Check	04/05/2022	1006	Mobile Mini	Invoice 9013438962	Trails End	-1,088.15
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	-764.33
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	-764.33
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	-1,098.98
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	-246.42
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	-246.42
General J...	06/17/2022	7522	Mobile Mini	Mobile Mini - 9013...	Trails End	-1,088.15
General J...	07/02/2022	7596	Mobile Mini	Invoice 9014215920	Trails End	-258.84
General J...	07/02/2022	7596	Mobile Mini	Invoice 9014215921	Trails End	-258.84
General J...	07/02/2022	7596	Mobile Mini	Invoice 9014283467	Trails End	-1,106.00
General J...	07/02/2022	7610	Derrel's Mini Sto...	Derrel's Mini Storage	Trails End	-192.57
General J...	07/16/2022	7308	Mobile Mini	Mobile Mini 90145...	Trails End	-1,088.15
General J...	08/01/2022	7382	Mobile Mini	Mobile Mini 07/06-...	Trails End	-246.42
General J...	08/17/2022	7443	Mobile Mini	Mobile Mini 08/03-...	Trails End	-246.42
General J...	08/20/2022	7442	Mobile Mini	Mobile MIni 08/10-...	Trails End	-1,088.15
General J...	09/02/2022	7508	Mobile Mini	Mobile Mini 08/31-...	Trails End	-246.42
General J...	09/10/2022	7518	Mobile Mini	Mobile Mini 09/07-...	Trails End	-1,088.15
Total Storage Fee						-14,866.54

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
Supplies						
General J...	02/15/2022	7226	Home Depot	Supplies - ET - Ho...	Trails End	-40.75
General J...	06/02/2022	7551	Amazon	Camera SIM Cards	Trails End	-10.88
General J...	07/02/2022	7606	Office Depot/Off...	Office Depot/Offic...	Trails End	-7.02
General J...	07/02/2022	7607	Office Depot/Off...	Office Depot/Offic...	Trails End	-81.91
General J...	07/02/2022	7608	Home Depot	Home Depot - Tra...	Trails End	-49.01
General J...	07/02/2022	7609	Office Depot/Off...	Office Depot/Offic...	Trails End	-46.32
General J...	07/02/2022	7611	Derrel's Mini Sto...	Derrel's Mini Stora...	Trails End	-7.50
General J...	07/04/2022	7625	EIotClub	EIOT Club Informa...	Trails End	-10.00
General J...	08/12/2022	7475	Office Depot/Off...	Office Max - Notic...	Trails End	-70.86
General J...	09/02/2022	7510	EIotClub	EIOT Club 3063 C...	Trails End	-10.00
Total Supplies						-334.25
Travel Expenses						
General J...	11/09/2021	6974		Chevron - Travel - ...	Trails End	-26.43
General J...	11/10/2021	6975		Chevron - Travel - ...	Trails End	-21.36
General J...	11/10/2021	6976		Exxon - Travel - TY	Trails End	-14.52
General J...	11/11/2021	6973		Courtyard Merced ...	Trails End	-58.30
General J...	11/11/2021	6972		Enterprise - Travel...	Trails End	-107.77
General J...	11/11/2021	6971		Southwest Airlines...	Trails End	-160.49
General J...	11/14/2021	7044		Hertz - Travel - MA	Trails End	-97.61
General J...	11/15/2021	7041		Delta Airlines - Tra...	Trails End	-136.70
General J...	11/15/2021	7042		Amtrak - Travel - MA	Trails End	-18.75
General J...	11/15/2021	7049		Hotel Piccadilly - T...	Trails End	-119.32
General J...	11/15/2021	7050		Hotel Piccadilly - T...	Trails End	-119.32
General J...	11/16/2021	6994		Exxon Mobil - Trav...	Trails End	-10.64
General J...	11/16/2021	6996		JW Airport Parking...	Trails End	-23.00
General J...	11/18/2021	7006		Exxon - Travel - TY	Trails End	-25.06
General J...	11/24/2021	7046		Expedia - Travel - ...	Trails End	-248.96
General J...	12/01/2021	7048		Hertz - Travel - MA	Trails End	-91.79
General J...	12/01/2021	7118		Alliantz Travel-Airf...	Trails End	-22.00
General J...	12/10/2021	6749		Expedia - Travel - ...	Trails End	-166.88
General J...	12/15/2021	7107		Enterprise-Car Re...	Trails End	-234.99
General J...	12/18/2021	6748		Lyft - Travel - MA	Trails End	-14.27
General J...	01/01/2022	6795		Gas - Travel - MA	Trails End	-52.91
General J...	01/01/2022	6796		Exxon - Travel - MA	Trails End	-24.91
General J...	01/01/2022	7125		Hertz; TY Split	Trails End	-154.79
General J...	02/01/2022	7187		Travel - CB - Hertz	Trails End	-270.10
General J...	02/01/2022	7238		Piccadilly Inn - 64...	Trails End	-90.87
General J...	02/03/2022	7186		Travel - CB - Comf...	Trails End	-134.97
General J...	03/01/2022	7271		Travel - CB - Parki...	Trails End	-26.00
General J...	04/01/2022	7394	Advanced Air	Advanced Air - MA	Trails End	-200.44
General J...	04/02/2022	7403	Hertz	Hertz Rental 4288...	Trails End	-336.62
General J...	04/02/2022	7404	Radisson Hotel	Radisson Hotel X...	Trails End	-242.18
General J...	04/02/2022	7406	Allianz Travel In...	Allianz Travel Insu...	Trails End	-9.00
General J...	04/02/2022	7409	Doubletree by H...	Double Tree 4441...	Trails End	-344.88
General J...	04/14/2022	7405	Advanced Air	Advanced Air-MA	Trails End	-400.88

Mark Adams - Receivership Accounts
Profit & Loss Detail
All Transactions

Type	Date	Num	Name	Memo	Class	Paid Amo...
General J...	04/25/2022	7412	Lyft	Lyft Ride	Trails End	-44.73
General J...	05/02/2022	7459	Doubletree by H...	DoubleTree - MA	Trails End	-217.35
General J...	05/02/2022	7501	Amtrak	Travel for MA for C...	Trails End	-12.50
General J...	05/02/2022	7502	Chevron	Gas for meeting wi...	Trails End	-17.66
General J...	05/05/2022	7460	Advanced Air	Advanced Air - MA	Trails End	-400.88
General J...	05/10/2022	7504	ABC Taxi	Transportation fro...	Trails End	-25.89
General J...	05/10/2022	7505	Alaska Airlines	Travel for meeting ...	Trails End	-733.49
General J...	05/11/2022	7506	Alaska Airlines	Wifi during Travel f...	Trails End	-8.00
General J...	05/12/2022	7461	Doubletree by H...	DoubleTree - MA	Trails End	-368.00
General J...	05/19/2022	7518	Ramada Inn	Ramada Inn - PH	Trails End	-95.76
General J...	06/02/2022	7508	Ride Yellow	Ride Yellow Trans...	Trails End	-43.94
General J...	06/02/2022	7509	Lyft	Lyft Ride	Trails End	-24.45
General J...	06/02/2022	7552	Ramada Inn	Ramada Inn Stay ...	Trails End	-304.38
General J...	07/02/2022	7612	Ramada Inn	Ramada Inn - PH	Trails End	-280.44
General J...	07/02/2022	7613	Ramada Inn	Ramada Inn - PH	Trails End	-107.16
General J...	07/02/2022	7614	Ramada Inn	Ramada Inn - PH	Trails End	-101.57
General J...	08/12/2022	7476	Ramada Inn	Ramada Inn - PH	Trails End	-107.16
Total Travel Expenses						-6,900.07
TOTAL						**510.51**

PROOF OF SERVICE

F.R.C.P. 5 / C.C.P. 1013a (3)/ Rules of Court, Rule 2060

I am a resident of, or employed in the County of Los Angeles, State of California. I am over the age of 18 years old and not a party to the within action. My business address is 3435 Ocean Park Blvd., Suite 107, Santa Monica, California 90405.

On **September 29, 2022**, I served the following listed document(s), by method indicated below, on the parties in this action: **Final Report and Accounting of Receiver and Declaration of Mark Adams; Stipulation of Parties Re: Discharging Receiver, Approval of Final Report and Accounting of Receiver, Exoneration of Bond; (Proposed) Order**

*****SEE ATTACHED SERVICE LIST*****

☐ **BY U.S. MAIL IF NO EMAIL LISTED**

By placing ☐ the original / X a true copy thereof enclosed in a sealed envelope(s), with postage prepaid, addressed as per the attached service list, for collection and mailings at Santa Monica, California following ordinary business practices. I am readily familiar with the firm's practice for collection and processing of the document for mailing. Under that practice, the document is deposited with the United States Postal Service on the same day in the ordinary course of business. I am aware that upon motion of any party served, service is presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after date of deposit for mailing contained in this affidavit.

☐ **BY OVERNIGHT DELIVERY**

By delivering the document(s) listed above in a sealed envelope(s) or package(s) designated by the express service carrier, with delivery fees paid or provided for, addressed as per the attached service list, to a facility regularly maintained by the express service carrier or to an authorized courier or driver authorized by the express service carrier to received documents.

☐ **BY PERSONAL SERVICE**

☐By personally delivering the document(s) listed above to the offices at the addressee(s) as shown on the attached service list.

☐By placing the document(s) listed above in a sealed envelope(s) and instructing a registered process server to personally deliver the envelope(s) to the offices at the address(es) set forth on the attached service list. The signed proof of service by the registered process server is attached.

☐ **BY ELECTRONIC SERVICE (via electronic filing service provider)**

By electronically transmitting the document(s) listed above to LexisNexis File and Serve, an electronic filing service provider, at www.fileandserve.lexisnexis.com pursuant to the Court's _____ Order mandating electronic service. *See* Cal.R.Ct.R. 2053, 2055, 2060. The transmission was reported as complete and without error.

X **BY ELECTRONIC SERVICE (to individual person)**

By electronically transmitting the document(s) listed above to the email address(es) of the person(s) set forth on the attached service list. The transmission was reported as complete and without error. *See* Rules of Court, rule 2.251.

☐ **BY FACSIMILE**

By transmitting the document(s) listed above from Mark Adams, Esq., facsimile (310) 471-8181to the facsimile machine telephone number(s) set forth on the attached service list. Service by facsimile transmission was made pursuant to agreement of the parties, confirmed in writing.

X STATE I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ FEDERAL I declare under penalty of perjury under the laws of the United States that I am employed in the office of a member of the bar of this court at whose direction the service is made.

Trevor Axt
Type or Print Name

Signature

SERVICE LIST

City of Fresno v. Joan Kevorkian, et al., Case No. 21CECG02816

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E-FILED
9/29/2022 2:41 PM
Superior Court of California
County of Fresno
By: Estela Alvarado, Deputy

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Court-Appointed Receiver

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 **STIPULATION OF PARTIES RE: DISCHARGING RECEIVER, APPROVAL OF FINAL REPORT AND ACCOUNTING OF RECEIVER, EXONERATION OF BOND; (PROPOSED) ORDER** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: September 29, 2022 Time: 3:30 p.m.

IT IS HEREBY STIPULATED by and between Plaintiff City of Fresno ("City"), Respondents Joan Kevorkian, and George L. Wallet and Sara J. Wallet as Co-trustees of the Bypass Trust Created Under the Corinne M. Wallet Separate Property Trust ("Respondents"), and Mark S. Adams ("Receiver") (collectively "Parties"), by and through their respective undersigned counsel of record, as follows:

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RECITALS:

1. California Receivership Group, through Mark Adams as its President, was appointed as Receiver under Health and Safety Code 17980.7(c) by Order of this Court on November 9, 2021.

2. The Order appointed the Receiver over the property located at 104 East Sierra Ave, Fresno, CA 93710 (APN numbers 408-050-04, 408-050-05, and 408-050-09), also known as Trails End Mobile Home Park (collectively, "Park" or "Property"). The Property is a mobile home park comprised of sixty (60) mobilehome units on three adjoining parcels.

3. The Property had reportedly been under investigation for over two years by the California Department of Housing and Community Development (HCD), and the HCD had suspended the park's Permit to Operate ("PTO") on January 21, 2021. The Appointment Order found the Property to be in violation of the State and City's health and safety codes, making it a nuisance and threat to its occupants and neighboring community, and it delegated to the Receiver the "duty and power to correct all of the existing violations," including by taking "full and complete possession and control of the Property." [Appointment Order, page 5, line 17; page 6, line 3.]

4. The Receiver's abatement plan centered around the sale of the Park, which was negotiated by the Park owners and La Hacienda Mobile Estates, LLC ("Buyer"). The Receiver consented to the sale, due to the unprecedented cooperation from the owners and their counsel throughout the receivership.

5. The framework of the sale included an extended escrow period, during which the health and safety violations were to be addressed. The sale would then close once the health and safety violations were cured, the Permit to Operate ("PTO") was reinstated, and after the Court discharged the Receiver. The Court approved the sale on May 10, 2022.

6. The Receiver hired Brad Harwood of MH Park Consulting to inspect the Park and delineate both the park-wide and unit-by-unit health and safety violations. The Receiver then hired a contractor connected to the Buyer to cure the violations detailed in the MH Park Consulting Inspection Report, following the 14-day voluntary compliance process approved by

the Court as part of its December 16, 2021 Order. The Buyer agreed to incur the repairs costs, which would then be credited towards the purchase price at closing.

7. The substantive work of the receivership is fully described in the First through Tenth Reports of Receiver, the Monthly Accounting Reports, and all other pleadings filed by the Receiver and previously served on all parties.

8. Prior to commencing the last phase of the repairs, the Receiver consulted with City to discuss the requirements to reinstate the Permit to Operate ("PTO"). As a brief summary of that process, once the remaining repairs were completed, inspected, and signed off by the City, and once the Buyer submitted the required forms, certifications, and paid the fees for the 2022 PTO, the City would reinstate the PTO.

9. The Receiver's plan to correct the remaining violations was detailed in the Tenth Report. In brief, the Receiver and his contractor would address the most troubling violations, like the remaining illegally built cabanas and structurally unsound awnings, while leaving the more non-imminent violations, like broken windows and skirting, to the individual unit owners.

10. The Receiver and his contractor finished the park wide repairs, and individual unit repairs by September 14, 2022. The City performed a park-wide inspection on September 16, 2022, and issued a small punch list of repairs that needed to be addressed before the City would sign off on the Receiver's repairs. The Receiver completed those repairs by September 20, 2022,

11. The City has inspected the Park and determined that all violations of the California Health and Safety Code and Fresno Municipal Codes, that are the responsibility of the Park owner, have been corrected as of September 26, 2022. The City is in the process of generating the invoice for the PTO, and once that invoice is paid, the PTO will be reinstated.

12. The plan to maintain compliance post-discharge will be to follow the process and requirements of the Mobilehome Residency Law relating to the enforcement of park rules and termination of tenancy. Despite being issued multiple 7-Day Notices throughout the receivership, there are several tenants that have failed to correct the individual-unit violations that are the sole responsibility of the tenants to repair. The tenants have been advised that their failure to make the required repairs would subject them to a 60-Day Notice of Termination of Tenancy and

possible eviction proceedings.

13. Although not eviction proceedings, the Receiver requests the authority to issue the 60-day Notices, pursuant to Civil Code Sections 798.55 et seq. of the Mobilehome Residency Law, and only where necessary. This is necessary to ensure compliance post-discharge, and any eviction proceedings would be handled by the Buyer after taking over management of the Park.

14. With the PTO set to be reinstated, the Receiver can now be discharged to allow the sale to close. The last issue is the payment of the unpaid receivership fees and costs, which are detailed in the Receiver's Final Report and Accounting. The Park owners have paid these costs throughout the receivership, and the remaining costs will be paid once the sale closes.

15. Thus, all parties believe that the necessity for a receiver no longer exists. All parties wish to keep the costs and time involved in winding the receivership as minimal as possible, thus the Stipulation.

NOW, THEREFORE, in consideration of the foregoing, the parties agree as follows:

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STIPULATION

1. IT IS HEREBY STIPULATED that the receivership estate is terminated and the Receiver is formally discharged of all further duties, liabilities and responsibilities in this matter.

2. IT IS FURTHER STIPULATED that the parties hereto waive any and all objections or oppositions to accountings and reports of the Receiver, and waive any potential objections or oppositions that might be filed as to the final account and report, and waive any and all rights to appeal the order discharging the Receiver.

3. IT IS FURTHER STIPULATED that the Receiver is authorized, in his official capacity as Receiver, to complete the remaining administrative tasks needed to wind this matter down even if those acts occur after the Discharge Order is signed.

4. IT IS FURTHER STIPULATED that the work of the receivership is complete, the receivership estate is terminated and the Receiver is formally discharged of all further duties, liabilities and responsibilities in this matter, subject to the administrative tasks needed to wind this matter down.

5. IT IS FURTHER STIPULATED that Respondents shall hold the Receiver and the receivership estate free and harmless from and indemnified against any and all claims, demands, actions and/or causes of action, which may arise from this receivership matter, such indemnity to extend to costs incurred in defense against any such claims, demands, actions and/or causes of action.

6. IT IS FURTHER STIPULATED that all of the acts, transactions and all of the actions of the Receiver and his counsel herein for the receivership period are confirmed, ratified and approved, as being right and proper and in the best interests of the receivership estate and the parties to this action.

7. IT IS FURTHER STIPULATED that the Receiver is hereby discharged from all further duties, liabilities, and responsibilities as Receiver herein.

8. IT IS FURTHER STIPULATED that all further liability on any bonds heretofore filed by the Receiver is hereby released and the sureties exonerated thereon.

///

9. IT IS FURTHER STIPULATED that this stipulation may be executed in counter-parts, each of which shall be deemed an original, together which shall constitute a single agreement.

DATED: September ____, 2022

CITY OF FRESNO

By:_____
Christina A. Roberson
Attorney for Petitioner City of Fresno

DATED: September ____, 2022

JOAN KEVORKIAN, AND GEORGE L.WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST

By:_____
A. Emory Wishon III
Attorney for Respondents

DATED: September 29, 2022

CALIFORNIA RECEIVERSHIP GROUP

By:_____
Mark S. Adams
Court-Appointed Receiver

9. IT IS FURTHER STIPULATED that this stipulation may be executed in counterparts, each of which shall be deemed an original, together which shall constitute a single agreement.

DATED: September 29, 2022

CITY OF FRESNO

By: _____
Christina A. Roberson
Attorney for Petitioner City of Fresno

DATED: September ____, 2022

JOAN KEVORKIAN, AND GEORGE L.WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST

By: _____
A. Emory Wishon III
Attorney for Respondents

DATED: September ____, 2022

CALIFORNIA RECEIVERSHIP GROUP

By: _____
Mark S. Adams
Court-Appointed Receiver

9. IT IS FURTHER STIPULATED that this stipulation may be executed in counterparts, each of which shall be deemed an original, together which shall constitute a single agreement.

DATED: September ____, 2022

CITY OF FRESNO

By:_____
Christina A. Roberson
Attorney for Petitioner City of Fresno

DATED: September 29, 2022

JOAN KEVORKIAN, AND GEORGE L.WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST

By:_____
A. Emory Wishon III
Attorney for Respondents

DATED: September ____, 2022

CALIFORNIA RECEIVERSHIP GROUP

By:_____
Mark S. Adams
Court-Appointed Receiver

FILED
SEP 29 2022
FRESNO COUNTY SUPERIOR COURT
By _____ DEPT. 403

MARK S. ADAMS, SBN 68300
THOMAS A. YATTEAU, SBN 317321
California Receivership Group
3435 Ocean Park Blvd., Suite 107
Santa Monica, CA 90405
Tel. (310) 471-8181
Fax (310) 471-8180
madams@calreceivers.com
Court-Appointed Receiver

RECEIVED
9/29/2022 2:41 PM
FRESNO COUNTY SUPERIOR COURT
By: Estela Alvarado, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF FRESNO

CITY OF FRESNO, a municipal corporation, PEOPLE OF THE STATE OF CALIFORNIA Petitioners, v. JOAN KEVORKIAN, AND GEORGE L. WALLET AND SARA J. WALLET AS COTRUSTEES OF THE BYPASS TRUST CREATED UNDER THE CORINNE M. WALLET SEPARATE PROPERTY TRUST; and DOES 1 THROUGH 50, inclusive Respondents.	Case No. 21CECG02816 ~~(PROPOSED)~~ **ORDER DISCHARGING RECEIVER AND EXONERATING SURETY** Judge: Hon. Kristi C. Kapetan Dept.: 403 Hearing: Date: September 29, 2022 Time: 3:30 p.m.

Based on the Stipulation of Parties Re: Discharging Receiver, Approval of Final Report and Accounting of Receiver, Exoneration of Bond ("Stipulation"), and good cause appearing therefor, the Court hereby enters its order as follows:

1. IT IS HEREBY ORDERED that the Parties' Stipulation is approved and the actions described therein are hereby approved and ratified. Receiver California Receivership Group through its president, Mark Adams, ("Receiver") appointed for the Property located at 104 East Sierra Ave, Fresno, CA 93710 (APN numbers 408-050-04, 408-050-05, and 408-050-09) ("Property") is hereby discharged.

2. IT IS FURTHER ORDERED that the Receiver is authorized, in his official capacity as Receiver, to complete the remaining administrative tasks needed to wind this matter down even after this Order is signed.

3. IT IS FURTHER ORDERED that the receivership estate is terminated and the Receiver is formally discharged of all further duties, liabilities and responsibilities in this matter.

4. IT IS FURTHER ORDERED that any objections or oppositions to all accountings and reports of Receiver, including the Final Report and Accounting, are waived, and that all parties waive any and all rights to appeal this order.

5. IT IS FURTHER ORDERED that Respondents shall pay all outstanding receivership fees and costs, as detailed in the Final Report and Accounting, upon the close of escrow.

6. IT IS FURTHER ORDERED that all parties shall hold the Receiver and the receivership estate free and harmless from and indemnified against any and all claims, demands, actions and/or causes of action, which may arise from this receivership matter, such indemnity to extend to costs incurred in defense against any such claims, demands, actions and/or causes of action.

7. IT IS FURTHER ORDERED that all of the acts, transactions and all of the actions of the Receiver and his counsel herein for the receivership period are confirmed, ratified and approved.

8. IT IS FURTHER ORDERED that this Order is binding on all parties to the receivership, as well as those with notice of the Stipulation. Notice was provided by the Receiver to all parties and any others that might have an interest in the Property. This Order will not impact a non-party's due process rights; however, all actions of the receivership, even those impacting non-parties with notice, are now *res judicata*.

9. IT IS FURTHER ORDERED that the Receiver is authorized to issue 60-Day Notices, pursuant to Civil Code Sections 798.55 et seq. of the Mobilehome Residency Law, where necessary.

10. IT IS FURTHER ORDERED that after completing the remaining administrative tasks needed to wind this matter down, the Receiver is hereby discharged from all further duties, liabilities, and responsibilities as Receiver herein.

///

11. IT IS FURTHER ORDERED that all further liability on any bonds heretofore filed by the Receiver is hereby released and the sureties exonerated thereon.

IT IS SO ORDERED.

DATED: 9/29, 2022

JUDGE OF THE SUPERIOR COURT

ATTACHMENT 2

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/17/2022	FINAL

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
FINAL		

Quantity	Description	Rate	Amount
1	Giancarlo Trojani - Final	$2,433.83	$2,433.83
		Total	$2,433.83

(1)

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/20/2022	PR05/02-15/22

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/02/22-05/15/22, Gross, Taxes, WC, Fees	$31.70	$31.70
		Total	$31.70

(2)

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/20/2022	PR05/02-15/22

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/02/22-05/15/22, Gross, Taxes, WC, Fees	$1,082.05	$1,082.05
		Total	$1,082.05

3

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/20/2022	PR05/02-15/22

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/02/22-05/15/22, Gross, Taxes, WC, Fees	$1,123.95	$1,123.95
		Total	$1,123.95

(4)

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/20/2022	PR05/02-15/22

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/02/22-05/15/22, Gross, Taxes, WC, Fees	$6,936.75	$6,936.75
		Total	$6,936.75

(5)

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/19/2022	FINAL

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
FINAL		

Quantity	Description	Rate	Amount
1	Marcus Singanonh - Final	$803.40	$803.40
		Total	$803.40

6

PPM Maintenance

Invoice

Date	Invoice #
5/27/2022	1633

PAID 06/01/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 04/22/22		

Quantity	Description	Rate	Amount
40	Property #3 -John G *Trail End 40hrs week	85.00	3,400.00
40	Property #3- Andres *Trail End 40hrs week	65.00	2,600.00
40	Property #3 -Jordan *Trail End 40hrs week	50.00	2,000.00
		Total	$8,000.00

7

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/01/2022	PPM220601

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Andres - Out of town	$150.00	$150.00
		Total	$150.00

8

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/01/2022	PPM220601

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Jordan - Out of town	$150.00	$150.00
		Total	$150.00

9

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/20/2022	PR05/16-29/22

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/16/22-05/29/22, Gross, Taxes, WC, Fees	$20.00	$20.00
		Total	$20.00

10

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/20/2022	PR05/16-29/22

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/16/22-05/29/22, Gross, Taxes, WC, Fees	$517.53	$517.53
		Total	$517.53

11

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/20/2022	PR05/16-29/22

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/16/22-05/29/22, Gross, Taxes, WC, Fees	$853.98	$853.98
		Total	$853.98

12

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
05/20/2022	PR05/16-29/22

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/16/22-05/29/22, Gross, Taxes, WC, Fees	$5,693.20	$5,693.20
		Total	$5,693.20

13

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/02/2022	Reimb1010

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
Reimb 1010		

Quantity	Description	Rate	Amount
1	Reimburse Harmony for dumpsters, repairs, supplies	$361.13	$361.13
1	Reimburse Harmony for dumpsters, repairs, supplies	$30,672.27	$30,672.27
		Total	$31,033.40

14

PPM Maintenance

Invoice

Date	Invoice #
5/29/2022	1652

PAID 06/07/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 04/29/22		

Quantity	Description	Rate	Amount
16	Property #3-Josh Trail End Park	100.00	1,600.00
40	Property #3 -John G Trail End Park	85.00	3,400.00
40	Property #3 Greg Trail End Park	65.00	2,600.00
8	Property #3- Andres Trail End Park	65.00	520.00
40	Property #3 -Jordan Trail End Park	50.00	2,000.00
40	Property #3 Giancarlo Trail End Park	50.00	2,000.00
		Total	$12,120.00

15

PPM Maintenance

Invoice

Date	Invoice #
5/29/2022	1661

PAID 06/07/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 05/06/22		

Quantity	Description	Rate	Amount
40	Property #3 -John G Trails End Park	85.00	3,400.00
40	Property #3- Andres Trails End Park	65.00	2,600.00
40	Property #3 -Jordan Trails End Park	50.00	2,000.00
	Total		$8,000.00

PPM Maintenance

Invoice

Date	Invoice #
5/31/2022	1677

PAID
06/07/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 05/13/22		

Quantity	Description	Rate	Amount
40	Property #3 -John G Trails End	85.00	3,400.00
40	Property #3- Andres Trails End	65.00	2,600.00
40	Property #3 -Jordan Trails End	50.00	2,000.00
	Total		$8,000.00

PPM Maintenance

Invoice

Date	Invoice #
6/6/2022	1694

PAID 06/13/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 05-~~06~~-20-22		

Quantity	Description	Rate	Amount
40	Property #3 -John G **Trails End Park	85.00	3,400.00
40	Property #3- Andres **Trails End Park	65.00	2,600.00
40	Property #3 -Jordan **Trails End Park	50.00	2,000.00
		Total	$8,000.00

PPM Maintenance

Invoice

Date	Invoice #
6/10/2022	1724

PAID
08/13/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 05/27/22		

Quantity	Description	Rate	Amount
8	Property #3-Josh * Trails End Park	100.00	800.00
40	Property #3 -John G * Trails End Park	85.00	3,400.00
38	Property #3- Andres * Trails End Park	65.00	2,470.00
38	Property #3 -Jordan * Trails End Park	50.00	1,900.00
		Total	$8,570.00

PPM Maintenance

Invoice

Date	Invoice #
6/13/2022	1731

PAID 06/13/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 06/03/22		

Quantity	Description	Rate	Amount
32	Property #3 -John G *Trails End	85.00	2,720.00
		Total	$2,720.00

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/15/2022	PR05/30-06/12

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/30/22-06/12/22, Gross, Taxes, WC, Fees	$15.24	$15.24
		Total	$15.24

(21)

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/15/2022	PR05/30-06/12

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/30/22-06/12/22, Gross, Taxes, WC, Fees	$399.78	$399.78
		Total	$399.78

22

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/15/2022	PR05/30-06/12

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/30/22-06/12/22, Gross, Taxes, WC, Fees	$783.90	$783.90
		Total	$783.90

23

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/15/2022	PR05/30-06/12

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR 05/30/22-06/12/22, Gross, Taxes, WC, Fees	$5,226.00	$5,226.00
		Total	$5,226.00

24

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/27/2022	Reimb1019

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
Reimb 1019		

Quantity	Description	Rate	Amount
1	Reimburse Harmony 02/06/22 Park Inspection	$680.00	$680.00
		Total	$680.00

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220320

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-03-20	$4,631.99	$4,631.99
		Total	$4,631.99

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	PR Rehab Hrs

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - rehab hours	$1,308.12	$1,308.12
		Total	$1,308.12

27

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220403

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-04-03	$8,790.58	$8,790.58
		Total	$8,790.58

18

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220417

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-04-17	$7,802.11	$7,802.11
		Total	$7,802.11

29

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220501

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-05-01	$9,967.49	$9,967.49
		Total	$9,967.49

30

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220515

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-05-15	$9,174.45	$9,174.45
		Total	$9,174.45

31

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	PR Extra Hrs

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - extra hours, water leak	$1,126.93	$1,126.93
		Total	$1,126.93

32

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220320

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-03-20	$7,040.00	$7,040.00
		Total	$7,040.00

(33)

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220325

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-03-25	$5,520.00	$5,520.00
		Total	$5,520.00

34

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220401

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-04-01	$7,080.00	$7,080.00
		Total	$7,080.00

35

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220408

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-04-08	$8,000.00	$8,000.00
		Total	$8,000.00

36

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/22/2022	WE20220415

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PRREIMB		

Quantity	Description	Rate	Amount
1	PR Reimbursement - WE 2022-04-15	$6,500.00	$6,500.00
		Total	$6,500.00

37

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
06/27/2022	Reimb1020

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
Reimb 1020		

Quantity	Description	Rate	Amount
1	Reimburse Harmony for dumpsters, repairs, supplies	$12,955.42	$12,955.42
		Total	$12,955.42

38

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
07/05/2022	PPM220701

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PE 07/01/22		

Quantity	Description	Rate	Amount
13	Property #3 - Josh, Trails End	$100.00	$1,300.00
27	Property #3 - John G, Trails End	$85.00	$2,295.00
32	Property #3 - Andres, Trails End	$65.00	$2,080.00
38	Property #3 - Christopher, Trails End	$50.00	$1,900.00
37	Property #3 - Jonathan, Trails End	$50.00	$1,850.00
40	Property #3 - Demetrius, Trails End	$50.00	$2,000.00
		Total	$11,425.00

39

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
07/08/2022	PPM220620

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Andres - Out of town	$75.00	$75.00
		Total	$75.00

40

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
07/08/2022	PPM220620

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Jordan - Out of town	$75.00	$75.00
		Total	$75.00

41

PPM Maintenance

Invoice

Date	Invoice #
7/12/2022	1743

PAID 07/12/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 06-10-22		

Quantity	Description	Rate	Amount
40	Property #3 -John G Trail Ends	85.00	3,400.00
40	Property #3 -Jordan Trail Ends	50.00	2,000.00
	Total		$5,400.00

42

PPM Maintenance

Invoice

Date	Invoice #
7/12/2022	1751

PAID 07/12/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 06-17-22		

Quantity	Description	Rate	Amount
40	Property #3 -John G Trails End	85.00	3,400.00
40	Property #3 -Jordan Trails End	50.00	2,000.00
	Total		$5,400.00

PPM Maintenance

Invoice

Date	Invoice #
7/12/2022	1761

PAID 07/12/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 06-24-22		

Quantity	Description	Rate	Amount
19	Property #3 -John G Trails End	85.00	1,615.00
40	Property #3- Andres Trails End	65.00	2,600.00
40	Property #3 -Jordan Trails End	50.00	2,000.00
	Total		$6,215.00

44

PPM Maintenance

Invoice

Date	Invoice #
7/27/2022	1775

PAID 07/27/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 07-1-22		

Quantity	Description	Rate	Amount
3	All Properties #5 Admin	50.00	150.00
		Total	$150.00

...EAST FREMONT STREET
STOCKTON CA 95205-3913
209-948-9500

RENTAL RETURN INVOICE

206024732-001

Job Site

BIG DOG BUILDERS
6653 EMBARCABERO DRIVE
SUITE C
SPOCKTON CA 95219
Office: 209-931-1303 **Job:** 209-931-1303

BIG DOG BUILDERS
6653 EMBARCABERO DRIVE
SUITE C
SPOCKTON CA 95219

Customer #	: 845489
Invoice Date	: 05/13/22
Rental Out	: 05/06/22 08:10 AM
Rental In	: 05/13/22 03:28 PM
UR Job Loc	: WILL CALL
UR Job #	: .
Customer Job ID:	
P.O. #	: NPOR
Ordered By	: JOHN GRIFFIN
Reserved By	: HOLLIE BOSKIE
Salesperson	: JOSH BROWNING

Invoice Amount: $347.57

Terms: Due Upon Receipt
Payment options: Contact our credit office 212-333-6600 Ext. 84915
REMIT TO: UNITED RENTALS (NORTH AMERICA),INC.
P.O. BOX 051122
LOS ANGELES CA 90074-1122

RENTAL ITEMS:

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Amount
1	10805188	TRAILER TILT 12'-16' TO 9,999K TANDEM Make: MARKSMAN Model: RBET80X14-99 Serial: 1R9BE1422JL846203		57.00	225.00	475.00	282.00

Rental Subtotal:	282.00
Agreement Subtotal:	282.00
Rental Protection:	42.30
Tax:	23.27
Total:	347.57

COMMENTS/NOTES:

CONTACT: JOHN GRIFFIN
CELL#: 209-298-5751

#

(46)

Effective January 1, 2021 and where permitted by law, United Rentals may impose a surcharge of 1.8% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax in some jurisdictions.

NOTICE: This invoice is subject to the terms and conditions of the Rental and Service Agreement, which are available at https://www.unitedrentals.com/legal/rental-service-terms-US and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
07/22/2022	PPM220624

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PE 06/24/22		

Quantity	Description	Rate	Amount
21	Property #3 - Josh, Trails End	$100.00	$2,100.00
25	Property #3 - John G, Trails End	$85.00	$2,125.00
25	Property #3 - Andres, Trails End	$65.00	$1,625.00
25	Property #3 - Greg, Trails End	$65.00	$1,625.00
39	Property #3 - Jordan, Trails End	$50.00	$1,950.00
40	Property #3 - Giancarlo, Trails End	$50.00	$2,000.00
		Total	$11,425.00

47

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
07/19/2022	PPM220708

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PE 07/08/22		

Quantity	Description	Rate	Amount
3	Admin	$50.00	$150.00
		Total	$150.00

48

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
08/03/2022	Reimb1031

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
Reimb 1031		

Quantity	Description	Rate	Amount
1	Reimburse Harmony for dumpsters, base rock, repairs	$7,338.42	$7,338.42
		Total	$7,338.42

49

PPM Maintenance

Invoice

Date	Invoice #
8/5/2022	1822

PAID 08/08/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 07/15/22		

Quantity	Description	Rate	Amount
12	Property #3 -John G Trails End	85.00	1,020.00
		Total	$1,020.00

PPM Maintenance

Invoice

Date	Invoice #
8/5/2022	1845

PAID 08/08/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 07/22/22		

Quantity	Description	Rate	Amount
3	Property #3 -John G La Hacienda	85.00	255.00
		Total	$255.00

PPM Maintenance

Invoice

Date	Invoice #
8/17/2022	1868

PAID 08/18/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 07-29-22		

Quantity	Description	Rate	Amount
10	Property #3 -John G La Hacienda Park	85.00	850.00
10	All Properties #5 Admin La Hacienda Park	50.00	500.00
		Total	$1,350.00

52

PPM Maintenance

Invoice

Date	Invoice #
8/22/2022	1913

PAID 08/22/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 08-12-22		

Quantity	Description	Rate	Amount
18	Property #3 -John G Trails End park	85.00	1,530.00
40	Property #3- Andres Trails End Patio Post	65.00	2,600.00
40	Property #3 -Jordan Trails End Post	50.00	2,000.00
3	All Properties #5 Admin Trails End -Admin	50.00	150.00

Total $6,280.00

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
08/24/2022	PPM220812

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PE 08/12/22		

Quantity	Description	Rate	Amount
40	Property #3 - Jordan, Trails End	$50.00	$2,000.00
		Total	$2,000.00

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
08/24/2022	PPM220819

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PE 08/19/22		

Quantity	Description	Rate	Amount
40	Property #3 - Jordan, Trails End	$50.00	$2,000.00
		Total	$2,000.00

55

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
08/25/2022	PPM220805

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PE 08/05/22		

Quantity	Description	Rate	Amount
20	Property #3 - Jordan, Trails End	$50.00	$1,000.00
		Total	$1,000.00

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
08/30/2022	PPM220815

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Andres - Out of town	$75.00	$75.00
		Total	$75.00

57

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
08/30/2022	PPM220815

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Jordan - Out of town	$75.00	$75.00
		Total	$75.00

58

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
09/06/2022	Reimb1041

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
Reimb 1041		

Quantity	Description	Rate	Amount
1	Reimburse Harmony for dumpsters, awning, repairs, supplies	$8,934.46	$8,934.46
		Total	$8,934.46

59

PPM Maintenance

Invoice

Date	Invoice #
9/7/2022	1935

PAID 09/07/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 08/19/22		

Quantity	Description	Rate	Amount
4	Property #3 -John G Trails End Awning Post	85.00	340.00
40	Property #3- Andres Trails End Awning Post	65.00	2,600.00
40	Property #3 -Jordan Trails End Awning Post	50.00	2,000.00
		Total	$4,940.00

PPM Maintenance

Invoice

Date	Invoice #
9/13/2022	1956

PAID 09/13/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E08/26/22		

Quantity	Description	Rate	Amount
18	Property #3 -John G Trails End	85.00	1,530.00
1	All Properties #5 Admin Trails End	50.00	50.00
		Total	$1,580.00

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
09/14/2022	PPM220902

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PE 09/02/22		

Quantity	Description	Rate	Amount
20	Property #3 - John G, Trails End	$85.00	$1,700.00
20	Property #3 - Andres, Trails End	$65.00	$1,300.00
20	Property #3 - Jordan, Trails End	$50.00	$1,000.00
		Total	$4,000.00

62

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
09/21/2022	PPM220905

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Andres - Out of town	$75.00	$75.00
		Total	$75.00

63

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
09/21/2022	PPM220905

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Jordan - Out of town	$75.00	$75.00
		Total	$75.00

64

PPM Maintenance

Invoice

Date	Invoice #
9/21/2022	1983

PAID 09/21/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 09-02-22		

Quantity	Description	Rate	Amount
40	Property #3- Andres Trails End #27 rehab	65.00	2,600.00
40	Property #3 -Jordan Trails End #27 rehab	50.00	2,000.00
	Total		$4,600.00

PPM Maintenance

Invoice

Date	Invoice #
9/23/2022	2004

PAID 09/23/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 09-9-22		

Quantity	Description	Rate	Amount
32	Property #3- Andres Trails End #27 rehab	65.00	2,080.00
32	Property #3 -Jordan Trails End #27 rehab	50.00	1,600.00
		Total	$3,680.00

PPM Maintenance

Invoice

Date	Invoice #
9/23/2022	2030

PAID 09/23/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 09-16-22		

Quantity	Description	Rate	Amount
14	Property #3 -John G Trails End	85.00	1,190.00
		Total	$1,190.00

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
09/26/2022	PPM220916

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PE 09/16/22		

Quantity	Description	Rate	Amount
20	Property #3 - John G, Trails End	$85.00	$1,700.00
20	Property #3 - Andres, Trails End	$65.00	$1,300.00
40	Property #3 - Jordan, Trails End	$50.00	$2,000.00
		Total	$5,000.00

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6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
10/03/2022	MISC221003

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
MISC221003		

Quantity	Description	Rate	Amount
1	C. Macias - expense reimbursement	$35.76	$35.76
		Total	$35.76

69

PPM Maintenance

Invoice

Date	Invoice #
10/5/2022	2057

PAID 10/05/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 09-23-22		

Quantity	Description	Rate	Amount
9	Property #3 -John G Trails End Last List	85.00	765.00
40	Property #3- Andres Trails End Last List	65.00	2,600.00
40	Property #3 -Jordan Trails End Last List	50.00	2,000.00
1	All Properties #5 Admin	50.00	50.00
		Total	$5,415.00

Reference 71
Intentionally
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harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
10/07/2022	PPM220919

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Andres - Out of town	$75.00	$75.00
		Total	$75.00

(12)

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
10/07/2022	PPM220919

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
OUTTOWN		

Quantity	Description	Rate	Amount
1	Jordan - Out of town	$75.00	$75.00
		Total	$75.00

13

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
10/10/2022	PPM220926

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
PE 09/26/22		

Quantity	Description	Rate	Amount
20	Property #3 - John G, Trails End	$85.00	$1,700.00
20	Property #3 - Andres, Trails End	$65.00	$1,300.00
40	Property #3 - Jordan, Trails End	$50.00	$2,000.00
		Total	$5,000.00

74

CAL FLOOR COVERING INC..

2224 WATERLOO ROAD
STOCKTON, CA 95205

Invoice

Date	Invoice #
10/7/2022	30711

Bill To	Ship To
HARMONY COMMUNITIES, INC. 6653 EMBARCADERO DRIVE SUITE C STOCKTON, CA 95219	TRAILS END MHP 104 E. SIERRA AVE FRESNO, CA UNIT #27

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt	JW	10/7/2022			60

Quantity	Item Code	Description	Price Each	Amount
1	INSTALLATIONS	FHA CARPET & PAD INSTALLED INC. TRIP CHARGE	1,069.00	1,069.00
		Out-of-state sale, exempt from sales tax	0.00%	0.00

Total $1,069.00

PPM Maintenance

Invoice

Date	Invoice #
10/19/2022	488

PAID 10/19/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 09-30-22		

Quantity	Description	Rate	Amount
16	Property #3- Andres Trails End Park Repairs	65.00	1,040.00
16	Property #3 -Jordan Trails End Park Repairs	50.00	800.00
1	All Properties #5 Admin	50.00	50.00
		Total	$1,890.00

PPM Maintenance

Invoice

Date	Invoice #
10/19/2022	515

PAID 10/19/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
W/E 10-7-22		

Quantity	Description	Rate	Amount
9	Property #3 -John G Trails End	85.00	765.00
		Total	$765.00

77

PPM Maintenance

Invoice

Date	Invoice #
11/1/2022	PPM10023

PAID 11/02/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PE 10/30/22		

Quantity	Description	Rate	Amount
5	Repairs & Maintenance	50.00	250.00
		Total	$250.00

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
11/03/2022	MISC221130

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
MISC221130		

Quantity	Description	Rate	Amount
1	C. Macias - AC Unit repair	$300.00	$300.00
		Total	$300.00

79

PPM Maintenance

Invoice

Date	Invoice #
11/4/2022	PPM10046

PAID 11/07/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PE 10/28/22		

Quantity	Description	Rate	Amount
15	Repairs & Maintenance	50.00	750.00
15	Repairs & Maintenance	50.00	750.00
		Total	$1,500.00

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
11/08/2022	Reimb1076

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
Reimb 1076		

Quantity	Description	Rate	Amount
1	Reimburse Harmony for #27 Rehab, repairs, dumpsters	$3,165.73	$3,165.73
		Total	$3,165.73

81

PPM Maintenance

Invoice

Date	Invoice #
11/15/2022	PPM10072

PAID 11/16/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PE 11-4-22		

Quantity	Description	Rate	Amount
4	Repairs & maintenance	85.00	340.00
2	Administration	50.00	100.00
		Total	$440.00

Check Request

Date: 11/29/22

Property: La Hacienda Amount: 60.00

Space number: 12

Need By: [ ] Next Bills Meeting OR [ ] Date: _____

Payable to: Mountain Press

Address: PO BOX 97
Prather, CA 93651

Chart of Accounts: _____

Check From: La Hacienda

Memo: Lien sale ad - #12

Requested By: _____ Paid Date: _____

Approved By: _____ Check #: _____

LA HACIENDA MOBILE ESTATES, LLC

1078

Bill Reference: 112922ER
Check No: 1078

11/30/2022 Mountain Press Lien Sale Ad #12 $ 60.00

Prop	Account	Comment	Amount
LaHacienda	MH Inventory	Lien Sale Ad #12	60.00

83

harmony communities

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
12/02/2022	MISC221202a

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
MISC221202a		

Quantity	Description	Rate	Amount
1	C. Macias - expense reimbursement (U-Haul)	$56.70	$56.70
		Total	$56.70

84

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
12/02/2022	MISC221202

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
MISC221202		

Quantity	Description	Rate	Amount
1	C. Macias - expense reimbursement (Mid Valley Disposal)	$280.00	$280.00
		Total	$280.00

85

PPM Maintenance

Invoice

Date	Invoice #
12/2/2022	PPM10112

PAID 12/05/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PE 11/13/22		

Quantity	Description	Rate	Amount
3	Repairs & maintenance	85.00	255.00
		Total	$255.00

6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
12/19/2022	ACH1219a

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
ACH1219a		

Quantity	Description	Rate	Amount
1	Reimburse Harmony for #27 CC supplies	$36.71	$36.71
		Total	$36.71

87

harmony communities
6653 Embarcadero Dr, Suite C
Stockton, CA 95219

Invoice

Date	Invoice #
12/19/2022	ACH1219b

Bill To

La Hacienda MHC

P.O. No.	Terms	Project
ACH1219b		

Quantity	Description	Rate	Amount
1	Reimburse Harmony for #27 CC supplies	$20.99	$20.99
		Total	$20.99

88

PPM Maintenance

Invoice

Date	Invoice #
12/5/2022	PPM10173

PAID 12/15/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PE 11/27/22		

Quantity	Description	Rate	Amount
7	Repairs & maintenance	85.00	595.00
		Total	$595.00

PPM Maintenance

Invoice

Date	Invoice #
12/28/2022	PPM10240

PAID 12/28/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PE 12/11/22		

Quantity	Description	Rate	Amount
2	Administration	50.00	100.00
		Total	$100.00

PPM Maintenance

Invoice

Date	Invoice #
12/28/2022	PPM10204

PAID 12/28/2022

Bill To
La Hacienda MHC

P.O. No.	Terms	Project
PE 12/4/22		

Quantity	Description	Rate	Amount
20	Park dump run & clean up	50.00	1,000.00
20	Park dump run & clean up	50.00	1,000.00
		Total	$2,000.00

Stewart Technical Services

INVOICE

PO BOX 542
Knightsen, Ca 94548
(925) 470-7442

Service Date(s)

3/14, 3/15, 3/22, 3/23, 3/24/2022

JOB LOCATION

Trails End MHP Fresno, Ca

BILL TO

Harmony Communities

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Labor: 3/14: trails end day 1 sheet metal/safety violations, inspect burnt service area 3/15: trails end day 2 demo all burnt electrical, fill holes, inspect street lighting 3/22: trails end install utility pole. trace street lighting ug circuits. 3/23: trails end excavate and repair street lighting ug.install 20' 2" 10k lumen led light pole 3/24: Trails end Excavate and cut metal conduit / burnt load conduits below grade and install concrete junction box. Space 24 temp power 30a 240v service	40	100.00	4000.00
Labor:	40	100.00	4000.00
Sheet metal, covers, hardware, conduit 1 1/2, concrete	1	112.40	112.40
Concrete junction box w cover	1	129.99	129.99
25ft Utility Pole	1	940.00	940.00
20ft IMC Conduit, Junction box, 12-2 wire, 650w equivelent LED light fixture, photocell	1	648.50	648.50
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
Hotel stay, 2 nights	3	170.20	510.60
Trencher Rental	1	75.00	75.00
Bobcat skid steer rental	1	200.00	200.00

Remarks / Instructions:

ITEMS TOTAL	2616.49
Labor Total	8,000.00
TRAVEL	400.00
TOTAL $	**11,016.49**

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Stewart Technical Services

INVOICE

PO BOX 542
Knightsen, Ca 94548
(925) 470-7442

Service Date(s)

5/9, 5/10, 5/16, 5/24/2022

JOB LOCATION

Trails End MHP Fresno, Ca

BILL TO

Harmony Communities

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Labor: 5/9 trails end finish panel tie in, install breakers, trace lighting 5/10 PG&E morning meeting, trace, excavate, install PVC underground junction box to convert laundry room circuit for street lighting 5/16 trails end space 1 service pedestal, space 39 service pedestal, install 2 street lights, 2" imc, barn light, 500w led, bucket truck, welder 5/24 trails end install 2 tall street lights, one short.	32	100.00	3200.00
Labor:	32	100.00	3200.00
Fittings, hardware, breakers, PVC underground junction box, chemicals, 50 amp receptacle, post top light	1	264.80	264.80
			0.00
			0.00
20ft IMC Conduit, Junction box, 12-2 wire, 650w equivalent LED light fixture, photocell	4	648.50	2594.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
Hotel stay	1	170.20	170.20
			0.00
			0.00

Remarks / Instructions:

ITEMS TOTAL	3029.00
Labor Total	6,400.00
TRAVEL	440.00
TOTAL $	9,869.00

PAID $7869.00

(93)

TECOLOTE CONSTRUCTION INC

cahue209@gmail.com

INVOICE # 61
DATE 09/14/2022

CUSTOMER NAME HARMONY COMMUNITIES. INC
ADDRESS 6653 EMBARCADERO DRIVE SUITE "C"
STOCKTON CA 95219

TOMAS CAHUE
PO.BOX 785
LODI CA 95241

ATTN: SHERRIE

JOB SITE ADDRESS TRAILS END MOBILE HOME PARK #27
104 E Sierra Ave
Fresno, CA 93710

SINGLE WIDE

LOT PREP GRADE LOT SET UP HOME LEVEL BOLT AND LAG TOGETHER PERIMETER BLOCKS STANDARD ABS PADS PIRS VIQUEWEN HOOK UP CROSS OVERS UTILITIES GAS WATER SEWER ELECTRICAL	$4,500.00
INSTALL TIE DOWN SYSTEM	$1,400.00
TOTAL	$5,900.00

94

TECOLOTE CONSTRUCTION INC

cahue209@gmail.com

INVOICE # 62
DATE 09/14/2022

CUSTOMER NAME HARMONY COMMUNITIES. INC
ADDRESS 6653 EMBARCADERO DRIVE SUITE "C"
STOCKTON CA 95219

TOMAS CAHUE
PO.BOX 785
LODI CA 95241

ATTN: SHERRIE

JOB SITE ADDRESS TRAILS END MOBILE HOME PARK #48
104 E Sierra Ave
Fresno, CA 93710

SINGLE WIDE

STEPS AND LANDINGS X 1 TO CODE. 40" X 40" LANDINGS	$2,500.00

TOTAL $2,500.00

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Stewart Technical Services

INVOICE

Service Date(s)

PO BOX 542
Knightsen, Ca 94548
(925) 470-7442

7/7. 7/21/2022

JOB LOCATION

Trails End MHP Fresno, Ca

BILL TO

Harmony Communities

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Labor: 7-7-22 trailsend rebuild pedestals sp 46 47 48. 2x zinsco 50a. 2x 50a receptacles. 1x zinsco 100a. 3x polaris . 2x 50a male cord ends. 7-21 trails end sp 27, remove existing pedestal, create junction box. Extend wires, resupport, and terminate new pedestal	16	100.00	1600.00
Labor:	16	100.00	1600.00
2x 50a receptacles. 1x zinsco 100a. 3x polaris . 2x 50a male cord ends, Junction box, 50 amp pedestal, wire, connectors, chemicals, fittings	1	495.50	495.50
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00

Remarks / Instructions:

ITEMS TOTAL	495.50
Labor Total	3,200.00
TRAVEL	300.00
TOTAL $	**3,995.50**

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City of FRESNO

CYCLE BILL

Cycle/Route: 62-62

Utilities Billing & Collection Division
2600 Fresno St. • Fresno, CA 93721-3609
(559) 621-6888 • www.fresno.gov/utilitybill

Account Summary

Bill Date	11/09/2022
Customer Name	MOLLY THOMPSON
Account Number	730459-1738
Service Address	104 E SIERRA AVE
Service Period thru	10/31/22
Account Balance	$85.81
Due Date	12/07/22

Current Billing Summary

Previous Balance		$0.00
Payments		$0.00
Adjustments		$0.00
Balance Forward		$0.00
Total SANITATION Charges		85.81
DEPOSIT	80.00	
Sanitation	5.81	
Current Charges		$85.81
TOTAL AMOUNT DUE		$85.81

Important Message

ONE DAY OUTDOOR WATERING SCHEDULE as of November 1st

Odd Numbered Addresses (ending in 1,3,5,7,9) can water on Saturdays only
Even Numbered Addresses (ending in 0,2,4,6,8) can water on Sundays only

No watering is allowed between 10AM and 6PM

Effective June 28, 2021 City Hall will be open to the public to conduct business. For updated information call 559-621-2489

Using the barcode to make a cash payment will incur a $1.95 convenience fee assessed at the register. By using this barcode to make payment, you agree to the full terms and conditions available at COFUtilities.CheckOutbyPayGo.com. You may retrieve a detailed e-receipt of this transaction at this site after entering your account number.

7993661445800063716821451453 25

(QESP)40.T021.008286.001.1100 FRS-100 Mxxxxx11000001

City of FRESNO

UTILITIES BILLING AND COLLECTION
PO BOX 2069
FRESNO, CA 93718-2069

ELECTRONIC SERVICE REQUESTED

Account Number	730459-1738
Current Charges Due By 12/07/22	$85.81
Total Amount Due	$85.81
Amount Paid	

5150007096 PRESORT PBPS019 <B3>

MOLLY THOMPSON
DBA LA HACIENDA MOBLE ESTATES
PO BOX 63070
IRVINE CA 92602-6102

Make Checks Payable to:

CITY OF FRESNO
UTILITIES BILLING & COLLECTION
PO BOX 2069
FRESNO, CA 93718-2069

00073045900000173800000000085812

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Stewart Technical Services

INVOICE

PO BOX 542
Knightsen, Ca 94548
(925) 470-7442

Service Date(s)

4/5, 4/6, 4/26, 4/27/2022

JOB LOCATION

Trails End MHP Fresno, Ca

BILL TO

Harmony Communities

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Labor: 4/5 trails end. install 6 stack meter bank, riser and supports. 4/6 trails end excavate space 21 to 25, install christie box, conduit, ground rods, ground clamps and #6 bare copper.sp 19 repair 1 1/2 flex male to male.. 4/26 trails end Fresno install 2 street lights. 4/27 trails end Fresno finish 1 1/4" conduit entries at new meter bank. pull wire 500' #6 thhn, install and terminate 3ea 50a rv receptacles.	32	100.00	3200.00
Labor:	32	100.00	3200.00
hardware, conduit, connectors, concrete, wire nuts, lock nuts, insulators, chemicals, tape, 6 bare copper wire	1	272.40	272.40
6 pack outdoor meter bank 200amp	1	3327.69	3327.69
2" riser conduit, weather head, support straps, 4/0 copper wire 50', insulator	1	492.12	492.12
20ft IMC Conduit, Junction box, 12-2 wire, 650w equivalent LED light fixture, photocell	2	648.50	1297.00
500' #6 thhn	1	448.70	448.70
50 amp outdoor receptacle with enclosure	3	54.83	164.49
			0.00
concrete 32x16" Christy box w/ cover	1	278.80	278.80
			0.00
			0.00
Hotel stay	2	170.20	340.40
Trencher Rental	1	40.00	40.00
			0.00
Remarks / Instructions:		**ITEMS TOTAL**	6661.60
		Labor Total	6,400.00
		TRAVEL	300.00
		TOTAL $	**13,361.60**

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email/ OCT 05 2021 1 of 3
c- Don Jimenez
c- George Emory

ESTIMATE

ASPHALT TECHNOLOGY INC

4075 Celeste Ave
Clovis, CA 93619
Don Jimenez: 559-313-7179
Office: 559-291-0711
Fax: 559-346-1227
donjimenez@rocketmail.com

License# 948614

Date	Estimate #
9/29/2021	0929-21TE

Name-Address

Attn: John Frost
Trails End Mobile Home Park
1207 W Fremont Ave
Fresno, CA 93711

DESCRIPTION	Amount
Project Location: Trails End MHP Phase 1 ok Western Drive + 25% +- East/West Drive	
Asphalt - Approx size 16,619 S.F. - Overlay with 1.5" of HMA - Compact and roll to a smooth finish	$33,238.00
-Layout and stripe firelane	$1,500.00
1.) Paint "No Parking - Fire Lane" as per attached Drawing — Cost TBD	
Approved to Proceed by: John R. Frost 10/5/2021 John H. Frost, AIA Agent for George Santikian	
TOTAL	**$34,738.00**

EXHIBIT C

JUST AND REASONABLE RATE OF RETURN ON THE OWNER'S INVESTMENT

JUST AND REASONABLE RATE OF RETURN ON THE OWNER'S INVESTMENT

Purchase Price	$1,700,000	$1,700,000	$1,700,000	$1,700,000	$1,700,000	$1,700,000	$1,700,000
Monthly Rent	**$575**	**$600**	**$625**	**$650**	**$675**	**$700**	**$725**
Rental Spaces	60	60	60	60	60	60	60
Vacancy Rate	50%	50%	50%	50%	50%	50%	50%
Monthly Rent	17,250	18,000	18,750	19,500	20,250	21,000	21,750
Annual Income	$207,000	$216,000	$225,000	$234,000	$243,000	$252,000	$261,000
Expenses							
Taxes	$ 15,665.00	$ 15,665.00	$ 15,665.00	$ 15,665.00	$ 15,665.00	$ 15,665.00	$ 15,665.00
Offsite Management	$ 14,400.00	$ 14,400.00	$ 14,400.00	$ 14,400.00	$ 14,400.00	$ 14,400.00	$ 14,400.00
Insurance	$ 12,741.20	$ 12,741.20	$ 12,741.20	$ 12,741.20	$ 12,741.20	$ 12,741.20	$ 12,741.20
Repairs and Maintenance	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 18,000.00	$ 18,000.00
Garbage	$ 13,524.00	$ 13,524.00	$ 13,524.00	$ 13,524.00	$ 13,524.00	$ 13,524.00	$ 13,524.00
Water/Sewer	$ 26,748.00	$ 26,748.00	$ 26,748.00	$ 26,748.00	$ 26,748.00	$ 26,748.00	$ 26,748.00
Gas and Electric	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00
Permits	$ 5,670.00	$ 5,670.00	$ 5,670.00	$ 5,670.00	$ 5,670.00	$ 5,670.00	$ 5,670.00
Onsite Management	$ 27,716.00	$ 27,716.00	$ 27,716.00	$ 27,716.00	$ 27,716.00	$ 27,716.00	$ 27,716.00
Legal	$ 19,048.00	$ 19,048.00	$ 19,048.00	$ 19,048.00	$ 19,048.00	$ 19,048.00	$ 19,048.00
General and Administrative	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
Interest	$ 57,205.32	$ 57,205.32	$ 57,205.32	$ 57,205.32	$ 57,205.32	$ 57,205.32	$ 57,205.32
Amortization	$ 1,090.00	$ 1,090.00	$ 1,090.00	$ 1,090.00	$ 1,090.00	$ 1,090.00	$ 1,090.00
Total Expense	$ 217,607.52	$ 217,607.52	$ 217,607.52	$ 217,607.52	$ 217,607.52	$ 217,607.52	$ 217,607.52
NOI	$ (10,607.52)	$ (1,607.52)	$ 7,392.48	$ 16,392.48	$ 25,392.48	$ 34,392.48	$ 43,392.48
Rate of Return	-0.62%	-0.09%	0.43%	0.96%	1.49%	2.02%	2.55%

Exhibit C, Attachment 1:	Supporting documentation for the above just and reasonable return on the owner's investment analysis.

ATTACHMENT 1

DocuSign Envelope ID: 2515A02A-FB3B-498B-99BB-E59B01FF4606

AIRCRE contracts

STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE

(Non-Residential)

Dated: January 12, 2022

1. **Buyer.**
1.1 La Hacienda Mobile Estates, LLC, a Delaware LLC, ("**Buyer**") hereby offers to purchase the real property, hereinafter described, from the owner thereof ("**Seller**") (collectively, the "**Parties**" or individually, a "**Party**"), through an escrow ("**Escrow**") to close 30 or ____ days after the waiver or satisfaction of the Buyer's Contingencies, ("**Expected Closing Date**") to be held by TBD - SELLERS CHOICE ("**Escrow Holder**") whose address is TBD, Phone No. TBD, Facsimile No. TBD upon the terms and conditions set forth in this agreement ("**Agreement**"). Buyer shall have the right to assign Buyer's rights hereunder, but any such assignment shall not relieve Buyer of Buyer's obligations herein unless Seller expressly releases Buyer.
1.2 The term "**Date of Agreement**" as used herein shall be the date when by execution and delivery (as defined in paragraph 20.2) of this document or a subsequent counteroffer thereto, Buyer and Seller have reached agreement in writing whereby Seller agrees to sell, and Buyer agrees to purchase, the Property upon terms accepted by both Parties.

2. **Property.**
2.1 The real property ("**Property**") that is the subject of this offer consists of (insert a brief physical description) Trails End MHP is located in the County of Fresno, is commonly known as (street address, city, state, zip) 104 E. Sierra & 154 E. Sierra Avenue, Fresno, CA 93710 and is legally described as: See Prelim (APN: 408-050-04; 405-050-09; 408-050-05).
2.2 If the legal description of the Property is not complete or is inaccurate, this Agreement shall not be invalid and the legal description shall be completed or corrected to meet the requirements of TBD - SELLERS CHOICE ("**Title Company**"), which shall issue the title policy hereinafter described.
2.3 The Property includes, at no additional cost to Buyer, the permanent improvements thereon, including those items which pursuant to applicable law are a part of the property, as well as the following items, if any, owned by Seller and at present located on the Property: electrical distribution systems (power panel, bus ducting, conduits, disconnects, lighting fixtures); telephone distribution systems (lines, jacks and connections only); space heaters; heating, ventilating, air conditioning equipment ("**HVAC**"); air lines; fire sprinkler systems; security and fire detection systems; carpets; window coverings; wall coverings; and _____ (collectively, the "**Improvements**").
2.4 The fire sprinkler monitor: ☐ is owned by Seller and included in the Purchase Price, ☐ is leased by Seller, and Buyer will need to negotiate a new lease with the fire monitoring company, ☐ ownership will be determined during Escrow, or ☑ there is no fire sprinkler monitor.
2.5 Except as provided in Paragraph 2.3, the Purchase Price does not include Seller's personal property, furniture and furnishings, and _____ all of which shall be removed by Seller prior to Closing.

3. **Purchase Price.**
3.1 The purchase price ("**Purchase Price**") to be paid by Buyer to Seller for the Property shall be $1,700,000.00, payable as follows:
(Strike any not applicable)

(a) Cash down payment, including the Deposit as defined in paragraph 4.3 (or if an all cash transaction, the Purchase Price): $1,700,000.00

~~(b) Amount of "New Loan" as defined in paragraph 5.1, if any:~~

~~(c) Buyer shall take title to the Property subject to and/or assume the following existing deed(s) of trust ("Existing Deed(s) of Trust") securing the existing promissory note(s) ("Existing Note(s)");~~
~~(i) An Existing Note ("First Note") with an unpaid principal balance as of the Closing of approximately _____.~~
~~Said First Note is payable at _____ per month, including interest at the rate of _____% per annum until paid (and/or the entire unpaid balance is due on _____).~~
~~(ii) An Existing Note ("Second Note") with an unpaid principal balance as of the Closing of approximately _____.~~
~~Said Second Note is payable at _____ per month, including interest at the rate of _____% per annum until paid (and/or the entire unpaid balance is due on _____).~~
~~(d) Buyer shall give Seller a deed of trust ("Purchase Money Deed of Trust") on the property, to secure the promissory note of Buyer to Seller described in paragraph 6 ("Purchase Money Note") in the amount of: _____~~

Total Purchase Price: $1,700,000.00

~~3.2 If Buyer is taking title to the Property subject to, or assuming, an Existing Deed of Trust and such deed of trust permits the beneficiary to demand payment of fees, including, but not limited to, points, processing fees, and appraisal fees as a condition to the transfer of the Property, Buyer agrees to pay such fees up to a maximum of 1.5% of the unpaid principal balance of the applicable Existing Note.~~

4. **Deposits.**
4.1 ☐ Buyer has delivered to Broker a check in the sum of _____, payable to Escrow Holder, to be delivered by Broker to Escrow Holder within 2 or _____ business days after both Parties have executed this Agreement and the executed Agreement has been delivered to Escrow Holder, or ☑ within 2 or 5 business days after both Parties have executed this Agreement and the executed Agreement has been delivered to Escrow Holder Buyer shall deliver to Escrow Holder a check in the sum of $100,000.00. If said check is not received by Escrow Holder within said time period then Seller may elect to unilaterally terminate this transaction by giving written notice of such election to Escrow Holder whereupon neither Party shall have any further liability to the other under this Agreement. Should Buyer and Seller not enter into an agreement for purchase and sale, Buyer's check or funds shall, upon request by Buyer, be promptly returned to Buyer.
~~4.2 Additional deposits:~~
~~(a) Within 5 business days after the Date of Agreement, Buyer shall deposit with Escrow Holder the additional sum of _____ to be applied to the Purchase Price at the Closing.~~
~~(b) Within 5 business days after the contingencies discussed in paragraph 8.1 (a) through (m) are approved or waived, Buyer shall deposit with Escrow Holder the additional sum of _____ to be applied to the Purchase Price at the Closing.~~
~~(c) If an Additional Deposit is not received by Escrow Holder within the time period provided then Seller may notify Buyer, Escrow Holder, and Brokers, in writing that, unless the Additional Deposit is received by Escrow Holder within 2 business days following said notice, the Escrow shall be deemed terminated without further notice or instructions.~~
4.3 Escrow Holder shall deposit the funds deposited with it by Buyer pursuant to paragraphs 4.1 and 4.2 (collectively the "**Deposit**"), in a State or Federally chartered bank in an interest bearing account whose term is appropriate and consistent with the timing requirements of this transaction. The interest therefrom shall accrue to the benefit of Buyer, who hereby acknowledges that there may be penalties or interest forfeitures if the applicable instrument is redeemed prior to its

INITIALS

INITIALS

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specified maturity. Buyer's Federal Tax Identification Number is _____. NOTE: Such interest bearing account cannot be opened until Buyer's Federal Tax Identification Number is provided.

4.4 Notwithstanding the foregoing, within 5 days after Escrow Holder receives the monies described in paragraph 4.1 above, Escrow Holder shall release $100 of said monies to Seller as and for independent consideration for Seller's execution of this Agreement and the granting of the contingency period to Buyer as herein provided. Such independent consideration is non-refundable to Buyer but shall be credited to the Purchase Price in the event that the purchase of the Property is completed.

4.5 Upon waiver of all of Buyer's contingencies the Deposit shall become non-refundable but applicable to the Purchase Price except in the event of a Seller breach, or in the event that the Escrow is terminated pursuant to the provisions of Paragraph 9.1(n) (Destruction, Damage or Loss) or 9.1(o) (Material Change).

5. Financing Contingency. Buyer ☐ is not applying for a loan.

5.1 This offer is contingent upon Buyer obtaining a written commitment from a lender, on terms acceptable to Buyer, for a loan (the "New Loan") secured by a first deed of trust on the Property in the amount of $_____ or _____% of the Purchase Price, on terms acceptable to Buyer. Such loan ("New Loan") shall be amortized over _____ years, with interest at not more than _____% fixed/adjustable rate, with initial adjustment not sooner than _____ years, and not more than _____ points. Buyer shall pay no more than _____ points for the New Loan. Buyer shall pay all fees charged by lender for processing the New Loan, whether or not the New Loan is obtained, including but not limited to appraisal fees, credit report fees, loan origination fees and points. Buyer shall provide Seller, within _____ days after Acceptance, written notice that Buyer has received a commitment for the New Loan and has approved the terms and conditions thereof

subparagraphs (b), (c), (d), (e), (g), (i), (n), and (o), 9.4, 12, 13, 14, 16, 18, 20, 21, 22, and 24 are, however, matters of agreement between the Parties only and are not instructions to Escrow Holder.

8.7 If this transaction is terminated for non-satisfaction and non-waiver of a Buyer's Contingency, as defined in paragraph 9.2 or disapproval of any other matter subject to Buyer's approval, then neither of the Parties shall thereafter have any liability to the other under this Agreement, except to the extent of a breach of any affirmative covenant or warranty in this Agreement. In the event of such termination, Buyer shall, subject to the provisions of paragraph 8.10, be promptly refunded all funds deposited by Buyer with Escrow Holder, less only the $100 provided for in paragraph 4.4 and the Title Company and Escrow Holder cancellation fees and costs, all of which shall be Buyer's obligation. If this transaction is terminated as a result of Seller's breach of this Agreement then Seller shall pay the Title Company and Escrow Holder cancellation fees and costs.

8.8 The Closing shall occur on the Expected Closing Date, or as soon thereafter as the Escrow is in condition for Closing; provided, however, that if the Closing does not occur by the Expected Closing Date and said Date is not extended by mutual instructions of the Parties, a Party not then in default under this Agreement may notify the other Party, Escrow Holder, and Brokers, in writing that, unless the Closing occurs within 5 business days following said notice, the Escrow shall be deemed terminated without further notice or instructions.

8.9 Except as otherwise provided herein, the termination of Escrow shall not relieve or release either Party from any obligation to pay Escrow Holder's fees and costs or constitute a waiver, release or discharge of any breach or default that has occurred in the performance of the obligations, agreements, covenants or warranties contained therein.

8.10 If this Escrow is terminated for any reason other than Seller's breach or default, then as a condition to the return of Buyer's deposit, Buyer shall within 5 days after written request deliver to Seller, at no charge, copies of all surveys, engineering studies, soil reports, maps, master plans, feasibility studies and other similar items prepared by or for Buyer that pertain to the Property.

9. **Contingencies to Closing.**

9.1 The Closing of this transaction is contingent upon the satisfaction or waiver of the following contingencies. **IF BUYER FAILS TO NOTIFY ESCROW HOLDER, IN WRITING, OF THE DISAPPROVAL OF ANY OF SAID CONTINGENCIES WITHIN THE TIME SPECIFIED THEREIN, IT SHALL BE CONCLUSIVELY PRESUMED THAT BUYER HAS APPROVED SUCH ITEM, MATTER OR DOCUMENT.** Buyer's conditional approval shall constitute disapproval, unless provision is made by the Seller within the time specified therefore by the Buyer in such conditional approval or by this Agreement, whichever is later, for the satisfaction of the condition imposed by the Buyer. Escrow Holder shall promptly provide all Parties with copies of any written disapproval or conditional approval which it receives. With regard to subparagraphs (a) through (m) the pre-printed time periods shall control unless a different number of days is inserted in the spaces provided.

(a) *Disclosure.* Seller shall make to Buyer, through Escrow, all of the applicable disclosures required by law (See AIR CRE ("AIR") standard form entitled "Seller's Mandatory Disclosure Statement") and provide Buyer with a completed Property Information Sheet ("Property Information Sheet") concerning the Property, duly executed by or on behalf of Seller in the current form or equivalent to that published by the AIR within 10 or _____ days following the Date of Agreement. Buyer has 10 days from the receipt of said disclosures to approve or disapprove the matters disclosed.

(b) *Physical Inspection.* Buyer has ~~10 or~~ 30 days following the receipt of the Property Information Sheet or the Date of Agreement, whichever is later, to satisfy itself with regard to the physical aspects and size of the Property.

(c) *Hazardous Substance Conditions Report.* Buyer has 30 or _____ days following the receipt of the Property Information Sheet or the Date of Agreement, whichever is later, to satisfy itself with regard to the environmental aspects of the Property. Seller recommends that Buyer obtain a Hazardous Substance Conditions Report concerning the Property and relevant adjoining properties. Any such report shall be paid for by Buyer. A "Hazardous Substance" for purposes of this Agreement is defined as any substance whose nature and/or quantity of existence, use, manufacture, disposal or effect, render it subject to Federal, state or local regulation, investigation, remediation or removal as potentially injurious to public health or welfare. A "Hazardous Substance Condition" for purposes of this Agreement is defined as the existence on, under or relevantly adjacent to the Property of a Hazardous Substance that would require remediation and/or removal under applicable Federal, state or local law.

(d) *Soil Inspection.* Buyer has 30 or _____ days following the receipt of the Property Information Sheet or the Date of Agreement, whichever is later, to satisfy itself with regard to the condition of the soils on the Property. Seller recommends that Buyer obtain a soil test report. Any such report shall be paid for by Buyer. Seller shall provide Buyer copies of any soils report that Seller may have within 10 days following the Date of Agreement.

(e) *Governmental Approvals.* Buyer has 30 or _____ days following the Date of Agreement to satisfy itself with regard to approvals and permits from governmental agencies or departments which have or may have jurisdiction over the Property and which Buyer deems necessary or desirable in connection with its intended use of the Property, including, but not limited to, permits and approvals required with respect to zoning, planning, building and safety, fire, police, handicapped and Americans with Disabilities Act requirements, transportation and environmental matters.

(f) *Conditions of Title.* Escrow Holder shall cause a current commitment for title insurance ("Title Commitment") concerning the Property issued by the Title Company, as well as legible copies of all documents referred to in the Title Commitment ("Underlying Documents"), and a scaled and dimensioned plot showing the location of any easements to be delivered to Buyer within 10 or _____ days following the Date of Agreement. Buyer has 10 days from the receipt of the Title Commitment, the Underlying Documents and the plot plan to satisfy itself with regard to the condition of title. The disapproval by Buyer of any monetary encumbrance, which by the terms of this Agreement is not to remain against the Property after the Closing, shall not be considered a failure of this contingency, as Seller shall have the obligation, at Seller's expense, to satisfy and remove such disapproved monetary encumbrance at or before the Closing.

(g) *Survey.* Buyer has 30 or _____ days following the receipt of the Title Commitment and Underlying Documents to satisfy itself with regard to any ALTA title supplement based upon a survey prepared to American Land Title Association ("ALTA") standards for an owner's policy by a licensed surveyor, showing the legal description and boundary lines of the Property, any easements of record, and any improvements, poles, structures and things located within 10 feet of either side of the Property boundary lines. Any such survey shall be prepared at Buyer's direction and expense. If Buyer has obtained a survey and approved the ALTA title supplement, Buyer may elect within the period allowed for Buyer's approval of a survey to have an ALTA extended coverage owner's form of title policy, in which event Buyer shall pay any additional premium attributable thereto.

(h) *Existing Leases and Tenancy Statements.* Seller shall within 10 or _____ days following the Date of Agreement provide both Buyer and Escrow Holder with legible copies of all leases, subleases or rental arrangements (collectively, "Existing Leases") affecting the Property, and with a tenancy statement ("Estoppel Certificate") in the latest form or equivalent to that published by the AIR, executed by Seller and/or each tenant and subtenant of the Property. Seller shall use its best efforts to have each tenant complete and execute an Estoppel Certificate. If any tenant fails or refuses to provide an Estoppel Certificate then Seller shall complete and execute an Estoppel Certificate for that tenancy. Buyer has 10 days from the receipt of said Existing Leases and Estoppel Certificates to satisfy itself with regard to the Existing Leases and any other tenancy issues.

(i) *Owner's Association.* Seller shall within 10 or _____ days following the Date of Agreement provide Buyer with a statement and transfer package from any owner's association servicing the Property. Such transfer package shall at a minimum include: copies of the association's bylaws, articles of incorporation, current budget and financial statement. Buyer has 10 days from the receipt of such documents to satisfy itself with regard to the association.

(j) *Other Agreements.* Seller shall within 10 or _____ days following the Date of Agreement provide Buyer with legible copies of all other agreements ("Other Agreements") known to Seller that will affect the Property after Closing. Buyer has 10 days from the receipt of said Other Agreements to satisfy itself with regard to such Agreements.

(k) *Financing.* If paragraph 5 hereof dealing with a financing contingency has not been stricken, the satisfaction or waiver of such New Loan contingency.

(l) *Existing Notes.* If paragraph 3.1(c) has not been stricken, Seller shall within 10 or _____ days following the Date of Agreement provide Buyer with legible copies of the Existing Notes, Existing Deeds of Trust and related agreements (collectively, "Loan Documents") to which the Property will remain subject after the Closing. Escrow Holder shall promptly request from the holders of the Existing Notes a beneficiary statement ("Beneficiary Statement") confirming: (1) the amount of the unpaid principal balance, the current interest rate, and the date to which interest is paid, and (2) the nature and amount of any impounds held by the beneficiary in connection with such loan. Buyer has 10 or _____ days following the receipt of the Loan Documents and Beneficiary Statements to satisfy itself with regard to such financing. Buyer's obligation to close is conditioned upon Buyer being able to purchase the Property without acceleration or change in the terms of any Existing Notes or charges to Buyer except as otherwise provided in this Agreement or approved by Buyer, provided, however, Buyer shall pay the transfer fee referred to in paragraph 3.2 hereof. Likewise if Seller is to carry back a Purchase Money Note then Seller shall within 10 or _____ days following the Date of Agreement provide Buyer with a copy of the proposed Purchase Money Note and Purchase Money Deed of Trust. Buyer has 10 or _____ days following the receipt of such documents to satisfy itself with regard to the form and content thereof.

(m) *Personal Property.* In the event that any personal property is included in the Purchase Price, Buyer has ~~10 or~~ 30 days following the Date of Agreement to satisfy itself with regard to the title condition of such personal property. Seller recommends that Buyer obtain a UCC-1 report. Any such report shall be paid for by Buyer. Seller shall provide Buyer copies of any liens or encumbrances affecting such personal property that it is aware of within 10 or _____ days following the Date of Agreement.

(n) *Destruction, Damage or Loss.* Subsequent to the Date of Agreement and prior to Closing there shall not have occurred a destruction of, or damage or loss to, the Property or any portion thereof, from any cause whatsoever, which would cost more than $10,000.00 to repair or cure. If the cost of repair or cure is

$10,000.00 or less, Seller shall repair or cure the loss prior to the Closing. Buyer shall have the option, within 10 days after receipt of written notice of a loss costing more than $10,000.00 to repair or cure, to either terminate this Agreement or to purchase the Property notwithstanding such loss, but without deduction or offset against the Purchase Price. If the cost to repair or cure is more than $10,000.00, and Buyer does not elect to terminate this Agreement, Buyer shall be entitled to any insurance proceeds applicable to such loss. Unless otherwise notified in writing, Escrow Holder shall assume no such destruction, damage or loss has occurred prior to Closing.

(o) *Material Change*. Buyer shall have 10 days following receipt of written notice of a Material Change within which to satisfy itself with regard to such change. "Material Change" shall mean a substantial adverse change in the use, occupancy, tenants, title, or condition of the Property that occurs after the date of this offer and prior to the Closing. Unless otherwise notified in writing, Escrow Holder shall assume that no Material Change has occurred prior to the Closing.

(p) *Seller Performance*. The delivery of all documents and the due performance by Seller of each and every undertaking and agreement to be performed by Seller under this Agreement.

(q) *Brokerage Fee*. Payment at the Closing of such brokerage fee as is specified in this Agreement or later written instructions to Escrow Holder executed by Seller and Brokers ("Brokerage Fee"). It is agreed by the Parties and Escrow Holder that Brokers are a third party beneficiary of this Agreement insofar as the Brokerage Fee is concerned, and that no change shall be made with respect to the payment of the Brokerage Fee specified in this Agreement, without the written consent of Brokers.

9.2 All of the contingencies specified in subparagraphs (a) through (m) of paragraph 9.1 are for the benefit of, and may be waived by, Buyer, and may be elsewhere herein referred to as "Buyer's Contingencies."

9.3 If any of Buyer's Contingencies or any other matter subject to Buyer's approval is disapproved as provided for herein in a timely manner ("Disapproved Item"), Seller shall have the right within 10 days following the receipt of notice of Buyer's disapproval to elect to cure such Disapproved Item prior to the Expected Closing Date ("Seller's Election"). Seller's failure to give to Buyer within such period, written notice of Seller's commitment to cure such Disapproved Item on or before the Expected Closing Date shall be conclusively presumed to be Seller's Election not to cure such Disapproved Item. If Seller elects, either by written notice or failure to give written notice, not to cure a Disapproved Item, Buyer shall have the right, within 10 days after Seller's Election to either accept title to the Property subject to such Disapproved Item, or to terminate this Agreement. Buyer's failure to notify Seller in writing of Buyer's election to accept title to the Property subject to the Disapproved Item without deduction or offset shall constitute Buyer's election to terminate this Agreement. The above time periods only apply once for each Disapproved Item. Unless expressly provided otherwise herein, Seller's right to cure shall not apply to the remediation of Hazardous Substance Conditions or to the Financing Contingency. Unless the Parties mutually instruct otherwise, if the time periods for the satisfaction of contingencies or for Seller's and Buyer's elections would expire on a date after the Expected Closing Date, the Expected Closing Date shall be deemed extended for 3 business days following the expiration of: (a) the applicable contingency period(s), (b) the period within which the Seller may elect to cure the Disapproved Item, or (c) if Seller elects not to cure, the period within which Buyer may elect to proceed with this transaction, whichever is later.

9.4 The Parties acknowledge that extensive local, state and Federal legislation establish broad liability upon owners and/or users of real property for the investigation and remediation of Hazardous Substances. The determination of the existence of a Hazardous Substance Condition and the evaluation of the impact of such a condition are highly technical and beyond the expertise of Brokers. The Parties acknowledge that they have been advised by Brokers to consult their own technical and legal experts with respect to the possible presence of Hazardous Substances on the Property or adjoining properties, and Buyer and Seller are not relying upon any investigation by or statement of Brokers with respect thereto. The Parties hereby assume all responsibility for the impact of such Hazardous Substances upon their respective interests herein.

10. Documents and Other Items Required at or Before Closing.

10.1 Five days prior to the Closing date Escrow Holder shall obtain an updated Title Commitment concerning the Property from the Title Company and provide copies thereof to each of the Parties.

10.2 Seller shall deliver to Escrow Holder in time for delivery to Buyer at the Closing:

(a) Grant or general warranty deed, duly executed and in recordable form, conveying fee title to the Property to Buyer.

(b) If applicable, the Beneficiary Statements concerning Existing Note(s).

(c) If applicable, the Existing Leases and Other Agreements together with duly executed assignments thereof by Seller and Buyer. The assignment of Existing Leases shall be on the most recent Assignment and Assumption of Lessor's Interest in Lease form published by the AIR or its equivalent.

(d) An affidavit executed by Seller to the effect that Seller is not a "foreign person" within the meaning of Internal Revenue Code Section 1445 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at least 3 business days prior to the Closing, Escrow Holder shall at the Closing deduct from Seller's proceeds and remit to the Internal Revenue Service such sum as is required by applicable Federal law with respect to purchases from foreign sellers.

(e) If the Property is located in California, an affidavit executed by Seller to the effect that Seller is not a "nonresident" within the meaning of California Revenue and Tax Code Section 18662 or successor statutes. If Seller does not provide such affidavit in form reasonably satisfactory to Buyer at least 3 business days prior to the Closing, Escrow Holder shall at the Closing deduct from Seller's proceeds and remit to the Franchise Tax Board such sum as is required by such statute.

(f) If applicable, a bill of sale, duly executed, conveying title to any included personal property to Buyer.

(g) If the Seller is a corporation, a duly executed corporate resolution authorizing the execution of this Agreement and the sale of the Property.

10.3 Buyer shall deliver to Seller through Escrow:

(a) The cash portion of the Purchase Price and such additional sums as are required of Buyer under this Agreement shall be deposited by Buyer with Escrow Holder, by federal funds wire transfer, or any other method acceptable to Escrow Holder in immediately collectable funds, no later than 2:00 P.M. on the business day prior to the Expected Closing Date provided, however, that Buyer shall not be required to deposit such monies into Escrow if at the time set for the deposit of such monies Seller is in default or has indicated that it will not perform any of its obligations hereunder. Instead, in such circumstances in order to reserve its rights to proceed Buyer need only provide Escrow with evidence establishing that the required monies were available.

(b) If a Purchase Money Note and Purchase Money Deed of Trust are called for by this Agreement, the duly executed originals of those documents, the Purchase Money Deed of Trust being in recordable form, together with evidence of fire insurance on the improvements in the amount of the full replacement cost naming Seller as a mortgage loss payee, and a real estate tax service contract (at Buyer's expense), assuring Seller of notice of the status of payment of real property taxes during the life of the Purchase Money Note.

(c) The Assignment and Assumption of Lessor's Interest in Lease form specified in paragraph 10.2(c) above, duly executed by Buyer.

(d) Assumptions duly executed by Buyer of the obligations of Seller that accrue after Closing under any Other Agreements.

(e) If applicable, a written assumption duly executed by Buyer of the loan documents with respect to Existing Notes.

(f) If the Buyer is a corporation, a duly executed corporate resolution authorizing the execution of this Agreement and the purchase of the Property.

10.4 At Closing, Escrow Holder shall cause to be issued to Buyer a standard coverage (or ALTA extended, if elected pursuant to 9.1(g)) owner's form policy of title insurance effective as of the Closing, issued by the Title Company in the full amount of the Purchase Price, insuring title to the Property vested in Buyer, subject only to the exceptions approved by Buyer. In the event there is a Purchase Money Deed of Trust in this transaction, the policy of title insurance shall be a joint protection policy insuring both Buyer and Seller.

IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.

11. Prorations and Adjustments.

11.1 *Taxes*. Applicable real property taxes and special assessment bonds shall be prorated through Escrow as of the date of the Closing, based upon the latest tax bill available. The Parties agree to prorate as of the Closing any taxes assessed against the Property by supplemental bill levied by reason of events occurring prior to the Closing. Payment of the prorated amount shall be made promptly in cash upon receipt of a copy of any supplemental bill.

11.2 *Insurance*. **WARNING:** Any insurance which Seller may have maintained will terminate on the Closing. Buyer is advised to obtain appropriate insurance to cover the Property.

11.3 *Rentals, Interest and Expenses*. Scheduled rentals, interest on Existing Notes, utilities, and operating expenses shall be prorated as of the date of Closing. The Parties agree to promptly adjust between themselves outside of Escrow any rents received after the Closing.

11.4 *Security Deposit*. Security Deposits held by Seller shall be given to Buyer as a credit to the cash required of Buyer at the Closing.

11.5 *Post Closing Matters*. Any item to be prorated that is not determined or determinable at the Closing shall be promptly adjusted by the Parties by appropriate cash payment outside of the Escrow when the amount due is determined.

11.6 *Variations in Existing Note Balances*. In the event that Buyer is purchasing the Property subject to an Existing Deed of Trust(s), and in the event that a Beneficiary Statement as to the applicable Existing Note(s) discloses that the unpaid principal balance of such Existing Note(s) at the closing will be more or less than the amount set forth in paragraph 3.1(c) hereof ("Existing Note Variation"), then the Purchase Money Note(s) shall be reduced or increased by an amount equal to such Existing Note Variation. If there is to be no Purchase Money Note, the cash required at the Closing per paragraph 3.1(a) shall be reduced or increased by the amount of such Existing Note Variation.

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11.7 *Variations in New Loan Balance.* In the event Buyer is obtaining a New Loan and the amount ultimately obtained exceeds the amount set forth in paragraph 5.1, then the amount of the Purchase Money Note, if any, shall be reduced by the amount of such excess.

11.8 *Owner's Association Fees.* Escrow Holder shall: (i) bring Seller's account with the association current and pay any delinquencies or transfer fees from Seller's proceeds, and (ii) pay any up front fees required by the association from Buyer's funds.

12. Representations and Warranties of Seller and Disclaimers.

12.1 Seller's warranties and representations shall survive the Closing and delivery of the deed for a period of 3 years, and any lawsuit or action based upon them must be commenced within such time period. Seller's warranties and representations are true, material and relied upon by Buyer and Brokers in all respects. Seller hereby makes the following warranties and representations to Buyer and Brokers:

(a) *Authority of Seller.* Seller is the owner of the Property and/or has the full right, power and authority to sell, convey and transfer the Property to Buyer as provided herein, and to perform Seller's obligations hereunder.

(b) *Maintenance During Escrow and Equipment Condition At Closing.* Except as otherwise provided in paragraph 9.1(n) hereof, Seller shall maintain the Property until the Closing in its present condition, ordinary wear and tear excepted.

(c) *Hazardous Substances/Storage Tanks.* Seller has no knowledge, except as otherwise disclosed to Buyer in writing, of the existence or prior existence on the Property of any Hazardous Substance, nor of the existence or prior existence of any above or below ground storage tank.

(d) *Compliance.* Except as otherwise disclosed in writing, Seller has no knowledge of any aspect or condition of the Property which violates applicable laws, rules, regulations, codes or covenants, conditions or restrictions, or of improvements or alterations made to the Property without a permit where one was required, or of any unfulfilled order or directive of any applicable governmental agency or casualty insurance company requiring any investigation, remediation, repair, maintenance or improvement be performed on the Property.

(e) *Changes in Agreements.* Prior to the Closing, Seller will not violate or modify any Existing Lease or Other Agreement, or create any new leases or other agreements affecting the Property, without Buyer's written approval, which approval will not be unreasonably withheld.

(f) *Possessory Rights.* Seller has no knowledge that anyone will, at the Closing, have any right to possession of the Property, except as disclosed by this Agreement or otherwise in writing to Buyer.

(g) *Mechanics' Liens.* There are no unsatisfied mechanics' or materialmens' lien rights concerning the Property.

(h) *Actions, Suits or Proceedings.* Seller has no knowledge of any actions, suits or proceedings pending or threatened before any commission, board, bureau, agency, arbitrator, court or tribunal that would affect the Property or the right to occupy or utilize same.

(i) *Notice of Changes.* Seller will promptly notify Buyer and Brokers in writing of any Material Change (see paragraph 9.1(o)) affecting the Property that becomes known to Seller prior to the Closing.

(j) *No Tenant Bankruptcy Proceedings.* Seller has no notice or knowledge that any tenant of the Property is the subject of a bankruptcy or insolvency proceeding.

(k) *No Seller Bankruptcy Proceedings.* Seller is not the subject of a bankruptcy, insolvency or probate proceeding.

(l) *Personal Property.* Seller has no knowledge that anyone will, at the Closing, have any right to possession of any personal property included in the Purchase Price nor knowledge of any liens or encumbrances affecting such personal property, except as disclosed by this Agreement or otherwise in writing to Buyer.

12.2 Buyer hereby acknowledges that, except as otherwise stated in this Agreement, Buyer is purchasing the Property in its existing condition and will, by the time called for herein, make or have waived all inspections of the Property Buyer believes are necessary to protect its own interest in, and its contemplated use of, the Property. The Parties acknowledge that, except as otherwise stated in this Agreement, no representations, inducements, promises, agreements, assurances, oral or written, concerning the Property, or any aspect of the occupational safety and health laws, Hazardous Substance laws, or any other act, ordinance or law, have been made by either Party or Brokers, or relied upon by either Party hereto.

12.3 In the event that Buyer learns that a Seller representation or warranty might be untrue prior to the Closing, and Buyer elects to purchase the Property anyway then, and in that event, Buyer waives any right that it may have to bring an action or proceeding against Seller or Brokers regarding said representation or warranty.

12.4 Any environmental reports, soils reports, surveys, and other similar documents which were prepared by third party consultants and provided to Buyer by Seller or Seller's representatives, have been delivered as an accommodation to Buyer and without any representation or warranty as to the sufficiency, accuracy, completeness, and/or validity of said documents, all of which Buyer relies on at its own risk. Seller believes said documents to be accurate, but Buyer is advised to retain appropriate consultants to review said documents and investigate the Property.

13. Possession.

Possession of the Property shall be given to Buyer at the Closing subject to the rights of tenants under Existing Leases.

14. Buyer's Entry.

At any time during the Escrow period, Buyer, and its agents and representatives, shall have the right at reasonable times and subject to rights of tenants, to enter upon the Property for the purpose of making inspections and tests specified in this Agreement. No destructive testing shall be conducted, however, without Seller's prior approval which shall not be unreasonably withheld. Following any such entry or work, unless otherwise directed in writing by Seller, Buyer shall return the Property to the condition it was in prior to such entry or work, including the re-compaction or removal of any disrupted soil or material as Seller may reasonably direct. All such inspections and tests and any other work conducted or materials furnished with respect to the Property by or for Buyer shall be paid for by Buyer as and when due and Buyer shall indemnify, defend, protect and hold harmless Seller and the Property of and from any and all claims, liabilities, losses, expenses (including reasonable attorneys' fees), damages, including those for injury to person or property, arising out of or relating to any such work or materials or the acts or omissions of Buyer, its agents or employees in connection therewith.

15. Further Documents and Assurances.

The Parties shall each, diligently and in good faith, undertake all actions and procedures reasonably required to place the Escrow in condition for Closing as and when required by this Agreement. The Parties agree to provide all further information, and to execute and deliver all further documents, reasonably required by Escrow Holder or the Title Company.

16. Attorneys' Fees.

If any Party or Broker brings an action or proceeding (including arbitration) involving the Property whether founded in tort, contract or equity, or to declare rights hereunder, the Prevailing Party (as hereafter defined) in any such proceeding, action, or appeal thereon, shall be entitled to reasonable attorneys' fees and costs. Such fees may be awarded in the same suit or recovered in a separate suit, whether or not such action or proceeding is pursued to decision or judgment. The term "Prevailing Party" shall include, without limitation, a Party or Broker who substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment, or the abandonment by the other Party or Broker of its claim or defense. The attorneys' fees award shall not be computed in accordance with any court fee schedule, but shall be such as to fully reimburse all attorneys' fees reasonably incurred.

17. Prior Agreements/Amendments.

17.1 This Agreement supersedes any and all prior agreements between Seller and Buyer regarding the Property.

17.2 Amendments to this Agreement are effective only if made in writing and executed by Buyer and Seller.

18. Broker's Rights.

18.1 If this sale is not consummated due to the default of either the Buyer or Seller, the defaulting Party shall be liable to and shall pay to Brokers the Brokerage Fee that Brokers would have received had the sale been consummated. If Buyer is the defaulting party, payment of said Brokerage Fee is in addition to any obligation with respect to liquidated or other damages.

18.2 Upon the Closing, Brokers are authorized to publicize the facts of this transaction.

19. Notices.

19.1 Whenever any Party, Escrow Holder or Brokers herein shall desire to give or serve any notice, demand, request, approval, disapproval or other communication, each such communication shall be in writing and shall be delivered personally, by messenger, or by mail, postage prepaid, to the address set forth in this agreement or by facsimile transmission, electronic signature, digital signature, or email.

19.2 Service of any such communication shall be deemed made on the date of actual receipt if personally delivered, or transmitted by facsimile transmission, electronic signature, digital signature, or email. Any such communication sent by regular mail shall be deemed given 48 hours after the same is mailed. Communications sent by United States Express Mail or overnight courier that guarantee next day delivery shall be deemed delivered 24 hours after delivery of the same to the Postal Service or courier. If such communication is received on a Saturday, Sunday or legal holiday, it shall be deemed received on the next business day.

19.3 Any Party or Broker hereto may from time to time, by notice in writing, designate a different address to which, or a different person or additional persons to whom, all communications are thereafter to be made.

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20. Duration of Offer.
20.1 If this offer is not accepted by Seller on or before 5:00 P.M. according to the time standard applicable to the city of Fresno on the date of January 21, 2022, it shall be deemed automatically revoked.
20.2 The acceptance of this offer, or of any subsequent counteroffer hereto, that creates an agreement between the Parties as described in paragraph 1.2, shall be deemed made upon delivery to the other Party or either Broker herein of a duly executed writing unconditionally accepting the last outstanding offer or counteroffer.

21. LIQUIDATED DAMAGES. (This Liquidated Damages paragraph is applicable only if initialed by both Parties).
THE PARTIES AGREE THAT IT WOULD BE IMPRACTICABLE OR EXTREMELY DIFFICULT TO FIX, PRIOR TO SIGNING THIS AGREEMENT, THE ACTUAL DAMAGES WHICH WOULD BE SUFFERED BY SELLER IF BUYER FAILS TO PERFORM ITS OBLIGATIONS UNDER THIS AGREEMENT. THEREFORE, IF, AFTER THE SATISFACTION OR WAIVER OF ALL CONTINGENCIES PROVIDED FOR THE BUYER'S BENEFIT, BUYER BREACHES THIS AGREEMENT, SELLER SHALL BE ENTITLED TO LIQUIDATED DAMAGES IN THE AMOUNT OF ____. UPON PAYMENT OF SAID SUM TO SELLER, BUYER SHALL BE RELEASED FROM ANY FURTHER LIABILITY TO SELLER, AND ANY ESCROW CANCELLATION FEES AND TITLE COMPANY CHARGES SHALL BE PAID BY SELLER.

Buyer's Initials _____ Seller's Initials _____

22. ARBITRATION OF DISPUTES. (This Arbitration of Disputes paragraph is applicable only if initialed by both Parties.)
22.1 ANY CONTROVERSY AS TO WHETHER SELLER IS ENTITLED TO LIQUIDATED DAMAGES AND/OR BUYER IS ENTITLED TO THE RETURN OF THE DEPOSIT SHALL BE DETERMINED BY BINDING ARBITRATION ADMINISTERED BY THE JUDICIAL ARBITRATION & MEDIATION SERVICES, INC. ("JAMS") IN ACCORDANCE WITH ITS COMMERCIAL ARBITRATION RULES ("COMMERCIAL RULES"). ARBITRATION HEARINGS SHALL BE HELD IN THE COUNTY WHERE THE PROPERTY IS LOCATED. SUCH CONTROVERSY SHALL BE ARBITRATED BY A SINGLE ARBITRATOR, APPOINTED UNDER THE COMMERCIAL RULES WHO HAS HAD AT LEAST 5 YEARS OF EXPERIENCE IN THE TYPE OF REAL ESTATE THAT IS THE SUBJECT OF THIS AGREEMENT. THE ARBITRATOR SHALL HEAR AND DETERMINE SAID CONTROVERSY IN ACCORDANCE WITH APPLICABLE LAW OF THE JURISDICTION WHERE THE PROPERTY IS LOCATED, THE INTENTION OF THE PARTIES AS EXPRESSED IN THIS AGREEMENT AND ANY AMENDMENTS THERETO, AND UPON THE EVIDENCE PRODUCED AT AN ARBITRATION HEARING. PRE-ARBITRATION DISCOVERY SHALL BE PERMITTED IN ACCORDANCE WITH THE COMMERCIAL RULES OR STATE LAW APPLICABLE TO ARBITRATION PROCEEDINGS. THE ARBITRATOR SHALL RENDER AN AWARD WITHIN 30 DAYS AFTER THE CONCLUSION OF THE HEARING, WHICH MAY INCLUDE ATTORNEYS' FEES AND COSTS TO THE PREVAILING PARTY PER PARAGRAPH 16 HEREOF AND SHALL BE ACCOMPANIED BY A REASONED OPINION. THE FAILURE OR REFUSAL OF A PARTY TO PAY SUCH PARTY'S REQUIRED SHARE OF THE DEPOSITS FOR ARBITRATOR COMPENSATION OR ADMINISTRATIVE CHARGES SHALL CONSTITUTE A WAIVER BY SUCH PARTY TO PRESENT EVIDENCE OR CROSS-EXAMINE WITNESSES, BUT SUCH WAIVER SHALL NOT ALLOW FOR A DEFAULT JUDGMENT AGAINST THE NON-PAYING PARTY IN THE ABSENCE OF EVIDENCE AND LEGAL ARGUMENT AS THE ARBITRATOR MAY REQUIRE FOR MAKING AN AWARD. JUDGMENT MAY BE ENTERED ON THE AWARD IN ANY COURT OF COMPETENT JURISDICTION NOTWITHSTANDING THE FAILURE OF A PARTY DULY NOTIFIED OF THE ARBITRATION HEARING TO APPEAR THEREAT.
22.2 BUYER'S RESORT TO OR PARTICIPATION IN SUCH ARBITRATION PROCEEDINGS SHALL NOT BAR SUIT IN A COURT OF COMPETENT JURISDICTION BY THE BUYER FOR DAMAGES AND/OR SPECIFIC PERFORMANCE UNLESS AND UNTIL THE ARBITRATION RESULTS IN AN AWARD TO THE SELLER OF LIQUIDATED DAMAGES, IN WHICH EVENT SUCH AWARD SHALL ACT AS A BAR AGAINST ANY ACTION BY BUYER FOR DAMAGES AND/OR SPECIFIC PERFORMANCE.
22.3 NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS SUCH RIGHTS ARE SPECIFICALLY INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION TO NEUTRAL ARBITRATION

Buyer's Initials _____ Seller's Initials _____

23. Miscellaneous.
23.1 Binding Effect. This Agreement shall be binding on the Parties without regard to whether or not paragraphs 21 and 22 are initialed by both of the Parties. Paragraphs 21 and 22 are each incorporated into this Agreement only if initialed by both Parties at the time that the Agreement is executed. Signatures to this Agreement accomplished by means of electronic signature or similar technology shall be legal and binding.
23.2 Applicable Law. This Agreement shall be governed by, and paragraph 22.3 is amended to refer to, the laws of the state in which the Property is located. Any litigation or arbitration between the Parties hereto concerning this Agreement shall be initiated in the county in which the Property is located.
23.3 Time of Essence. Time is of the essence of this Agreement.
23.4 Counterparts. This Agreement may be executed by Buyer and Seller in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Escrow Holder, after verifying that the counterparts are identical except for the signatures, is authorized and instructed to combine the signed signature pages on one of the counterparts, which shall then constitute the Agreement.
23.5 Waiver of Jury Trial. THE PARTIES HEREBY WAIVE THEIR RESPECTIVE RIGHTS TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING INVOLVING THE PROPERTY OR ARISING OUT OF THIS AGREEMENT.
23.6 Conflict. Any conflict between the printed provisions of this Agreement and the typewritten or handwritten provisions shall be controlled by the typewritten or handwritten provisions. Seller and Buyer must initial any and all handwritten provisions.
23.7 1031 Exchange. Both Seller and Buyer agree to cooperate with each other in the event that either or both wish to participate in a 1031 exchange. Any party initiating an exchange shall bear all costs of such exchange. The cooperating Party shall not have any liability (special or otherwise) for damages to the exchanging Party in the event that the sale is delayed and/or that the sale otherwise fails to qualify as a 1031 exchange.
23.8 Days. Unless otherwise specifically indicated to the contrary, the word "days" as used in this Agreement shall mean and refer to calendar days.

24. Disclosures Regarding The Nature of a Real Estate Agency Relationship.
24.1 The Parties and Brokers agree that their relationship(s) shall be governed by the principles set forth in the applicable sections of the California Civil Code, as summarized in paragraph 24.2.
24.2 When entering into a discussion with a real estate agent regarding a real estate transaction, a Buyer or Seller should from the outset understand what type of agency relationship or representation it has with the agent or agents in the transaction. Buyer and Seller acknowledge being advised by the Brokers in this transaction, as follows:
(a) *Seller's Agent.* A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or subagent has the following affirmative obligations: (1) *To the Seller:* A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Seller. (2) *To the Buyer and the Seller:* a. Diligent exercise of reasonable skills and care in performance of the agent's duties. b. A duty of honest and fair dealing and good faith. c. A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the Parties. An agent is not obligated to reveal to either Party any confidential information obtained from the other Party which does not involve the affirmative duties set forth above.
(b) *Buyer's Agent.* A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations. (1) *To the Buyer:* A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer. (2) *To the Buyer and the Seller:* a. Diligent exercise of reasonable skills and care in performance of the agent's duties. b. A duty of honest and fair dealing and good faith. c. A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the Parties. An agent is not obligated to reveal to either Party any confidential information obtained from the other Party which does not involve the affirmative duties set forth above.
(c) *Agent Representing Both Seller and Buyer.* A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer. (1) In a dual agency situation, the

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agent has the following affirmative obligations to both the Seller and the Buyer: a. A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either Seller or the Buyer. b. Other duties to the Seller and the Buyer as stated above in their respective sections (a) or (b) of this paragraph 24.2. (2) In representing both Seller and Buyer, the agent may not, without the express permission of the respective Party, disclose to the other Party confidential information, including, but not limited to, facts relating to either Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including Seller's willingness to accept a price less than the listing price or Buyer's willingness to pay a price greater than the price offered. (3) The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect their own interests. Buyer and Seller should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional. Buyer has the duty to exercise reasonable care to protect Buyer, including as to those facts about the Property which are known to Buyer or within Buyer's diligent attention and observation. Both Seller and Buyer should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

(d) *Further Disclosures.* Throughout this transaction Buyer and Seller may receive more than one disclosure, depending upon the number of agents assisting in the transaction. Buyer and Seller should each read its contents each time it is presented, considering the relationship between them and the real estate agent in this transaction and that disclosure. Buyer and Seller each acknowledge receipt of a disclosure of the possibility of multiple representation by the Broker representing that principal. This disclosure may be part of a listing agreement, buyer representation agreement or separate document. Buyer understands that Broker representing Buyer may also represent other potential buyers, who may consider, make offers on or ultimately acquire the Property. Seller understands that Broker representing Seller may also represent other sellers with competing properties that may be of interest to this Buyer. Brokers have no responsibility with respect to any default or breach hereof by either Party. The Parties agree that no lawsuit or other legal proceeding involving any breach of duty, error or omission relating to this transaction may be brought against Broker more than one year after the Date of Agreement and that the liability (including court costs and attorneys' fees), of any Broker with respect to any breach of duty, error or omission relating to this Agreement shall not exceed the fee received by such Broker pursuant to this Agreement; provided, however, that the foregoing limitation on each Broker's liability shall not be applicable to any gross negligence or willful misconduct of such Broker.

24.3 *Confidential Information.* Buyer and Seller agree to identify to Brokers as "Confidential" any communication or information given Brokers that is considered by such Party to be confidential.

25. Construction of Agreement. In construing this Agreement, all headings and titles are for the convenience of the Parties only and shall not be considered a part of this Agreement. Whenever required by the context, the singular shall include the plural and vice versa. This Agreement shall not be construed as if prepared by one of the Parties, but rather according to its fair meaning as a whole, as if both Parties had prepared it.

26. Additional Provisions.

Additional provisions of this offer, if any, are as follows or are attached hereto by an addendum or addenda consisting of paragraphs 27 through 35 (if there are no additional provisions write "NONE".)

27. The Due Diligence Period will end the later of (1) 45 days from the execution of the Purchase Agreement between the Buyer and Seller ("Execution Date" and (2) 30 days after the date ("Delivery Date") the Seller delivers the Deliverables to Buyer. Complete access to property and Seller's records during Due Diligence.
28. Deliverables include: Copy of Court Order appointing Receiver; Copies of leases in Seller's possession; Copies of all service contracts, insurance contracts, tax bills; Information about existing or threatened litigation; Information about Seller knowledge of hazardous waste or lead-based paint.
29. The Close of Escrow will be 10 days after the end of the Due Diligence Period.
30. A Purchase Price includes all park owned homes, all home notes, all accounts payable, and all park property & equipment.
31. Buyer to receive free and clear ownership of any park owned mobiles by bill of sale and/or assignment of titles. Should buyer require title insurance and HCD documentation, then Seller so pay for same.
32. Past Due Balances become the property of the Buyer upon Close of Escrow.
33. Any utility revenue collected after the Close of Escrow that was an expense prior to the Close of Escrow shall be returned to Seller.
34. Buyer will cooperate with Seller to enable a Section 1031 exchange without cost or liability to Buyer.
35. Sale As Is.

ATTENTION: NO REPRESENTATION OR RECOMMENDATION IS MADE BY AIR CRE OR BY ANY BROKER AS TO THE LEGAL SUFFICIENCY, LEGAL EFFECT, OR TAX CONSEQUENCES OF THIS AGREEMENT OR THE TRANSACTION TO WHICH IT RELATES. THE PARTIES ARE URGED TO:
1. SEEK ADVICE OF COUNSEL AS TO THE LEGAL AND TAX CONSEQUENCES OF THIS AGREEMENT.
2. RETAIN APPROPRIATE CONSULTANTS TO REVIEW AND INVESTIGATE THE CONDITION OF THE PROPERTY, SAID INVESTIGATION SHOULD INCLUDE BUT NOT BE LIMITED TO: THE POSSIBLE PRESENCE OF HAZARDOUS SUBSTANCES, THE ZONING OF THE PROPERTY, THE INTEGRITY AND CONDITION OF ANY STRUCTURES AND OPERATING SYSTEMS, AND THE SUITABILITY OF THE PROPERTY FOR BUYER'S INTENDED USE.

WARNING: IF THE PROPERTY IS LOCATED IN A STATE OTHER THAN CALIFORNIA, CERTAIN PROVISIONS OF THIS AGREEMENT MAY NEED TO BE REVISED TO COMPLY WITH THE LAWS OF THE STATE IN WHICH THE PROPERTY IS LOCATED.

NOTE:
1. **THIS FORM IS NOT FOR USE IN CONNECTION WITH THE SALE OF RESIDENTIAL PROPERTY.**
2. **IF EITHER PARTY IS A CORPORATION, IT IS RECOMMENDED THAT THIS AGREEMENT BE SIGNED BY TWO CORPORATE OFFICERS.**

The undersigned Buyer offers and agrees to buy the Property on the terms and conditions stated and acknowledges rece-pt of a copy hereof.

Date: 1/14/22

BROKER

NAI Capital Commercial, Inc., a California corporation & Central California Realty

Attn: Steve Herr (NAI Capital Commercial) & Dan Ortiz (Central California Realty)
Title: Senior Vice President & Investment Advisor Sales

Address: 1920 Main Street, Suite 100
Irvine CA 92614

460 N Yosemite Ave., Suite 7

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BUYER

La Hacienda Mobile Estates, LLC, a Delaware LLC

By:
Name Printed: Molly Thompson
Title: Managing Member
Phone:
Fax:
Email:

By:

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Oakdale, CA 95361
Phone: 714-856-2561 / 209-605-1921
Fax: 949-468-2301
Email: steve.heri@naicapital.com
dortiz@cencalproperties.com
Federal ID No.: 02130474
Broker DRE License #: 02130474 / 01800886
Agent DRE License #: 00477500 / 01800886

Name Printed: _____
Title: _____
Phone: _____
Fax: _____
Email: _____

Address: _____
Federal ID No.: _____

27. Acceptance.
27.1 Seller accepts the foregoing offer to purchase the Property and hereby agrees to sell the Property to Buyer on the terms and conditions therein specified.
27.2 In consideration of real estate brokerage service rendered by Brokers, Seller agrees to pay Brokers a real estate Brokerage Fee in a sum equal to 6 % of the Purchase Price to be divided between the Brokers as follows: Seller's Broker 3 % and Buyer's Broker 3 %. This Agreement shall serve as an irrevocable instruction to Escrow Holder to pay such Brokerage Fee to Brokers out of the proceeds accruing to the account of Seller at the Closing.
27.3 Seller acknowledges receipt of a copy hereof and authorizes Brokers to deliver a signed copy to Buyer.

NOTE: A PROPERTY INFORMATION SHEET IS REQUIRED TO BE DELIVERED TO BUYER BY SELLER UNDER THIS AGREEMENT.

Date: _____

BROKER

NAI Capital Commercial, Inc., a California corporation & Central California Realty

Attn: Steve Heri (NAI Capital Commercial) & Dan Ortiz (Cental California Realty)
Title: _____

Address: _____
Phone: _____
Fax: _____
Email: _____
Federal ID No.: _____
Broker DRE License #: 02130474 / 01800886
Agent's DRE License #: 00477500 / 01800886

SELLER

California Receivership Group

By: _____
Name Printed: Mark Adams
Title: Receiver
Phone: _____
Fax: _____
Email: _____

By: _____
Name Printed: _____
Title: _____
Phone: _____
Fax: _____
Email _____

Address: _____
Federal ID No.: _____

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ADDENDUM TO THE STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE

Date: January 12, 2022

By and Between

Buyer: La Hacienda Mobile Estates, LLC, a Delaware LLC

Seller: California Receivership Group

Property Address: 104 E. Sierra & 158 E. Sierra Avenue, Fresno, CA 93710
(street address, city, state, zip)

This Addendum is attached and made part of the above-referenced Agreement (said Agreement and the Addendum are hereinafter collectively referred to as the "Agreement"). In the event of any conflict between the provisions of this Addendum and the printed provisions of the Agreement, this Addendum shall control.

1. Additional Representations & Warranties. Seller makes the following representations and warranties (in addition to those set ofr in the Agreement) now and restates the representations and warranties set forth in the Agreement and this Addendum at Closing, each of which are material and relied upon by Buyer and which shall survive Closing and delivery of the deed:

(a) All of the disclosures to be made be Seller in the Seller's Mandatory Disclosure Statement and the Property Information Sheet are true and correct.

(b) Seller will provide Buyer with true and correct copies of all Existing Leases affecting the Property.

(c) Seller will provide Buyer with truce and correct copies al all Other Agreements.

(d) Seller will disclose to Buyer all known and material facts and defects affecting the Property.

(e) There are no existing violations of any rights, laws, ordinances, orders, regulations which affect the ownership or operation of the Property. Seller shall provide to Buyer copies of any notice of such violations Seller may receive following the execution of this Addendum.

(f) Seller has received no notice and has no knowledge of any pending improvements or any special assessments to be made against the Property by any agency, organization or governmental authority.

2. Indemnity. To the fullest extent allowable under applicable law, Seller shall indemnify, defend and hold harmless Buyer and Buyer's directors, officers, members, employees, agents, representatives, successors and assigns from and against all losses, liabilities, actions, claims, damages, costs, penalties and fines, including reasonable attorney's fees and expert fees and costs, based upon arising from or relating to:

(a) Any tort or contract claim or suit relating to any event occurring or condition existing regarding the Property prior to Closing;

(b) Any matter relating to the ownership, management and/or operation of the Property prior to Closing;

(c) Any lease entered into by Seller relating to the Property including without limitation any claim or liability that such lease contains any term or provision that is contrary to California or federal law, rule or regulation;

(d) The inaccuracy breach, or default of any representation, warranty, covenant or agreement of Seller in the Agreement or this Addendum;

(e) Any release, treatment, use, generation, storage, or disposal of any Hazardous Substance on, under, about, or from the Property including, without limitation the cost of any required or necessary remediation or removal of any Hazardous Substance, any costs or repair improvements on the Property or surrounding properties necessitated by such remediation or removal and costs of any testing, sampling, or other investigation or preparation of remediation or other required plans undertaken prior to such remediation or removal and/or any claim or suit for bodily injury or fear of bodily injury or property damage asserted against Buyer. Buyer expressly reserves its rights against other parties and does not release, or waive its rights to contribution against, any other party. These obligations to defend, indemnify and hold harmless shall apply to claims made by Seller or third parties and shall survive Closing and delivery of the deed.

3. General Provisions.

(a) Any capitalized term not specifically defined in this Addendum shall have the same definition provided in the Agreement.

(b) This Addendum may be executed in counterparts each of which shall be as good as an original but both of which together shall constitute one and the same instrument.

(c) The provisions of this Addendum shall control in the event of any conflict between the provisions of this Addendum and the provisions of the Agreement.

4. Manager of Purchasing Corporation is a California Licensed Real Estate Broker.

Buyer:		SELLER:	
Molly Thompson	Date: 1/14/22	Mark Adams	Date:

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PROPERTY INFORMATION SHEET

(For the sale or leasing of non-residential properties)

PREFACE:

Purpose This Statement is NOT a warranty as to the actual condition of the Property/Premises. The purpose is, instead, to provide the brokers and the potential buyer/lessee with important information about the Property/Premises which is currently in the actual knowledge of the Owner and which the Owner is required by law to disclose.

Actual Knowledge: For purposes of this Statement the phrase 'actual knowledge' means the awareness of a fact, or the awareness of sufficient information and circumstances so as to cause one to believe that a certain situation or condition probably exists.

TO WHOM IT MAY CONCERN:

California Receivership Group ("Owner"), owns the Property/Premises commonly known as (street address, city, state, zip) 104 E. Sierra & 158 E. Sierra Avenue, Fresno, CA 93710 located in the County of Fresno, and generally described as (describe briefly the nature of the Premises or Property) Trailer End MHP (hereinafter "Property"), and certifies that:

1. **Material Physical Defects.** Owner has no actual knowledge of any material physical defects in the Property or any improvements and structures thereon, including, but not limited to the roof, except (if there are no exceptions write "NONE"): _____.

2. **Equipment.**
   A. Owner has no actual knowledge that the heating, ventilating, air conditioning, plumbing, loading doors, electrical and lighting systems, life safety systems, security systems and mechanical equipment existing on the Property as of the date hereof, if any, are not in good operating order and condition, except (if there are no exceptions write "NONE"): _____.
   B. Owner has no actual knowledge of any leases, financing agreements, liens or other agreements affecting any equipment which is being included with the Property, except (if there are no exceptions write "NONE"): _____.

3. **Soil Conditions.** Owner has no actual knowledge that the Property has any slipping, sliding, settling, flooding, ponding or any other grading, drainage or soil problems, except (if there are no exceptions write "NONE"): _____.

4. **Utilities.** Owner represents and warrants that the Property is served by the following utilities (check the appropriate boxes) ☐ public sewer system and the cost of installation thereof has been fully paid, ☐ private septic system, ☐ electricity, ☐ natural gas, ☐ domestic water, ☐ telephone, and ☐ other _____.

5. **Insurance.** Owner has no actual knowledge of any insurance claims filed regarding the Property during the preceding 3 years, except (if there are no exceptions write "NONE"): _____.

6. **Compliance With Laws.** Owner has no actual knowledge of any aspect or condition of the Property which violates applicable laws, rules, regulations, codes, or covenants, conditions or restrictions, or of improvements or alterations made to the Property without a permit where one was required, or of any unfulfilled order or directive of any applicable government agency or of any casualty insurance company that any work of investigation, remediation, repair, maintenance or improvement is to be performed on the Property, except (if there are no exceptions write "NONE"): _____.

7. **Hazardous Substances and Mold.**
   A. Owner has no actual knowledge of the Property ever having been used as a waste dump, of the past or present existence of any above or below ground storage tanks on the Property, or of the current existence on the Property of asbestos, transformers containing PCB's or any hazardous, toxic or infectious substance whose nature and/or quantity of existence, use, manufacture or effect, render it subject to Federal, state or local regulation, investigation, remediation or removal as potentially injurious to public health or welfare, except (if there are no exceptions write "NONE"): _____.
   B. Owner represents and warrants that it is not currently, and never has been engaged in the business of hauling waste, and never stored hazardous substances on the Property, except (if there are no exceptions write "NONE"): _____.
   C. Owner has no actual knowledge of the existence on the Property of hazardous levels of any mold or fungi defined as toxic under applicable state or Federal law, except (if there are no exceptions write "NONE"): _____.

8. **Fire Damage.** Owner has no actual knowledge of any structure on the Property having suffered material fire damage, except (if there are no exceptions write "NONE"): _____.

9. **Actions, Suits or Proceedings.** Owner has no actual knowledge that any actions, suits or proceedings are pending or threatened before any court, arbitration tribunal, governmental department, commission, board, bureau, agency or instrumentality that would affect the Property or the right or ability of an owner or tenant to convey, occupy or utilize the Property, except (if there are no exceptions write "NONE"): _____.
Owner has not served any Notices of Default on any of the tenants of the Property which have not been resolved except (if there are no exceptions write "NONE"): _____.

10. **Governmental Proceedings.** Owner has no actual knowledge of any existing or contemplated condemnation, environmental, zoning, redevelopment agency plan or other land use regulation proceedings which could detrimentally affect the value, use and operation of the Property, except (if there are no exceptions write "NONE"): _____.

11. **Unrecorded Title Matters.** Owner has no actual knowledge of any encumbrances, covenants, conditions, restrictions, easements, licenses, liens, charges or other matters which affect the title of the Property that are not recorded in the official records of the county recorder where the Property is located, except (if there are no exceptions write "NONE"): _____.

12. **Leases.** Owner has no actual knowledge of any leases, subleases or other tenancy agreements affecting the Property, except (if there are no exceptions write "NONE"): _____.

13. **Options.** Owner has no actual knowledge of any options to purchase, rights of first refusal, rights of first offer or other similar agreements affecting the Property, except (if there are no exceptions write "NONE"): _____.

14. **Short Sale/Foreclosure.** The ability of the Owner to complete a sale of the Property ☐ is contingent ☐ is not contingent upon obtaining the consent of one or more lenders to conduct a "short sale", ie. a sale for less that the amount owing on the Property (This paragraph only needs to be completed if this Property Information Sheet is being completed in connection with the proposed sale of the Property) One or more of any loans secured by the Property ☐ is ☐ is not in foreclosure.

15. **Energy Efficiency.** The Property ☐ has ☐ has not been granted an energy efficiency rating or certification such as one from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) or ☐ Seller/Lessor does not know if the Property has been granted such a rating or certificate. If such a rating or certification has been obtained please describe the rating or certification and provide the name of the organization that granted it: _____.

16. **Other** (It will be presumed that there are no additional items which warrant disclosure unless they are set forth herein): _____.

_____ _____
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The statements herein will be relied upon by brokers, buyers, lessees, lenders and others. Therefore, Owner and/or the Owner's Property Manager has reviewed and modified this printed statement as necessary to accurately and completely state all the known material facts concerning the Property. To the extent such modifications are not made, this statement may be relied upon as printed. This statement, however, shall not relieve a buyer or lessee of responsibility for independent investigation of the Property. Owner agrees to promptly notify, in writing, all appropriate parties of any material changes which may occur in the statements contained herein from the date this statement is signed until title to the Property is transferred, or the lease is executed. Signatures to this Statement accomplished by means of electronic signature or similar technology shall be legal and binding.

Date: _____
(Fill in date of execution)

OWNER
California Receivership Group

By: _____
Name Printed: Mark Adams
Title: Receiver

Buyer/lessee hereby acknowledges receipt of a copy of this Property Information Sheet on _____. (Fill in date received)

BUYER/LESSEE
La Hacienda Mobil Estates, LLC, a Delaware LLC

By: _____
Name Printed: Molly Thompson
Title: Managing Member

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SELLER'S MANDATORY DISCLOSURE STATEMENT

(DO NOT USE IN SALE OF RESIDENTIAL PROPERTIES WITH 1-4 UNITS)

This Seller's Mandatory Disclosure Statement ("Disclosure") is made pursuant to the requirements of and shall be a part of the ☑ STANDARD OFFER, AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE (See paragraph 9.1(a) thereof) or ☐ _____ (the "Purchase Agreement") dated for reference purposes as of January 12, 2022, regarding that certain real property commonly known as (street address, city, state, zip): 104 E. Sierra & 158 E. Sierra Avenue, Fresno, CA 93710 ("Property") wherein California Receivership Group is the Seller and La Hacienda Mobile Estates, LLC, a Delaware LLC is the Buyer. Note: This Disclosure does not replace the Property Information Sheet published by AIR CRE ("AIR") and, unless not required by the Purchase Agreement, Seller should also provide Buyer the Property Information Sheet.

1. NATURAL HAZARDS DISCLOSURES. To make the disclosures required by California Government Code Section 8589.3 (a special flood hazard area), California Government Code Section 8589.4 (dam failure inundation area), California Government Code Sections 51178 or 51179, and 51182 (very high fire hazard severity zone), California Public Resources Code Sections 4125, 4142 and 4291 (wildlands fire area), California Public Resources Code Section 2622 (earthquake fault zone), and California Public Resources Code Section 2696 (seismic hazard zone) ("Natural Hazards Disclosures"), Seller provides Buyer a natural hazards report ("Natural Hazards Report") prepared by:

☐ *AIR CRE Approved Professional Consultant: myNHD Inc., 800-814-2922,* https://www.myNHD.com, or ☐ _____, _____, and the Natural Hazards Report is attached.

2. EARTHQUAKE SAFETY. If the improvements on the Property were constructed prior to 1975 and include structures with either (i) pre-cast (e.g., tilt-up) concrete or reinforced masonry walls together with wood frame floors or roofs, or (ii) unreinforced masonry walls, then California Business & Professions Code §10147; Government Code §§8875.6, 8875.9, 8893.2, and 8893.3; and California Civil Code §2079.9 require Seller to provide Buyer a copy of The Commercial Property Owner's Guide to Earthquake Safety (the "Booklet") published by the California Seismic Safety Commission, available through the following link: https://ssc.ca.gov/forms_pubs/cog. ☐ Seller is not required to provide the Booklet to Buyer. ☐ Seller is required to provide the Booklet to Buyer, which Booklet Seller is hereby providing to Buyer.

3. FLOOD DISASTER INSURANCE. If Seller or Seller's predecessor-in-interest has previously received Federal flood disaster assistance and such assistance was conditioned upon obtaining and maintaining flood insurance on the Property, Federal law, i.e., 42 U.S.C. §5154a, mandates that prospective purchasers be advised that they will be required to obtain and maintain such insurance on the Property and that if such insurance is not maintained and the Property is thereafter damaged by a flood disaster, the purchaser may be required to reimburse the Federal Government for the disaster relief provided. Buyer is hereby informed that to the best of Seller's knowledge, Federal flood disaster assistance ☐ has or ☐ has not been previously received with regard to the Property. Note: If such disaster assistance has been received, the law specifies that the required notice be "contained in documents evidencing the transfer of ownership".

4. WATER HEATER BRACING. The Property ☐ does or ☐ does not contain one or more water heaters of 120 gallons or less. If the Property does contain one or more water heaters of 120 gallons or less, then as required by California Health and Safety Code §19211, Seller hereby certifies to Buyer that all such water heaters ☐ have or ☐ have not been braced, strapped and/or anchored in accordance with law.

5. TITLE INSURANCE. If the Purchase Agreement does not provide that Buyer will be provided with title insurance, Buyer is strongly urged to consider purchasing title insurance. In accordance with California Civil Code §1057.6, Buyer is advised as follows:

IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.

6. METHAMPHETAMINE LABORATORY ACTIVITY. As required by California Health and Safety Code §25400.28, Seller notifies Buyer that a government order identifying the Property as contaminated by methamphetamine laboratory activity ☐ has been received by Seller (copy of such order is attached), or ☐ has not been received by Seller.

7. HAZARDOUS SUBSTANCES. If the Property is non-residential property, then as required by California Health and Safety Code §25359.7 Seller notifies Buyer that: ☐ Seller neither knows nor has reasonable cause to believe that any release of hazardous substance (as such terms are defined by California Health and Safety Code §§25320 and 25316) has come to be located on or beneath the Property, or ☐ Seller knows or has reasonable cause to believe that a release of hazardous substance has come to be located on or beneath the Property.

8. WATER CONSERVING PLUMBING FIXTURES. For multi-family residential (containing more than one unit) and commercial properties built before January 1, 1994: California Civil Code §1101.5 requires all noncompliant plumbing fixtures to be replaced before January 1, 2019 with water-conserving plumbing fixtures. As required by California Civil Code §1101.5(e), Seller discloses that the Property ☐ was built after January 1, 1994 and is exempt from this statute; ☐ does include noncompliant plumbing fixtures; or ☐ does not include any noncompliant plumbing fixtures.

9. DEATH ON THE PROPERTY. As required by California Civil Code §1710.2, Seller ☐ does or ☐ does not know of the death on the Property of an occupant of the Property in the three years before the date of Buyer's offer to purchase the Property per the Purchase Agreement.

10. OTHER. _____

Seller believes the information provided in this Disclosure by Seller is true and correct to the best knowledge of Seller as of the date of this Disclosure, but Seller states that Seller has exercised good faith in the selection of a Natural Hazards Expert, Seller has not independently verified, and Seller is not obligated to verify, the information contained in the Natural Hazards Report, and makes no representation or warranty as to the truth or accuracy of any information contained in the Natural Hazards Report. Buyer agrees the Natural Hazards Report satisfies Seller's legal duty to make the Natural Hazards Disclosures, the provider of the Natural Hazards Report shall be deemed to be an expert dealing with matters within the scope of its expertise with respect to the examination and written report regarding the Natural Hazards Disclosures, and California Civil Code §1103.4 which deals with a seller's non-liability for errors and/or omissions not within such seller's personal knowledge shall be deemed to apply to Seller.

The hazards referenced in this Disclosure may limit the ability of the owner of the Property to develop the Property, to obtain insurance, or to receive assistance after a disaster. The maps on which the Natural Hazards Report are based estimate where natural hazards exist and are not definitive indicators of whether or not a property will be affected by a natural disaster. Buyer is advised to obtain professional advice regarding those hazards and other hazards that may affect the Property.

Applicable laws and the areas covered by the various natural hazard zones, etc. may change. Seller shall not be required to notify Buyer if the information provided in the Natural Hazards Report becomes inaccurate as a result of any governmental action, map revision, changed information, or other act or occurrence, unless Seller has actual knowledge that the information has become inaccurate. Prior to the close of escrow, Buyer may wish to again check the status of the Property. Also, Buyer is advised to verify with appropriate local governmental agencies, such as the city and/or county in which the Property is located, to determine if they have established natural hazard zones in addition to those listed above. Signatures to this Disclosure accomplished by means of electronic signature or similar technology shall be legal and binding. This Disclosure may be executed in counterparts.

_____ _____

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The statements herein are not intended to be full or complete disclosure of all possible impacts on Buyer and/or the Property. If a matter is disclosed regarding the Property, Buyer is advised to:

1. **Review the entirety of all laws applicable to such disclosed matter.**
2. **Seek advice of counsel as to the legal consequence of any disclosed matters.**
3. **Retain appropriate consultants to review and investigate the impact of all such disclosed matters.**

Neither AIR CRE nor any of the brokers make any representation, warranty or recommendation regarding the legal sufficiency, legal effect or any other consequences of this Disclosure.

Date: _____

SELLER
California Receivership Group

By: _____
Name Printed: Mark Adams
Title: Receiver

Buyer acknowledges receipt of this Disclosure together with the Natural Hazards Report, the Booklet and any other documents referenced herein (as applicable) as being provided to Buyer, and agrees to the above terms and conditions.

Date 1/14/22

BUYER
La Hacienda Mobile Estates, LLC, a Delaware LLC

By: _____
Name Printed: Molly Thompson
Title: Managing Member

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AIRCRE contracts

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(As required by the Civil Code)

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations.

To the Seller: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salesperson and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

(a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.

(b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as a dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role. The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional. If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation. Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. **This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).**

☑ Buyer ☐ Seller ☐ Lessor ☐ Lessee _____ Date: _____

☐ Buyer ☑ Seller ☐ Lessor ☐ Lessee _____ Date: _____

Agent: NAI Capital Commercial, Inc., a California corporation & Central California Realty

DRE Lic. #: 02130474 &01800886

Real Estate Broker (Firm)

By: DocuSigned by: Dan Ortiz DRE Lic. #: 00477500 / 01800886 Date: _____

E8A2D8DFE178488...

Steve Ben & Dan Ortiz (Salesperson or Broker-Associate)

THIS FORM HAS BEEN PREPARED BY AIR CRE. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM FOR ANY SPECIFIC TRANSACTION. PLEASE SEEK LEGAL COUNSEL AS TO THE APPROPRIATENESS OF THIS FORM.

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DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP
CIVIL CODE SECTIONS 2079.13 THROUGH 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13. As used in Sections 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:
(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property. (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobile home, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29. (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multi-unit residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobile home as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (m) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. (n) "Buyer's agent" means an agent who represents a buyer in a real property transaction.

2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: (a) The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.
(C) CONFIRMATION: The following agency relationships are confirmed for this transaction.

Seller's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is the broker of (check one): ☐ the seller; or ☐ both the buyer and seller (dual agent)
Seller's Agent DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is (check one): ☐ the Seller's Agent. (salesperson or broker associate); or ☐ both the Buyer's Agent and the Seller's Agent. (dual agent)
Buyer's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is the broker of (check one): ☐ the buyer; or ☐ both the buyer and seller. (dual agent)
Buyer's Agent DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is (check one): ☐ the Buyer's Agent. (salesperson or broker associate); or ☐ both the Buyer's Agent and the Seller's Agent. (dual agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1289, 2017-18 California Legislative session)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller. (b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c) "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. (d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 (a) A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship. (b) A lender or an auction company retained by a lender to control aspects of a transaction of real property subject to this part, including validating the sales price, shall not require, as a condition of receiving the lender's approval of the transaction, the homeowner or listing agent to defend or indemnify the lender or auction company from any liability alleged to result from the actions of the lender or auction company. Any clause, provision, covenant, or agreement purporting to impose an obligation to defend or indemnify a lender or an auction company in violation of this subdivision is against public policy, void, and unenforceable.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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City of FRESNO

Mobilehome Park Rent Review and Stabilization Ordinance

RENT INCREASE APPLICATION

Mobilehome Park: La Hacienda Mobile Estates

Name

104 E. Sierra Ave., Fresno, CA 93710

Address

La Hacienda Mobile Estates, LLC

Park Owner

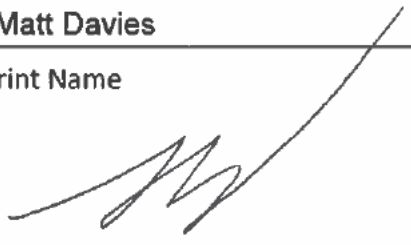
Instructions:

1. Complete and sign the Rent Increase Application, Form MRR 1-1, to apply for the rent increase.
2. Complete the Application Summary of Relevant Factors, Form MRR 1-2, for the automatic rent increase factor(s) being requested.
3. Complete Form MRR 1-3, Rent Increase Information, which provides the addresses/space numbers of all mobilehome park spaces for which a rent increase is being requested.
4. Send a copy of the application to the park Residents' Rent Committee and to the City of Fresno. The City does not verify calculations unless the park owner and the park Residents' Rent Committee are unable to resolve any differences.

I certify, under penalty of perjury, under the laws of the State of California, that I am the park owner, or his/her agent, of the mobilehome park identified above, as defined under FMC Article 12, §8-1203(g), and that all statements and information contained in this application are true and correct.

Matt Davies

Print Name



5/30/2023

Signature Date

matt@harmonycom.com

E-Mail

Property Manager

Print Title

Mailing Address
(Include business name if applicable)

6653 Embarcadero Dr. Ste. C

Stockton, CA 95219

Form MRR 1-1. Revised November, 2020