



Sky Terrace Mobilehome Park

Closure Impact Report

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INTRODUCTION

Sky Terrace (the "Property") is a 53.8 acre property located in Lakeview Terrace, an unincorporated area of Los Angeles County in the County's M-1.5 zoning designation. The Property's current uses are Industrial Manufacturing; Open Storage with truck, RV parking and container storage; and a 63 unit Mobile Home Park known as the Sky Terrace Mobile Home Park (the "Park"), located at 12089 Lopez Canyon Road, Sylmar, California.

SE Sky Terrace, LLC (the "Owner"), is proposing to no longer operate the Park as a mobile home park which will result in the closure of the Park. The Owner intends to lease the area currently occupied by the Park as open storage upon completion of the mobile home park closure. This use is consistent with the surrounding industrial open storage uses on the Property and is consistent with the Property's Los Angeles County M-1.5 zoning. Closure of the mobile home park will allow the Property to be in compliance with the Property's zoning and the Los Angeles County general plan's industrial land use designation.

Pursuant to the Los Angeles County Code, Title 8, Chapter 8.57.300 (the "Code"), prior to the change of use or closure of the Park, the Owner is required to file with the Los Angeles County Planning Director, a report on the impact of the closure upon the residents who will be displaced (the "Closure Impact Report" or "CIR"). The requirements of the Code are also consistent with the requirements of California Government Code Section 65863.7; hereinafter to be also known as the "Code".

The Park is situated on approximately 8.2 acres. The Park has a total of 63 mobile home spaces. Currently, only 15 spaces are occupied and the rest are vacant after the Marek fire in October 2008 (See **Exhibit A** for a map of the Park). All 15 occupied spaces are occupied by residents who own their mobile homes. One space is occupied by an on-site maintenance supervisor who will not be relocated. Therefore, this CIR will only detail issues related to the 14 mobile home owners who will be vacated from the Park.

The Owner has contracted with Overland, Pacific & Cutler, Inc. (OPC), a firm with relevant experience in the closure of mobile home parks and relocation of residents from all types of housing, to prepare the necessary CIR on the impact of the closure upon the residents of the Sky Terrace Mobile Home Park.

In order to prepare the CIR, OPC attempted to conduct personal surveys with all residents in August 2008. In October 2008 the fire destroyed all but 14 mobile homes and Owner's plans for Park closure were placed on hold. In November 2009 the Owner and OPC contacted the current 14 Park residents via personalized survey form to be updated, if any changes since August 2008.

The collected data was analyzed and a comprehensive study of mobile home parks and other housing resources in the surrounding area of the Park was performed. Consistent with the Code, the CIR presents:

1. Demographic data from the survey of the Park residents who will be displaced;
2. The availability of adequate replacement housing;
3. Reasonable relocation costs for each resident of the Park;
4. Identification of the adverse impacts of the closure; and
5. Proposed steps to be taken to mitigate adverse impacts associated with the proposed closure of the Park.

I. PARK HISTORY & MAREK FIRE IMPACT TO CIR

The Sky Terrace Mobile Home Park ("Park") was acquired by SE Sky on May 7, 2008. The Park was constructed and has been maintained in accordance with all applicable state mobile home park statutes, building codes, fire codes, and ordinances. Prior to opening in 1963, the Park was inspected and issued its operating permit by the California State Department of Housing and Community Development ("HCD"). The Park and all of the mobile home units thereon have been inspected periodically by HCD over the past 47 years for compliance with all applicable codes and statutes. HCD has issued annual operating permits to the Park continuously for the past 47 years. Copies of all such operating permits issued by HCD in SE Sky's possession are available upon request. The Park was opened originally as an 84 space park. It has been operated as a 63 space park since 1994. As of October 1, 2008, 60 of the Park spaces were occupied by mobile homes.

The Park was allowed to operate in Los Angeles County's M-1.5 Industrial Zone pursuant to a Zone Exception that was initially granted by the Los Angeles County Department of Regional Planning (LACoDRP) in 1960. In 1966, LACoDRP extended the Zoning Exception for an additional 20 years. The prior owner applied for a Site Plan Review in August 1993 with the intention of extending the Zoning Exception. In September 1997, LACoDRP notified counsel for the prior owner that their 1993 Site Plan Review application was to be denied for failure to provide previously requested information. One of the conditions required by LACoDRP to process a Site Plan Review and Zoning Exception extension was a determination of legal lot status pursuant to the California Subdivision Map Act. Prior ownership pursued Certificate of Compliance applications with the LACoDRP in order to obtain legal lot determinations, a condition precedent for a complete Site Plan Review application for a zoning extension as a mobile home park. Certificates of Compliance were issued in 1999 and 2003. However, the prior Park owner pursuing the Site Plan Review application, Jay Morris, was killed in a private plane crash in 2001. Mr. Morris' daughters inherited the Park and appear to have been unaware of their father's efforts.

The Owner has confirmed with County of Los Angeles representatives that the County had not taken any steps to enforce the expiration of the Zoning Exception from the date of its expiration in 1986 through the date of the Owner's inquiry in April 2008. County representatives additionally confirmed they had no pending plans to enforce the expiration of the Zoning Exception. The lack of a properly issued Zoning Exception for the Park since its expiration in 1986 did not prevent Park residents from enjoying the benefits of their tenancy. Over that time frame, nearly 100% of the mobile home spaces and coaches thereon were sold to third party purchasers from 1986 through April 2008. Additionally, Park residents in accordance with the California Mobile Home Residency Law ("MRL") and HCD's jurisdiction over the Park, have had a lawful right to reinstall a mobile home in their space in the Park. This lawful right exists based on HCD's jurisdiction of the Park and its validly issued Park Operating Permit. The lack of a valid Zoning Exception from LACoDRP has not diminished or diluted HCD's jurisdiction over the Park or the validity of HCD's properly issued Park Operating Permit.

The Park Owner and Management communicated to the Park residents on a regular and frequent basis all material information concerning the purchase of the Park, Owner's decision to close the Park at a future date, and all material administrative procedures related to Park operations and tenant relations following the Owner's purchase on May 7, 2008 (see **Exhibit B**).

No leases or rental agreements have been executed between Park Owner and Park residents since its May 2008 acquisition of the Park. Park Management communicated its intention to close the Park at a future date at the community meeting held on June 18, 2008 (see **Exhibit C**) by Los Angeles County representatives, however, it had not commenced the closure process, nor had it determined when it may commence the closure process. Owners communicated its knowledge of the illegal non-permitted use status of the park within 14 days of its discovery of such zoning status prior to its purchase of the Park.

A concern by Park residents and Los Angeles County representatives expressed at the June 18, 2008 community meeting, was Park Management would raise rents in the interim between the acquisition of the Park and its commencement

of the closure process that was announced would not commence until at least January 1, 2009. Although the last rent increase in the Park was in May 2007 and rents were far below market, Park Management determined they would maintain the current rental rates of all occupants as long as the Owners were proceeding to close the Park (see **Exhibit D**).

On October 13, 2008, the Marek Fire burned through the Park. On October 16, 2008, when LACoFD allowed the residents to return to the Park, it was observed that approximately 40 of the 60 of the mobile homes had been destroyed by the Marek Fire. Upon entrance to the Park, Park management provided notice to each of the tenants of the potentially hazardous conditions that may exist in and around the burnt mobile home debris piles (see **Exhibit E**). On October 27, 2008, the Park management advised the residents of the requirement to have each resident remove its debris pile from the Park in a timely manner (see **Exhibit F**). As the debris piles of each mobile home destroyed in the fire continued to remain the personal property of each mobile home owner, the responsibility for removal of the debris piles remained with each mobile home owner.

In an effort to assist residents with the removal of debris, Park Management assisted residents with obtaining bids for the removal of debris and on October 31, 2008 provided residents with this information (see **Exhibit G**). As of June 1, 2009, all debris piles had been removed by the Park residents or the Park management.

Following restoration of power to the Park on November 21, 2008, HCD officials advised that Park residents were eligible to return to the Park and either reoccupy an existing mobile home (where utilities have been restored by the Park management) or re-install a new mobile home in their space upon removal of the debris piles and proper permitting and installation of a new mobile home. As of January 31, 2009 and as of January 31, 2010, 14 residents continued to occupy standing mobile homes in the Park and none of the mobile home park residents having mobile homes that were destroyed in the fire had submitted a re-installation permit application to Park management or HCD.

In correspondence dated November 20, 2008 to all Park residents (see **Exhibit H**), any tenant wishing to re-occupy its space would have been required by HCD to complete an HCD Application for Permit to Construct (“HCD Form 50”) and an HCD Plot Plan Application (“HCD Plot Plan”) with HCD. Such HCD Form 50 application also must have the Park management’s written approval on such application prior to submission to HCD for approval. As discussed in the November 20, 2008 correspondence, upon the Park management’s receipt of such applications to reinstall a mobile home in a space, Park management would then file an electrical connection permit with HCD so that electrical power would be available to any such tenant upon completion of its installation, following HCD’s approval of an installation permit. As of January 31, 2010, the Park had not received a single HCD Form 50 mobile home reinstallation application from any of the 40 Park residents whose mobile homes were destroyed in the Marek fire.

Additionally, in the Park’s communication to Park residents on November 20, 2008 and on December 10, 2008 (see **Exhibit I**) the Park advised the residents which lost their homes in the fire that they should notify the Park management if they intended to relocate back into the Park and reinstall a new mobile home in their space. The Park residents whose homes were not destroyed reoccupied their units as of November 21, 2008. Park residents whose homes were destroyed were advised that they would be required to begin paying rent on their space as of January 1, 2009 (more than 2.5 months following the October 13 fire) and that if they did not complete the reinstallation of their mobile home by March 31, 2009, the Park would assume that such residents had no intention of returning to the Park. Park residents who lost their homes were given multiple communication notices and opportunities to express their intention of returning to the Park and as of March 31, 2009 and January 31, 2010, none of those 40 residents had communicated an intention to relocate to the Park to Park management.

Immediately following the Marek Fire, Los Angeles County Housing Agency officials offered Section 8 Housing assistance to all of the 40 displaced residents and all of the remaining Park residents. According to Housing Agency Officials, Section 8 vouchers were issued to 17 of the 60 tenants.

The balance of the Park tenants displaced by the Marek Fire have either: a) signed a settlement agreement for no consideration with the Park ownership relinquishing their right to reoccupy their space; or b) relinquished possession of their vacant spaces as a result of an unlawful detainer judgment entered in Los Angeles County Superior Court.

Therefore, considering the above, the current 14 residents are the tenants who will be displaced as a result of the proposed closure of the Park and are the subject to the impacts and mitigating benefits of the closure described in this CIR.

II. PROJECT AREA LOCATION AND DESCRIPTION

A. THE REGIONAL LOCATION

The proposed Project is located in an unincorporated area of the County of Los Angeles, within the Lakeview Terrace community, approximately two miles east of San Fernando. Surrounding cities include San Fernando, Pacoima, Mission Hills, and Granada Hills. The Project site is easily accessible by Interstate Freeways 210, 5 and 405. (See *Figure 1: Regional Project Location*)

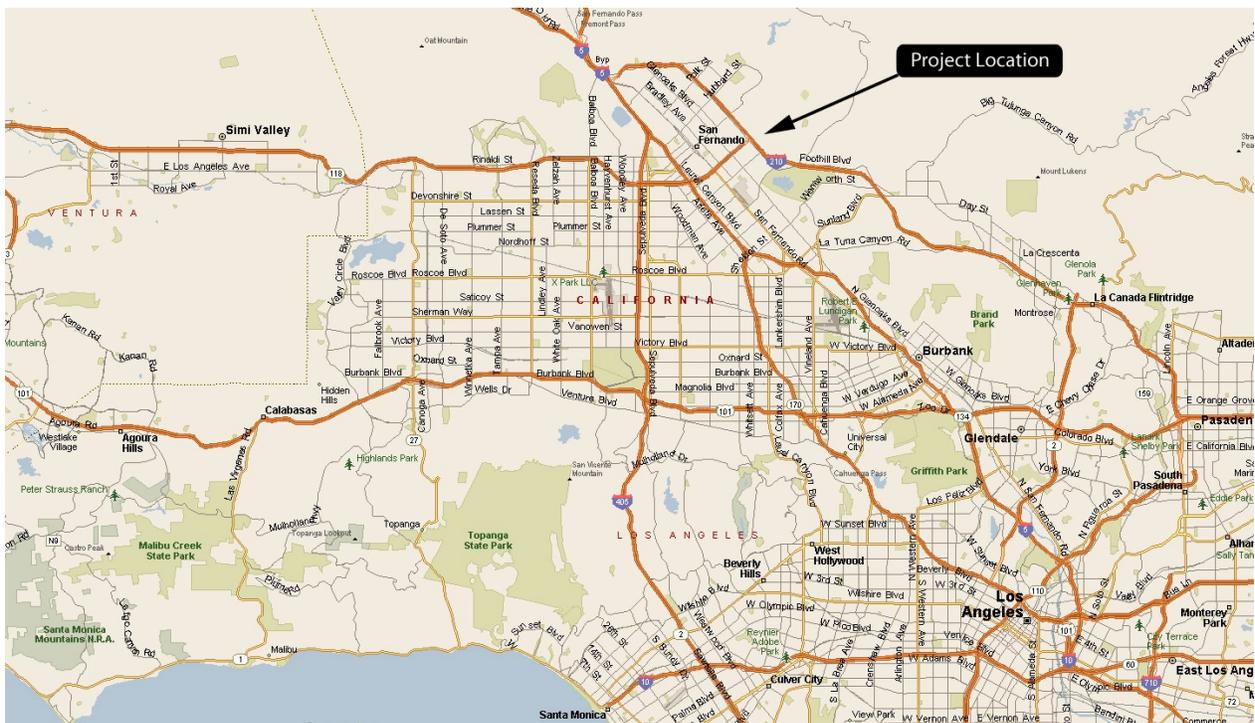


Figure 1: Regional Project Location

B. PROJECT SITE LOCATION

The proposed Project site is located at 12089 Lopez Canyon Road and it encompasses approximately eight acres. The Project is generally bounded by Lopez Canyon Road to the east, Paxton Street to the south, Haywood Street to the west and the mountains to the north. (See Figure 2: Project Site Location)

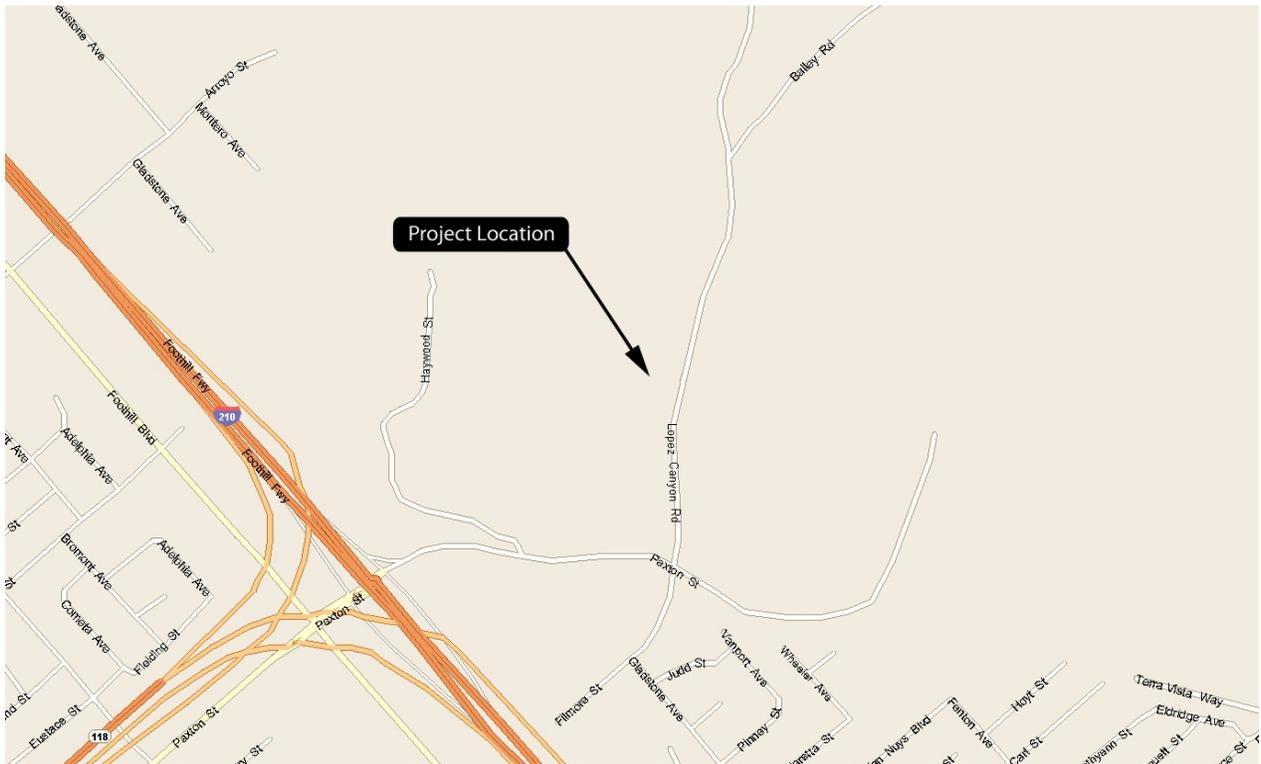


Figure 2: Project Site Location

C. LEGAL DESCRIPTION

Full Legal Description is presented in **Exhibit J**.

III. TENANT SURVEY

A. METHODOLOGY

Tenant information was initially gathered in August 2008 and updated in November/December 2009. Updated information was received from 6 of the 14 Park residents, and the previously collected information is considered current for tenants who did not specify any updates during most recent survey in November/December 2009. Survey questions of Park residents concerned contact information, household size and composition, income, employment, coach size and age, mortgage information, length and type of occupancy, and disabilities/health problems. An information and introduction letter regarding the preparation of the CIR was mailed to residents the week of July 15, 2008 (see **Exhibit K**) and a subsequent letter for the update the week of November 18, 2009 (see **Exhibit L**).

B. SURVEY DATA

The Park has a total of 63 mobile home spaces. Currently, only 15 spaces are occupied and the balance are vacant (48). Of the 15 occupied spaces, 14 are home-owners paying monthly pad rent for their space and 1 is an employee of the Owner who will not be relocated and not part of this CIR. Of the 14 residents to be relocated, 10 provided information requested for preparation of this CIR either during August 2008 or November/December 2009 survey period. Four residents did not respond to the survey questions and limited, Owner- or HCD-provided information is included in this CIR. Based on the available information, all 14 Park residents to be relocated are full-time Park residents.

The tenant survey data described below in sub-sections 1-6 concern respondent Park residents that will be displaced if the proposed Park closure takes place and excludes the employee-household. A table summarizing survey information for all 14 Park residents is included as **Exhibit M** to this Report.

1) Full-Time Population

Among the 14 permanent Park resident households, there are 23 adults and 5 children for a total of 28 residents. The tenure of Park residents range from 3 years to 32 years with an average of 12 years. Among resident-owned mobile homes, space rents range from \$391 to \$700 per month, with an average of \$497, and monthly utilities they are responsible for range between \$15 and \$80 for gas and \$15 and \$70 for electricity.

2) Occupancy

Household size ranges from 1 to 5 individuals. The household size mix is shown in **Table 2** below.

Household Size (# of occupants)	# of Households
One	7
Two	2
Three	3
Four	0
Five	2

3) Senior/Disabled Households

There are 5 known individuals 62 years or older residing in the Park. Five residents did not disclose their age. One household has a stated disability; 4 households have individuals with mobility concerns expressing a preference for ground level accommodations or stair rails and ramps. Several other residents have moderate to serious health issues that, at this time, would not appear to restrict potential housing choices, but prefer to stay close to doctors, hospitals and other medical care.

4) Income

Income information was provided by 7 of 14 Park households. Two more specified they are retired and on fixed income but did not disclose the income amount. According to income standards for the County of Los Angeles (see **Exhibit N**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD) in April 2009, 3 households qualify as extremely low income (30% or less of area median), 2 households qualify as very low income (31%-50% of area median), 2 qualify as low income (51%-80% of area median), 1 qualifies as moderate income (81%-120% of area median) and 1 qualifies as above moderate or high income (over 120% of area median). **Table 3** below outlines this information. The 2 households that reported retirement and fixed income for purposes of this report are counted as very low income.

TABLE 3: Income Levels of Respondent Households				
Extremely Low	Very Low	Low	Moderate	High
3	2	2	1	1

5) Coach Data

The 14 resident-owned mobile homes in the Park range in size from 10 by 44 feet (440 square feet) to 27 by 64 feet (1,728 square feet). Most of the units have been modified with interior and/or exterior improvements, i.e. Expando or room additions, awnings, carports. According to the Park survey, there are 4 single-wide coaches, with or without additions, and 10 double-wide coaches.

Coach ages range from 6 years to 46 years corresponding with dates of manufacture from 1964 to 2004. **Table 4** identifies the age of Park coaches as reported by the residents or Owner.

Year built	Age in years	# of Homes
prior - 1970	40 or more	3
1971 - 1980	30-39	8
1981 - 1990	20-29	0
1991 - 2000	10-19	1
2001 - current	9 or less	2

Although the age range of coaches in the Park is significant, it is often difficult, by exterior physical inspection, to make age distinctions because of the general level of upgrades and modifications observable throughout the Park. These modifications range from family room cabanas added to older single-wide mobile homes to major interior design work in some of the double-wide mobile homes. The exteriors of most coaches reflect a mix of various improvements including porches, painting, brick work, roofs, walkways and landscaping.

6) Mortgage Data

Four of the 14 residents reported having a mortgage; all of which have been obtained within the last 6 years. The reported mortgage balances ranged from a low of \$40,305 to a high of \$89,072 with an average mortgage balance of \$62,834. Estimated remaining terms were reported from 3 of the residents and ranged from 156 months to 240 months with an average of 151.67 months. **Table 5**, below identifies this information.

Sale Date	Sales Price	Mortgage Balance	Est. Remaining Term
3/2004	\$59,900	\$40,305	Not reported
10/2006	\$110,000	\$70,000	156 mo.
12/2006	\$130,000	\$89,072	240 mo.
11/2007	\$58,500	\$51,959	215 mo.

IV. RELOCATION RESOURCES

One of the specific requirements of the Los Angeles County Code is to address the availability of adequate replacement housing in mobile home parks. Following is information on the availability of replacement sites in mobile home parks within a 20-mile radius of the Park. Additionally, other available replacement housing resources have been researched, including mobile homes for sale, condominiums for sale, and rental housing in Sylmar and surrounding cities.

A. METHODOLOGY

Survey work was conducted in December 2009 and January 2010 using the following means and resources:

- Telephone survey of individual parks and apartment complexes
- Use of existing, proprietary mobile home park and rental apartment data from an OPC database
- Telephone contact with real estate companies specializing in mobile home properties

B. SURVEY RESULTS

1) Mobile Home Park Space

There are over 54 mobile home parks located within a 20-mile radius from the Park which includes both family and senior parks. Our survey included mobile home parks within Los Angeles County. A complete list of the parks with the number of available spaces and conditions which were reported on the type of mobile homes and residents accepted is presented in **Exhibit O**. Based on the survey of mobile home parks within a 20 mile radius, 52 available spaces were identified.

To further analyze the mobile home parks that may potentially accept mobile homes from the Sky Terrace Mobilehome Park, the reported restrictions/conditions were reviewed. The main restrictions or conditions that would disqualify the Park units were the need for a new mobile home to be placed in the space. Other restrictions/conditions were spaces only available for recreational vehicles, size restrictions or spaces for owner occupied use. If the mobile home park would accept a used mobile home, it was typically qualified that the mobile home would have to be approved by management.

Based on the reported specific restrictions or conditions of mobile home parks that accept used mobile homes, 15 available spaces out of 8 mobile home parks have been identified (see **Exhibit P**).

Space rent for mobile home spaces that may accept mobile homes from the Park ranged from \$400 - \$950 with an average of \$695.

2) Mobile Homes for Sale

A survey of for sale mobile homes currently on the market within Los Angeles County identified 155 mobile homes, with prices ranging from \$18,000 to \$225,000. The available mobile homes for sale that were surveyed can be found as **Exhibit Q**.

3) Condominiums for Sale

While the Code requires a focus on the availability of replacement housing in mobile home parks, other alternative housing options were pursued. A survey of available condominium units was conducted and the market has an abundance of reasonably priced condominium units available for sale. The lowest priced condominium available has an asking price of \$45,000 for a two-bedroom, one bath unit and the prices go up to \$299,900, depending on the location. Many condominium units are bank owned and have lower asking prices than regular sales. The complete list of available condominium units is presented in **Exhibit R**.

4) Rental Housing

A replacement housing survey was conducted to determine the availability and cost of one-, two-, and three-bedroom rental housing units in and near Sylmar. **Table 6** shows the availability of rental units, rent ranges of available units and median rent per bedroom size.

TABLE 6: Availability and Cost of Rental Housing			
Bedroom Size	One	Two	Three
# Found	32	42	17
Rent Range	\$600-\$1,300	\$895-\$1,875	\$1,695-\$2,375
Median Rent	\$900	\$1,300	\$1,895

These potential replacement housing resources offer full amenities, with prices ranging from \$600 to \$1,300 for a one-bedroom unit; \$895 to \$1,875 for a two-bedroom unit and \$1,695 to \$2,375 for a three-bedroom unit. The survey identified 91 available units currently available on open market for rent either in Sylmar or within the surrounding communities.

V. RELOCATION COSTS

The CIR shall address relocation costs for each resident of the mobile home park. The assumption in the Code is that the mobile homes can be moved. Based on the information gathered in the resource study from the mobile home parks that would accept used mobile homes within an approximate 20 mile radius of the Park, there are 15 available spaces with various requirements, including size of the mobile home. Therefore, while there is just enough reported available spaces within a 20 mile radius of the Park for the 14 mobile homes proposed to be displaced, it is not likely that all 14 would meet the specific configuration and other requirements for those available spaces.

Additionally, while space may be identified as available and accept a used mobile home, most mobile home park operator responses qualify the statement that the mobile home would have to be approved by management. Approval by mobile home park operator management is generally concerned with condition of the unit and if it meets California Health and Safety Code and certifications of California State Housing and Community Development (HCD). Furthermore, consideration has to be given to the condition of the mobile home to determine if the condition would even allow it to be transported.

The experience of OPC has shown a preference for a new or newer mobile home in order to upgrade the quality of the park or to only accept mobile homes that are in very good condition, meeting the requirements of the California Health and Safety Code and certifications of HCD. While age is not generally stated as a factor that would prohibit the mobile home from entering a mobile home park, older mobile homes of 15+ years of age generally do not get accepted. Based on age of the mobile homes in the Park, it is believed that only 2 out of the 14 mobile homes in the Park could be moved and accepted into another mobile home park.

Notwithstanding the above, the Code requires the CIR to address the cost of relocation for each resident. For those mobile homes that can be moved, a moving estimate will be conducted and provided to the owner. However, since

the majority of the mobile homes could not be moved, coming up with a "relocation cost" would be speculative and subjective. Therefore, in 1991 the Los Angeles County Community Development Commission created a Summary of Benefits that is implied to be part of the Los Angeles County Code and is recommended be used in determining the "reasonable costs of relocation". Although the Code does not actually specify any such relocation benefits, it is the intention of the Owner and this CIR to accept the County's recommended Summary of Benefits as a determination of the reasonable costs of relocation.

The Summary of Benefits is enclosed as **Exhibit S**, with an updated Summary of Benefits adjusted for inflation through January 2010, along with the accompanying All Urban Consumers Price Index for the Los Angeles, Riverside and Orange County area, showing the percentage increase since 1991.

The Summary of Benefits provides for a basic flat fee benefit along with potential supplemental benefits depending on the distance of the move of the mobile home; size of the mobile home; disability, income and or age of the resident; or if a qualifying resident instead moves to other conventional housing. Additionally, if residents have a mortgage, depending on the original purchase price of the mobile home and if it cannot be moved, an additional payment can be made based on the provisions in the Summary of Benefits.

Since a number of the relocation cost items in the Summary of Benefits are based on specific criteria and the survey information gathered was anecdotal and not supported by actual documentation, it would not be appropriate to identify the relocation costs based on the County's Summary of Benefits for each resident in the CIR. Rather, it is proposed that within a month of approval of the CIR by the advisory agency, each resident will be provided with a calculated benefit from a Summary Benefit Worksheet (see **Exhibit T**) of the relocation benefits they would be eligible to receive assuming appropriate documentation is received to support the benefit category. Otherwise, if after a month of the approval of the CIR, no supporting documentation is provided, only those items that are known will be calculated and the Summary Benefit Worksheet provided.

VI. CLOSURE IMPACTS

In addition to addressing the availability of adequate replacement housing and relocation costs, as described in the previous Sections, the Owner must report on the impacts of the closure upon the displaced residents. From data gathered in the surveys, along with the information on the availability of replacement housing resources, certain impacts are noted:

1) Increase in Rental Costs

Current space rents, which have not been increased since 2007, range from \$391 to \$700 per month, with an average of \$497. Replacement space rents range from \$400 to \$950 per month and indicate an average increase of \$198. Conventional replacement rental rates for two- and three-bedroom rental units range from \$895 to \$1,875 for two-bedroom units and from \$1,695 to \$2,375 for three-bedroom units and indicate average increases of \$846 and \$1,446, respectively. Based on #2 below, increase in housing costs and or pad rents will potentially have an adverse impact on certain residents.

2) Low Income or Residents on Fixed Income

Of those reporting on income, 50% of the Park residents fall within or below the Low Income Category (3 - extremely low income, 2 - very low income and 2 - low income) (see **Exhibit N** for income limits). Two more specified they are retired and on fixed income but did not disclose the income amount. The fixed and low income of certain Park may adversely impact the residents ability to pay for first months rent and any security deposits, as well as pay for increased housing or qualify for a loan to purchase similar replacement housing.

3) Elderly, Disability and or Health Issues

The impact of the closure on residents who reported age, disability and health issues may limit their ability in getting to, finding and securing

adequate replacement housing. Additionally, mobility or other health issues may require replacement housing with a preference for ground level accommodations or stair rails and ramps and replacement housing close to doctors, hospitals, other medical care and shopping.

4) Inability to Move Mobile Home

Coach ages range from 6 years to 46 years with 11 of the 14 being 30 years or greater. While coaches may be able to be physically “moved”, it is unlikely coaches of greater than 10 years old would be accepted into other mobile home parks. The impact of not being able to move a coach into another Park requires a resident to either purchase a replacement mobile home, which they may not qualify for or have insufficient funds for such a transaction, or rent other conventional housing, e.g. an apartment.

5) Outstanding Mortgage Balances

Four of the 14 residents reported having a mortgage. Two of the coaches are less than 10 years old and would potentially be able to be moved into another Park. The other 2 are over 30 years old and are unlikely to be able to be moved to another Park. Therefore, the 2 residents that cannot move their coach, and will be unable to sell their coach but still have a debt obligation, may have their credit adversely impacted if the debt cannot be paid or restructured to attach to a new replacement mobile home.

6) Disposition of Mobile Homes

All residents who cannot move their mobile home to another mobile home park face the issue of disposition of their coach. The coordination and cost will be an adverse impact to these residents as a result of the proposed closure.

VII. PROPOSED MITIGATION MEASURES

The CIR is to specify the steps to be taken by the Owner to mitigate actual adverse impacts of the proposed closure on the residents who will be displaced. However, in accordance with the Code and the State Mobile Home Residency Law, any mitigating benefits provided by the Owner shall not exceed the reasonable costs of relocation. Adverse impacts that were noted earlier were possible increases in rental costs, especially those residents that are low income or on a fixed income; elderly, disabled or health issues requiring assistance on specific replacement sites; an inability to move mobile homes to other mobile home parks; outstanding mortgage balances; and disposition of the mobile home.

The identified adverse impacts have two main components that should be mitigated, 1) monetary assistance, and 2) advisory assistance needs. Therefore, the Owner is proposing a monetary benefit and an advisory services program which are estimated to provide reasonable costs of relocation. These mitigation measures are as follows:

A. MONETARY BENEFIT MEASURE

Residents can choose one of two options:

Option 1 - Actual Physical Move Costs

Any mobile home owner, who chooses and is able to move their mobile home, will be offered the following:

1. The reasonable cost of physically moving the mobile home and movable improvements such as patios, carports and porches, to a new site, which includes but is not limited to, dismantling, packing, moving, reassembling, rebuilding, including skirting and tie-downs, utility connections and unpacking, as necessary. Payment for the physical

transportation costs to another mobile home park shall not exceed 50 miles;

2. Payment of moving costs associated with moving all personal property based on 1) an actual move by a professional moving company not to exceed the lower of at least two written estimates to a new location up to 50 miles, or 2) a fixed moving schedule based on the number of rooms occupied (excluding hallways, bathrooms and closets) from the schedule shown in **Table 7**, below;

Table 7: Fixed Payment Moving Schedule	
Occupant Owns Furniture	
One room	\$625.00
Two rooms	\$800.00
Three rooms	\$1,000.00
Four rooms	\$1,175.00
Five rooms	\$1,425.00
Six rooms	\$1,650.00
Seven rooms	\$1,900.00
Eight rooms	\$2,150.00
each additional room	\$225.00
Occupant Does NOT Own Furniture	
First Room	\$400.00
each additional room	\$65.00

Source: Federal Highway Administration (8-22-08)

3. Payment of temporary lodging/per diem expenses for the household, if the mobile home relocation results in the homeowner being displaced over one or more nights, up to a maximum of \$150 per day not to exceed 5 days.

Option 2 - County Guideline Summary of Benefits

As a second option all mobile home owners will be offered the County's Summary of Benefits (see **Exhibit S**) as a determination for the reasonable costs of relocation. For those residents that cannot move their mobile home, the assumption will be made that it could be moved and the Owner will provide the eligible identified Summary of Benefits as if it was being moved within a 50 mile radius even though residents will have to purchase a replacement mobile home or move to other conventional housing.

One item that is not addressed in the County's Summary of Benefits is the disposition of the mobile home and attached improvements that cannot be moved. While this would be the mobile home owners obligation to remove, the Owner, upon transfer of clear title to the Owner, will take responsibility for the demolition and removal of the mobile home. Otherwise, if the mobile home owner leaves the mobile home and improvements, the calculated Summary of Benefits will be offset by the cost of demolition and removal of the mobile home.

In summary, the monetary benefit measure will:

- A. Provide all mobile home residents who can move their mobile home with their actual costs of relocation or provide a lump sum monetary amount with the appropriate Summary of Benefits calculation with an assumption their mobile home can be moved;
- B. Pay for the demolition and removal of mobile homes that cannot be moved if they are transferred to the owner with clear title.

B. ADVISORY ASSISTANCE PROGRAM

The process of having to move and find replacement housing and all that it entails is a difficult process even under the best of circumstances. Therefore, the Owner has proposed an advisory assistance program that will provide a relocation specialist to provide non-monetary assistance in the form of housing counseling to the residents, as needed.

To start, the relocation specialist will meet with each resident and verify information collected in the tenant survey supplied for the CIR. Appropriate documentation will be requested as needed and a Summary of Benefits Worksheet will be completed and delivered to each resident showing their monetary benefit calculation. From this point and in conjunction with the Owners notice to vacate, the resident can avail themselves to their Summary Benefit. This process and procedures for residents claiming their benefit is as follows:

1. Residents will provide all necessary documentation to substantiate eligibility for the monetary assistance;
2. Assistance amounts will be determined using a Summary of Benefits Worksheet and delivered to resident;
3. Resident will notify relocation specialist of intent to move and relocation specialist, in conjunction with resident, will complete and submit to Owner required claim forms to request eligible funds;
4. Owner will review and, if in conformance with previously approved Summary of Benefits worksheet, will approve and authorize payment, or request additional information;
5. The relocation specialist will issue benefit checks, which will be available at their offices for pick-up, delivered personally or mailed, depending on circumstances;
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated;
7. Receipts of payment will be obtained and maintained in the relocation case file.

It is proposed that benefit payments be managed by the relocation specialist through a trust account funded by the Owner. Easy and understandable claim forms will be provided and payments based on the Summary of Benefits Worksheet. Adequate, advance payments will be made to assist residents in securing their replacement housing choice and final payments will be made after the resident has vacated the mobile home park with any deductions made, if any, for the removal of the mobile home if left in place without transfer of clear title to Owner.

Additionally, throughout the entire relocation process, the relocation specialist will be available to assist residents with their relocation assistance needs including the following:

1. Be available to provide continuous explanation of benefits so residents have a full understanding of the issues related to the closure of the mobile home park.
2. Provide residents with on-going reports of available replacement housing to preferred locations of the resident
3. Provide assistance as needed and requested to lessen hardships by working with the resident and real estate agents, property managers, lenders in their efforts to secure replacement housing.
4. Facilitate interaction between resident and professional furniture movers and companies that will disassemble, transport and reinstall a mobile home, health care providers and others.
5. Assist residents in inspecting replacement housing if resident does not have a car or cannot drive by coordinating transportation so resident can inspect replacement housing opportunities.
6. Provide assistance in claiming eligible monetary benefits from Owner.
7. Other individual assistance that may be required on a case by case basis.

VIII. PARK CLOSURE - NOTICE

As indicated previously, the Owner is proposing to no longer operate the Park as a mobile home park which will result in the closure of the Park. Under the provisions of the Mobilehome Residency Law found in California Civil Code Sections 798.55(b) and 798.56(g), the Owner shall give the Park residents notice of the termination of their tenancy. Since the change of use of the Park requires no local government permits, the Owner is required to provide Park residents with 12 months notice of the termination of their tenancy. The Owner has served such notice (See **Exhibit U**), along with a copy of this report, to each resident on or prior to March 8, 2010, with termination of tenancy of Park residents as of March 9, 2011.

IX. CONCLUSION

The Owner of the Sky Terrace Mobilehome Park is proposing a closure of the Park impacted by the Marek fire where many of its mobile homes were burned. The Los Angeles County Code, Title 8, Chapter 8.57.300 and California Government Code Section 65863.7, require a report on the impacts the closure will have upon the residents who will be displaced. The report shall address the availability of adequate replacement housing in mobile home parks or other housing types and relocation costs. Furthermore, steps are to be taken to mitigate the adverse impacts the closure of the Park may have on the residents; however, the steps to be taken shall not exceed the reasonable costs of relocation.

A search of available mobile home replacement spaces and mobile homes for sale indicated sufficient available space for those mobile homes that could be moved as well as ample mobile homes for sale. Additionally, considerable rental housing could be found in the area Cities surrounding the Park. Therefore, adequate replacement housing is available for the Park residents.

Based on the information gathered for the Report, impacts to Park residents were identified and measures were identified that could mitigate the adverse impacts the closure would have on Park residents. The mitigation measures provided adopted the County's benefit program to meet the requirements of "reasonable relocation costs". Furthermore, all options provide for a comprehensive relocation assistance program to assist residents with replacement housing resources, assisting with the securing of replacement housing by working with landlords and property managers, driving residents to replacement locations and coordinating advance and final payments of appropriate benefits.

It is believed that the CIR contains the information required by the Code and the State Mobile Home Residency Law, provides for adequate measures to mitigate impacts on the residents as a result of the proposed closure by accepting the County's Summary of Benefits which address the reasonable

costs of relocation and provides for an advisory assistance program to assist residents in their efforts to secure replacement housing. Therefore, the advisory agency for the County should approve this CIR without further conditions.

EXHIBIT "A"

SKY TERRACE MOBILEHOME PARK MAP

EXHIBIT "B"

PARK OPERATIONS ADMINISTRATIVE PROCEDURES

SE Sky Terrace, LLC

May 8, 2008

Tenants of Sky Terrace Mobile Home Park
12089 Lopez Canyon Road
Sylmar, CA 91342

RE: New Ownership of Sky Terrace Mobile Home Park

Dear Tenant:

Yesterday, escrow closed on our purchase of the Sky Terrace Mobile Home Park (the "Park"), and SE Sky Terrace, LLC is now the owner of the Park. SE Sky Terrace, LLC is owned and managed by Storage Etc., a Los Angeles based owner of self storage and industrial properties and The Dewey Group, an Orange County based firm that specializes in environmentally impacted properties. We are retaining Lisa Torrell as the manager of the Park as well as the management office at the Park. You should now make your monthly rental payments to 'SE Sky Terrace, LLC' at the Park office.

We understand that there are many rumors circulating about the Park and that any change in the status quo can create uncertainty. Unfortunately, we were not able to communicate with you until the close of escrow because we were bound by a confidentiality requirement in our purchase agreement.

During our escrow period and presently, we are evaluating various possible long term outcomes for the Park. We understand that not having a decision on such an important matter will likely create additional anxiety. For that, we sincerely apologize. You have our commitment to communicate with you thoroughly and completely and for us to deal with you openly and honestly.

We look forward to advising you as we make progress toward such an important decision. In the interim, if you have questions, please forward them in writing to Lisa and we will use our best efforts to respond with a written response to all tenants every few weeks so that all tenants have benefit of any questions and our responses to the questions.

Sincerely,



SE Sky Terrace, LLC

EXHIBIT "C"

COMMUNITY MEETING - JUNE 18, 2008



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

May 29, 2008

Dear Sky View Terrace Resident:

It is my understanding that the recent purchase of your mobile home park is a cause for concern amongst many residents. Many of you have contacted Supervisor Michael D. Antonovich's office with questions about State and County requirements for any potential closure of the park.

As a result of these concerns, staff of the County's Department of Regional Planning, Community Development Commission, and County Counsel's office researched the legal requirements associated with mobile home parks.

In an effort to provide information about State and County laws and regulations concerning mobile home parks, I am writing to invite you to a community meeting on Wednesday, June 18th, at 6:30 p.m. at Dexter Park (located at 11053 North Trail Road, Kagel Canyon, CA 91342). Please see the enclosed map for directions.

County staff will make a short presentation and will be available afterward to answer questions. The new owners of Sky View Mobile Home Park have indicated that they will attend or send a representative to the meeting.

If you have any questions regarding the community meeting, please contact Ms. Isidora Centeno at (213) 974-5441 with Current Planning Division. Our office hours are Monday through Thursday from 7:00 am to 6:00 p.m. Our office is closed on Friday.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP
Director of Planning

BWM:SA

Enclosure (directions)

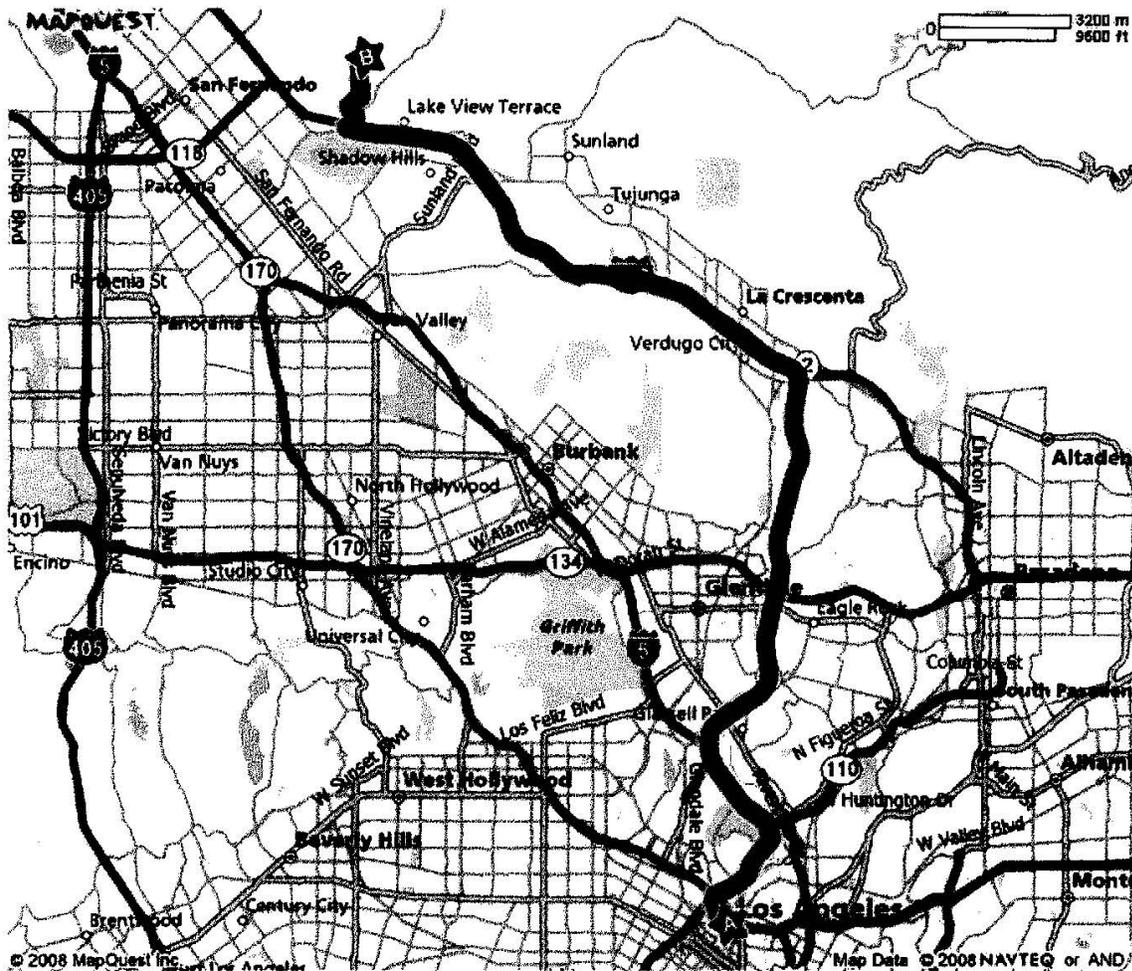
Skyview Terrace Mobile Home Park Community Meeting

Wednesday, June 18, 2008 @ 6:30 p.m.

Dexter Park Gymnasium
11053 North Trail Road
Kagel Canyon 91342
(818) 896-3210

Directions:

From the 210 Freeway, take Paxton Street exit. Go North on Paxton about 1/3 mile to Lopez Canyon Road. Turn left and go about 3 miles to Kagel Canyon Road. Turn right onto Kagel Canyon (at the Glen Haven Cemetery) and go about 1/2 mile to North Trail Road - turn left at the Fire Station and sign to Dexter Park -- the road loops around the park and comes almost back to the top where you will see the community room and parking lot.



SKY VIEW TERRACE COMMUNITY MEETING

Wednesday, June 18, 2008
6:30 PM

Dexter Park Gymnasium
11053 North Trail Road
Kagel Canyon 91342

Agenda

I. Introduction

II. Remarks by Chris Lyons
(owner representative)

III. County Agencies

- County Counsel
- Regional Planning
- Community Development Commission
- Community and Senior Services

IV. Questions and Answers

V. Adjournment

EXHIBIT "D"

LETTER TO SUPERVISOR ANTONOVICH

July 2, 2008

The Honorable Michael D. Antonovich
Los Angeles County Supervisor, 5th District
500 West Temple Street
Room 869
Los Angeles, CA 90012

Re: Closure of Sky Terrace Mobile Home Park (the "Park")

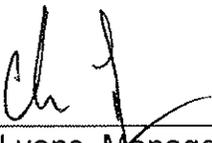
Dear Supervisor Antonovich:

As you may be aware, about thirty days ago, our company purchased an approximately 54 acre property on Lopez Canyon which includes the Park. In a meeting on June 18th with the tenants of the Park, County Counsel, the Community Development Corporation and other interested parties, we announced our intention to close the Park. Although we have not set a timeline for the closure, we indicated we would not commence the closure process until at least January 1, 2009.

The purpose of this letter is to clarify our current position with regard to the rent structure at the Park. Although many of the tenants are paying rent which is dramatically below market and which has been raised only minimally, if at all, during the last several years, as long as Sky Terrace is proceeding to close the mobile home park, we will maintain the current rental rates.

Please do not hesitate to contact us if you have any questions concerning this letter.

SE Sky Terrace, LLC

By: 
Chris Lyons, Manager

Cc: Mr. Paul Novak
Ms. Millie Jones

EXHIBIT "E"

MAREK FIRE PARK NOTICE

Dear Resident:

The recent fires are having a devastating effect on many lives. Our thoughts and prayers are with each of you who have suffered any loss because of this tragedy.

Please understand that today is the first time we have been allowed to enter Sky Terrace and assess the damage and any potential health risks. We believe that a number of unknown hazardous materials could remain in burnt debris and ash after a wildfire. **Based on these concerns, we strongly recommend that you do not access the site until qualified environmental health representatives have been able to fully evaluate the site and make a determination as to any unknown dangers to your health.**

Should you wish to access the site despite these warnings, please understand that you are doing so at your own risk and that you should follow these basic steps:

- Sign in and out at the entrance, and fill out a contact information sheet
- Take a mask and wear it at all times
- Do not sift through burnt rubble and debris – it may be hazardous
- Avoid any exposed utilities (gas lines, electrical wiring, etc.)
- Do not use any open flames – matches, lighters, etc. – while on the site.
- Your safety is our primary concern. Do not spend any more time on the site than necessary.

EXHIBIT "F"

DEBRIS REMOVAL NOTICE

**SE SKY TERRACE, LLC DBA
SKY TERRACE MOBILE HOME PARK
12089 LOPEZ CANYON ROAD
SYLMAR, CA 91342
(818) 899-5959**

October 27, 2008

To: Residents of Sky Terrace Mobile Home Park

We are all devastated by the impact of the wildfire that swept through our mobilehome park. It is impossible to imagine what it is like to lose virtually everything and to be living in temporary housing, not knowing when housing issues will be resolved. For our part, please be assured that we are doing everything in our power to return the park to its normal operations as quickly as possible.

We wanted to get back to you quickly to address questions and feedback from the residents who attended the Community Meeting, Wednesday evening, October 22nd at North Valley City Hall. We know that some of you have felt that we have not been as communicative with you as you would like. For that we are sorry. We simply have not had any new information or change of status about the park since our June 18th Community Meeting hosted by LA County officials. As we work through this challenging situation we will contact you as frequently as new information becomes available.

Status of Repairs to the Park: We and government agencies are still assessing environmental safety issues and the park's infrastructure (i.e., utilities such as gas, water and electricity). Let us assure you that there is no gas leaking or "hot" electrical wires on the property. We have capped the gas lines off at the main connection meter to the Park. Also, the fire destroyed the park's main electrical service panel and each electrical sub-panel on each of the tiers. SoCal Edison will not allow power to be restored to the main panel until it is replaced. Our contractors have estimated that all utility (gas, water and electric) service should be restored to the entire park within the next few weeks. We are working diligently to restore water, gas and temporary power to the standing coaches next week.

Reoccupancy of the Park: Reoccupancy of the park will depend upon approval of its habitability by the State of California Department of Housing & Community Development (HCD). HCD has appointed a representative to monitor the progress of the repairs. He has advised us that he is required to issue a notice of violation to any resident he finds occupying a mobile home prior to his determination that the park is safe to occupy. Please note that HCD also has jurisdiction over any repairs that are made to the existing homes that were not destroyed.

Debris Removal: Although it may seem strange, the reality is that because each tenant owned their mobile home in the park, you continue to own the debris and are responsible for its removal. The park management does not even have the right to

remove your debris, because it is your property. Removal is subject to the oversight of HCD, and possibly the Air Quality Management District (AQMD) if asbestos is present in the debris. Any removal is subject to clearance and approval from the HCD and AQMD. Although we have not yet had the opportunity to review each Tenant's insurance policy, we would anticipate most, if not all policies, will pay for the removal. We are exploring the possibility of negotiating a contract with one removal company for all residents to use in an attempt to help make the debris removal more cost effective and efficient for everyone. We encourage you to speak with Daisy about this. We are available to consult with your insurance company or you directly regarding the removal of the debris in your space.

Rent Abatement: Your rent will be abated from the period of October 12th (the date of evacuation of the park) through the date on which utilities are restored to your space and the HCD has approved your space for occupancy. If you have paid rent for the month of October, your rent will be prorated for the month of October and 19/31's of your October rent will be credited against your future rent payment.

Temporary Housing: There is a program that can help pay for alternative housing if your income level qualifies you for the program. The County of Los Angeles has distributed Section 8 housing vouchers and applications to each tenant in the park that it has spoken with that is in need of new housing. If you are interested in accessing this program, please contact Fia Phillips at (562) 347-4663, Ext. 8099 directly to obtain an application that will determine your eligibility for the program. Fia Phillips and her team will be at the Sky Terrace property on Tuesday October 28th at 11am to distribute vouchers to those that signed up for Section 8 housing last week and have qualified. Long term housing assistance from the County is based on income and household size limitations. If you are not eligible for the County's housing assistance program, you are advised to consult with your insurance company, as we know most of you have done.

One-on-One Meetings: On Tuesday October 28th and Wednesday October 29th, we would like to meet with each tenant to help assess your insurance situation, rubble removal and your long-term plans. We encourage you to please contact Daisy at 818-674-8681 to schedule your meeting.

Fund Raising Website: The park management set up a website as of Friday October 17th, www.SkyTerraceFireVictimRelief.org. A public relations firm sent out a press release to 90 media outlets, including all local newspapers and TV stations, as of Monday, October 20th. As of 8:00 am, Monday, October 27th, the website had had a total of 144 unique visitors. Eight visitors to the website have made total donations of \$1,152 on-line and we have received two other checks that totaled \$300 for a total of \$1,452. Once per month, starting on November 1, 2008, 100% of the website donations received for the prior month will be distributed equally to each of the 58 families by check. Please provide your current mailing address to Daisy if she does not have it. Also, the website has generated a lot of interest from individuals and organizations to donate food, clothing/shoes, bedding and household goods. These groups included churches, schools, various clubs (even a group of horseback riders from Toluca Lake).

Volunteers distributed much of the donations on Saturday to 26 families from the park, but not everyone was able to attend. We will store the remaining donations and make them available to the remaining residents in the park as soon as possible. Please contact Daisy if you have an immediate need for these types of items and we will update you on the next distribution date, time and place

Long Term Plans for the Park: Although we still have not determined the exact timing, the fire has not changed our long term plan to close the Park that we announced to you at the June 18, 2008 community meeting held at Dexter Park. As we have previously discussed, any park closure in California must comply with State Law and because our park is in Los Angeles County, we must also comply with applicable provisions of the County Code, if any. Prior to any closure of the park, we will have to prepare and file with the County an impact report. We want to emphasize and be perfectly clear that we have not yet prepared an impact report and thus the park closure process has not commenced.

We have heard that there is a rumor circulating that we intend to redevelop Sky Terrace into single family homes. This rumor is false and misleading. As we have previously discussed, the zoning and general plan of Sky Terrace is for industrial uses. We have not submitted any application to the County (or any other agency) to attempt to change either the zoning or the general plan. We do not have any current or future plans for the property other than the industrial or storage uses permitted under the property's current zoning. If anyone tells you otherwise, it is a lie, plain and simple.

Again, we are so sorry for your loss of your homes and your treasured memories and possessions. As we work through this challenging situation, we will communicate with you whenever we have learned something new about the park's status. If you have any additional questions, please deliver them to Daisy in writing and we will respond in writing to all of the tenants so that all tenants have the benefits of the questions and answers.

Sincerely,

SE Sky Terrace, LLC

EXHIBIT "G"

RESIDENT NOTICE - OCTOBER 31, 2008

**SE SKY TERRACE, LLC DBA
SKY TERRACE MOBILE HOME PARK
12089 LOPEZ CANYON ROAD
SYLMAR, CA 91342**

October 31, 2008

To: Residents of Sky Terrace Mobile Home Park

Re: Sky Terrace Mobile Home Space Debris Removal Options

Once again we are sincerely sorry for your recent loss. As we mentioned to you in our memo dated October 27, 2008, the debris remaining on your space is your property and you are responsible for its removal. You may remove the debris yourself or you may hire any contractor of your choosing qualified in debris removal to assist you in this project. We have obtained debris removal cost estimates from 2 contractors. The contractors' names, contact information, and estimated costs are as follows:

- 1) A & B Trucking – Andres "Andy" Legaspi
Phone: (818) 838-3184
Fax: (818) 838-3194
912 De Garmo St
San Fernando, CA 91340

Cost Estimate: \$500 per space + Dump Fees

Scope of Work:

- A & B to provide 30-yd bins and/or end dump truck for the debris pile
- A & B to provide labor to remove all debris from the mobile home space
- A & B to provide labor to separate metal from trash
- A & B will haul the metal to a recycling yard
- A & B will haul the remaining ash & debris to Sunshine Canyon Landfill
- Mobile Home Owner is responsible for paying the dump fees at Sunshine Canyon Landfill
 - Dump fee = \$35/ton
 - Estimated dump fee per mobile home = \$500-\$750
 - This fee could be lesser or greater depending on the quantity and weigh of debris removed from your space.

- 2) MC Handyman & Construction – Marvin Cuevas
Phone: (818) 353-0946
10625 Helendale Ave
Tujunga, CA 91040

Cost Estimate: \$2,500 per space (includes dump fees)

Scope of Work:

- MC to provide 30-yd bins and/or end dump truck for the debris pile
- MC to provide labor to remove all debris from the mobile home space

- MC to provide labor to separate metal from trash
- MC will haul the metal to a recycling yard
- MC will haul the remaining ash & debris to Sunshine Canyon Landfill
- MC will pay all dump fees

County of LA has advised us that Sunshine Canyon Landfill will accept the debris at a 40% discount off their regular tipping fee. The discounted tipping fee is \$35/ton (typically \$59/ton). A&B estimates the tipping fee will be \$500-\$750 per space, however this charge could be lesser or greater depending on the quantity of debris removed from your space. All tenants bringing debris to Sunshine Canyon Landfill must complete a 'Waste Origin Report Form' and provide that form to the gate attendant before entering the Sunshine Canyon Landfill. The form may be picked up from Daisy Hernandez or Olivia Sanchez in the temporary office trailer located at space 1102. Sunshine Canyon Landfill is located at

Sunshine Canyon Landfill
14747 San Fernando Road
Sylmar, CA 91342
Phone: (818) 833-6500
Toll Free: (800) 926-0607

We ask that you commence the removal no later than November 10, 2008 so we can proceed to complete the park reconstruction without delay. Once you are ready to commence the debris removal process we ask that you notify the park management of the name of your contractor and date of removal activity. As we have a number of contractors working in the park to restore utilities and remove other debris from the property, we are interested in coordinating our contractors so as to avoid interference with your contractor.

Please let Daisy Hernandez know your intentions for debris removal on or prior to November 14, 2008.

Sincerely,

SE Sky Terrace, LLC

EXHIBIT "H"

RESIDENT NOTICE - NOVEMBER 20, 2008

SKY TERRACE

M O B I L E H O M E P A R K

12089 Lopez Canyon Rd #1102,

Sylmar, CA 91342

o: 818.899.5959 f: 818.896.4568

November 20, 2008

To: Residents of Sky Terrace
Re: Utility Restoration and Rent Commencement

Utilities have been restored to the park as of **Thursday, November 20th**. Utilities for the standing homes have been reactivated as of today. As per utility restoration approval by the Department of Housing and Community Development (**HCD**), residents of the standing mobile homes are free to return to your mobile homes. Should you have any questions about your individual home's utilities, please contact our on-site management at (818) 674-8681 or Royce Hadden at (323) 852-1400 x133. Please note that our office's main phone line, (818) 899-5959, should be functioning by Friday the 21st.

If your home was destroyed by the fire and you intend to reoccupy your space, HCD requires that you file a re-installation permit application (form HCD-50) including a Lot Plot Plan (form HCD-538) and obtain their approval of each. You can obtain copies of these forms from the park office. Each of these HCD application forms must be approved by the Park management prior to filing with HCD. HCD's local office is located at 3737 Main Street, Suite 400, Riverside, CA 92501-3337 and can be reached at (951) 782-4420. Upon your submission of the HCD permit application forms to the park management, we will reactivate utilities to your site.

If the mobile home is a new home, it will also need to be registered with HCD. Consistent with Governor Schwarznegger's requirement to the residents of the Oakridge Mobile Home Park, we feel it is prudent that any mobile home to be reinstalled in the park have non-combustible surfaces as our park is also located in the same high wildfire hazard zone. Under the terms of the park's HCD operating permit, Recreational Vehicles are not allowed to occupy spaces.

PLEASE NOTE – While HCD has approved park re-occupancy, because not all resident owned debris has not been removed, there still may be health risks associated with returning. We are asking tenants to work diligently to remove their debris. You are advised to return at your own risk after careful consideration of these hazards.

Rent will re-commence on Monday **December 1st, 2008 for residents occupying the standing homes**. Rent will re-commence on Thursday, January 1st, 2009 for the balance of the spaces in the park unless we have received a termination agreement from you prior to that date. Keep in mind that you will be credited your prorated rent from the last 19 days of October at that time. Any utility usage that was recorded prior to the fire, if any, will also be included. We will provide each tenant with their total amount due, including the rent credit, via mailed invoices. If you have any questions, please contact the Sky Terrace office.

Please be aware that cleanup and construction may continue at the park for several months. We thank you for your understanding and cooperation.

Sincerely,

Sky Terrace Management

EXHIBIT "I"

RESIDENT NOTICE - DECEMBER 10, 2008

SKY TERRACE

M O B I L E H O M E P A R K

12089 Lopez Canyon Rd #1102,
Sylmar, CA 91342
o: 818.899.5959 f: 818.896.4568

December 10, 2008

To: Residents of Sky Terrace
Re: Status Report

Rent Commencement

As we explained in our last memo dated November 20, rent was due on Monday December 1st, 2008 for residents owning the standing homes. If you have not paid your rent, please do so as soon as possible.

Rent will re-commence on Thursday, January 1st, 2009 for the balance of the spaces unless we have received a termination agreement from you prior to that date. Please contact Daisy if you would like to sign a termination agreement. In that the Mobilehome Residency Law does not apply to your tenancy unless you have a mobilehome in the park, we ask that you install your replacement mobilehome at the park no later than March 30, 2009. If you have not replaced your home by that date, we will assume that you have no intention of replacing your mobilehome and we will take the steps necessary to terminate your tenancy. All new mobilehomes must comply with all relevant HCD requirements, the park regulations and California's Health and Safety Code.

Debris Removal

As you are aware, several residents have returned to the park. In order to make the park as livable as possible for these residents, we ask that you complete your debris removal prior to December 31, 2008. If your debris has not been removed by that date and you have not signed a termination agreement, we will have no alternative but to take all steps necessary to enforce the rules and regulations of the park, including if necessary, terminating your tenancy. Please note that overnight and weekend security will no longer be present at the property as of December 15th, 2008. You are strongly advised to remove or secure your personal property accordingly.

Sincerely,

Sky Terrace Management

EXHIBIT "J"

PARK LEGAL DESCRIPTION

PARCEL 1:

THE WEST 550.00 FEET OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON FEBRUARY 9, 1882, LYING EASTERLY OF THE EASTERLY LINE OF THE WEST 20 ACRES OF SAID SOUTH HALF.

EXCEPT THEREFROM THE NORTH 270 FEET OF SAID LAND.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF A LINE BEGINNING ON THE EASTERLY LINE OF THE WEST 20 ACRES OF SAID SOUTH HALF DISTANT SOUTHERLY 455.00 FEET FROM A POINT THEREON THAT IS 270 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID WEST 20 ACRES; THENCE NORTH 68 DEGREES 41 MINUTES 39 SECONDS EAST 594.32 FEET MORE OR LESS TO THE POINT OF TERMINUS ON THE EASTERLY LINE OF SAID WEST 550.00 FEET WHICH POINT IS 225.00 FEET DISTANT SOUTHERLY FROM A POINT THEREON WHICH POINT IS 270 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID WEST 550.00 FEET.

SAID LAND IS ALSO SHOWN AS "PARCEL 1" ON CERTIFICATE OF COMPLIANCE 102-092 LLA RECORDED JUNE 27, 2003 AS INSTRUMENT NO. [03-1859417](#) OF OFFICIAL RECORDS.

EXCEPT AN UNDIVIDED 324/360THS INTEREST IN ALL OIL, GAS AND MINERALS IN AND UNDER SAID LAND, AS RESERVED IN DEED RECORDED AUGUST 11, 1964 AS INSTRUMENT NO. 1404, OFFICIAL RECORDS.

PARCEL 2:

THE WEST 120.00 FEET OF THAT PORTION OF LOT 5, IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JANUARY 21, 1875 INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LOPEZ CANYON ROAD, 40 FEET WIDE, AS DESCRIBED IN DEED RECORDED IN BOOK 10757 PAGE 57 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO LESTER F. TOON, ET UX., RECORDED IN BOOK 20065 PAGE 193 OF SAID OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID PROLONGATION AND NORTH LINE TO THE EAST LINE OF THE LAND DESCRIBED IN DEED TO MARION CALVIN EDDINGTON, ET UX, RECORDED IN [BOOK 20033 PAGE 333](#) OF SAID OFFICIAL RECORDS; THENCE NORTHERLY ALONG THE SAID EAST LINE TO THE NORTH LINE OF SAID LOT 5; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 5 AND 6 OF SAID SECTION 1 TO SAID CENTER LINE OF LOPEZ CANYON ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF PARCEL DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY CASE NO. 976254, A CERTIFIED COPY OF WHICH WAS RECORDED ON JANUARY 24, 1972 AS [INSTRUMENT NO. 2542](#) IN BOOK D5329 PAGE 876 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF ALL GAS, OILS, AND MINERALS AND OTHER HYDROCARBON SUBSTANCES ON, IN OR UNDER SAID PREMISES AND ALL NECESSARY OIL WELL DRILL SITES AS DESIRED BY SELLER, THEIR LESSEE OR ASSIGNS, TOGETHER WITH RIGHTS OF WAY FOR INGRESS AND EGRESS AND OTHER EASEMENTS AND USES INCIDENTAL OR CONVENIENT TO OR FOR THE EXPLOITATION OF SAID OIL, GAS AND MINERALS, AS RESERVED IN DEED FROM WILLIAM L. REEVES AND MARJORIE REEVES AND DELLA TRACHT, AN UNMARRIED WOMAN, RECORDED JULY 6, 1953 IN [BOOK 42137 PAGE 228](#), OFFICIAL RECORDS.

BY DEED DATED MARCH 1, 1955, RECORDED MARCH 3, 1955 AS INSTRUMENT NO. 405, OFFICIAL RECORDS, THE OWNERS OF THE ABOVE EXCEPTED OIL, QUITCLAIMED THE SURFACE AND SUBSURFACE OF SAID LAND TO A DEPTH OF 500 FEET.

TOGETHER WITH THAT LAND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 5 OF FRACTIONAL SECTION 1, TOWNSHIP 2 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SURVEY ON FILE IN THE BUREAU OF LAND MANAGEMENT, ACQUIRED BY THE STATE OF CALIFORNIA BY PARCELS 47183-1 AND 47185-1 OF FINAL ORDER OF CONDEMNATION FILED IN SUPERIOR COURT CASE NO. 986183, RECORDED IN BOOK D5349 PAGE 466 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY OF THAT CERTAIN COURSE DESCRIBED IN SAID PARCELS AS HAVING A BEARING AND LENGTH OF NORTH 68 DEGREES 25 MINUTES 54 SECONDS WEST 2,422.20 FEET.

EXCEPT THEREFROM, ALL OIL, MINERALS, NATURAL GAS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE HEREIN CONVEYED PARCEL OF LAND, AND THE RIGHTS THERETO, TOGETHER WITH CERTAIN OTHER CONDITIONS, AS EXCEPTED AND RESERVED IN SAID FINAL ORDER OF CONDEMNATION, AS RESERVED BY DEED FROM THE STATE OF CALIFORNIA, DIRECTOR OF TRANSPORTATION, RECORDED NOVEMBER 9, 1973 AS [INSTRUMENT NO. 2688](#), OFFICIAL RECORDS.

ALSO TOGETHER WITH THAT LAND DESCRIBED AS FOLLOWS:

THOSE PORTIONS LOTS 1 AND 2 IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JANUARY 21, 1875, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, DISTANT WESTERLY THEREON 200.00 FEET FROM THE CENTER LINE OF LOPEZ CANYON ROAD, 40 FEET WIDE, AS DESCRIBED IN DEED RECORDED IN BOOK 10757 PAGE 57, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 2, DISTANT EASTERLY THEREON 190.00 FEET FROM THE NORTHERLY TERMINUS OF THE EAST LINE OF THE LAND DESCRIBED IN DEED TO MARION CALVIN EDDINGTON ET UX., RECORDED IN [BOOK 20033 PAGE 333](#), OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THE WEST 200 FEET OF SAID LOT 2 AND ALSO EXCEPT THE EAST 470 FEET OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF THE LAND DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY CASE NUMBER 976254 A CERTIFIED COPY OF WHICH WAS RECORDED ON JANUARY 24, 1972 AS [INSTRUMENT NO. 2542](#) OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE BEGINNING AT A POINT ON THE SOUTH LINE OF THE EAST 470 FEET OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2 DISTANT WESTERLY THEREON 125.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 30 DEGREES 23 MINUTES 58 SECONDS EAST 323.00 FEET; THENCE SOUTH 82 DEGREES 12 MINUTES 35 SECONDS EAST 452.91 FEET MORE OR LESS TO THE POINT OF TERMINUS ON THE EASTERLY LINE OF SAID LAND.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF ALL GAS, OILS, AND MINERALS AND OTHER HYDROCARBON SUBSTANCES ON, IN OR UNDER SAID PREMISES AND ALL NECESSARY OIL WELL DRILL SITES AS DESIRED BY SELLERS, THEIR LESSEE OR ASSIGNS, TOGETHER WITH RIGHT OF WAY FOR INGRESS AND EGRESS AND OTHER EASEMENTS AND USES INCIDENTAL OR CONVENIENT TO OR FOR THE EXPLOITATION OF SAID OIL, GAS AND MINERALS, AS RESERVED IN THE DEED FROM WILLIAM L. REEVES AND MARJORIE REEVES AND DELLA TRACHT, AN UNMARRIED WOMAN, RECORDED JULY 6, 1953 IN [BOOK 42137 PAGE 228](#), OFFICIAL RECORDS.

SAID LAND IS ALSO SHOWN AS "PARCEL 2" ON CERTIFICATE OF COMPLIANCE 102-093 LLA RECORDED JUNE 27, 2003 AS INSTRUMENT NO. 03-1859418 OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT 2 IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JANUARY 21, 1875, LYING EASTERLY OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2 AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2 DISTANT EASTERLY THEREON 70.00 FEET FROM THE NORTHEAST CORNER OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2; THENCE SOUTH 37 DEGREES 07 MINUTES 02 SECONDS EAST 218.63 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST 181.81 FEET; THENCE SOUTH 43 DEGREES 18 MINUTES 30 SECONDS WEST 297.77 FEET MORE OR LESS TO THE POINT OF TERMINUS AT THE SOUTHEAST CORNER OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF ALL GAS, OILS, AND MINERALS AND OTHER HYDROCARBON SUBSTANCES ON, IN OR UNDER SAID PREMISES AND ALL NECESSARY OIL WELL DRILL SITES AS DESIRED BY SELLERS, THEIR LESSEE OR ASSIGNS, TOGETHER WITH RIGHT OF WAY FOR INGRESS AND EGRESS AND OTHER EASEMENTS AND USES INCIDENTAL OR CONVENIENT TO OR FOR THE EXPLOITATION OF SAID OIL, GAS AND MINERALS, AS RESERVED IN THE DEED FROM WILLIAM L. REEVES AND MARJORIE REEVES AND DELLA TRACHT, AN UNMARRIED WOMAN, RECORDED JULY 6, 1953 IN [BOOK 42137 PAGE 228](#), OFFICIAL RECORDS.

SAID LAND IS ALSO SHOWN AS "PARCEL 3" ON CERTIFICATE OF COMPLIANCE 102-092 LLA RECORDED JUNE 27, 2003 AS INSTRUMENT NO. [03-1859417](#) OF OFFICIAL RECORDS.

PARCEL 4:

THAT PORTION OF LOT 1 IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JANUARY 21, 1875, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 WITH THE CENTER LINE OF LOPEZ CANYON ROAD, 40 FEET WIDE, AS DESCRIBED IN DEED RECORDED IN BOOK 10757 PAGE 57, OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET; THENCE EASTERLY IN A STRAIGHT LINE TO A POINT IN THE CENTER LINE OF SAID LOPEZ CANYON ROAD, DISTANT THEREON 100.00 FEET SOUTHERLY FROM SAID POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID CENTER LINE 100.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST OF ALL GAS, OILS, AND MINERALS AND OTHER HYDROCARBON SUBSTANCES ON, IN OR UNDER SAID PREMISES AND ALL NECESSARY OIL WELL DRILL SITES AS DESIRED BY SELLERS, THEIR LESSEE OR ASSIGNS, TOGETHER WITH RIGHT OF WAY FOR INGRESS AND EGRESS AND OTHER EASEMENTS AND USES INCIDENTAL OR CONVENIENT TO OR FOR THE EXPLOITATION OF SAID OIL, GAS AND MINERALS, AS RESERVED IN THE DEED FROM WILLIAM L. REEVES AND MARJORIE REEVES AND DELLE TRACHT, AN UNMARRIED WOMAN, RECORDED JULY 6, 1953 IN [BOOK 42137 PAGE 228](#), OFFICIAL RECORDS.

TOGETHER WITH THAT LAND DESCRIBED AS FOLLOWS:

THE SOUTH 175.00 FEET (MEASURED AT RIGHT ANGLES) OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON FEBRUARY 9, 1882, LYING WESTERLY OF THE CENTER LINE OF LOPEZ CANYON ROAD AS GRANTED TO THE COUNTY OF LOS ANGELES BY DEEDS RECORDED IN [BOOK 10643 PAGE 394](#), [BOOK 10811 PAGE 37](#), [BOOK 10842 PAGE 52](#) AND [BOOK 10841 PAGE 137](#) ALL OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF THE EAST LINE OF THE LAND DESCRIBED IN THE DEED TO RUSSELL MOE, RECORDED ON MARCH 4, 1957 AS INSTRUMENT NO. 3626 IN [BOOK 53806 PAGE 229](#) OF SAID OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE WEST 210.00 FEET THEREOF (MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF THE LAND DESCRIBED IN SAID DEED TO RUSSELL MOE).

ALSO EXCEPT THEREFROM AN UNDIVIDED 324/360THS INTEREST IN ALL OIL, GAS AND MINERALS IN AND UNDER SAID LAND, AS RESERVED IN DEED RECORDED AUGUST 11, 1964, AS [INSTRUMENT NO. 1404](#), OFFICIAL RECORDS.

SAID LAND IS ALSO SHOWN AS "PARCEL 4" ON CERTIFICATE OF COMPLIANCE 102-092 LLA RECORDED JUNE 27, 2003 AS INSTRUMENT NO. [03-1859417](#) OF OFFICIAL RECORDS.

PARCEL 5:

THE WEST 210.00 FEET (MEASURED AT RIGHT ANGLES) OF THE LAND DESCRIBED AS FOLLOWS:

THE SOUTH 175.00 FEET (MEASURED AT RIGHT ANGLES) OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON FEBRUARY 9, 1882, LYING WESTERLY OF THE CENTERLINE OF LOPEZ CANYON ROAD AS GRANTED TO THE COUNTY OF LOS ANGELES BY DEEDS RECORDED IN [BOOK 10643 PAGE 394](#), [BOOK 10811 PAGE 37](#), [BOOK 10842 PAGE 52](#) AND [BOOK 10841 PAGE 137](#) OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF THE EAST LINE OF THE LAND DESCRIBED IN THE DEED TO RUSSELL MOE, RECORDED ON MARCH 4, 1957 AS INSTRUMENT NO. 3626 IN [BOOK 53806 PAGE 229](#) OF SAID OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM AN UNDIVIDED 324 360THS INTEREST IN ALL OIL, GAS AND MINERALS IN AND UNDER SAID LAND, AS RESERVED IN DEED RECORDED AUGUST 11, 1964 AS [INSTRUMENT NO. 1404](#).

TOGETHER WITH THAT LAND DESCRIBED AS FOLLOWS:

THE WEST 550.00 FEET OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON FEBRUARY 9, 1882, LYING EASTERLY OF THE EASTERLY LINE OF THE WEST 20 ACRES OF SAID SOUTH HALF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE BEGINNING ON THE EASTERLY LINE OF THE WEST 20 ACRES OF SAID SOUTH HALF DISTANT SOUTHERLY 455.00 FEET FROM A POINT THEREON THAT IS 270 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID WEST 20 ACRES; THENCE NORTH 68 DEGREES 41 MINUTES 39 SECONDS EAST 594.32 FEET MORE OR LESS TO THE POINT OF TERMINUS ON THE EASTERLY LINE OF SAID WEST 550.00 FEET WHICH POINT IS 225.00 FEET DISTANT SOUTHERLY FROM A POINT THEREON WHICH POINT IS 270 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID WEST 550.00 FEET.

ALSO TOGETHER WITH THAT LAND DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 1 AND 2 IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JANUARY 21, 1875, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, DISTANT WESTERLY THEREON 200.00 FEET FROM THE CENTER LINE OF LOPEZ CANYON ROAD, 40 FEET WIDE, AS DESCRIBED IN DEED RECORDED IN BOOK 10757 PAGE 57, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 2, DISTANT EASTERLY THEREON 190.00 FEET FROM THE NORTHERLY TERMINUS OF THE EAST LINE OF THE LAND DESCRIBED IN DEED TO MARION CALVIN EDDINGTON ET UX., RECORDED IN [BOOK 20033 PAGE 333](#), OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THE WEST 200 FEET OF SAID LOT 2 AND ALSO EXCEPT THE EAST 470 FEET OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF THE LAND DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY CASE NUMBER 976254 A CERTIFIED COPY OF WHICH WAS RECORDED ON JANUARY 24, 1972 AS [INSTRUMENT NO. 2542](#) OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF A LINE BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2 DISTANT EASTERLY THEREON 70.00 FEET FROM THE NORTHEAST CORNER OF THE EAST 470 FEET OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2; THENCE SOUTH 37 DEGREES 07 MINUTES 02 SECONDS EAST 218.63 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST 181.81 FEET; THENCE SOUTH 43 DEGREES 18 MINUTES 30 SECONDS WEST 297.77 FEET MORE OR LESS TO THE POINT OF TERMINUS AT THE SOUTHEAST CORNER OF THE EAST 470 FEET OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF A LINE BEGINNING AT A POINT ON THE SOUTH LINE OF THE EAST 470 FEET OF THE WEST 670 FEET OF THE NORTH 575 FEET OF SAID LOT 2 DISTANT WESTERLY THEREON 125.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 30 DEGREES 23 MINUTES 58 SECONDS EAST 323.00 FEET; THENCE SOUTH 82 DEGREES 12 MINUTES 35 SECONDS EAST 452.91 FEET MORE OR LESS TO THE POINT OF TERMINUS ON THE EASTERLY LINE OF SAID LAND.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF ALL GAS, OILS, AND MINERALS AND OTHER HYDROCARBON SUBSTANCES ON, IN OR UNDER SAID PREMISES AND ALL NECESSARY OIL WELL DRILL SITES AS DESIRED BY SELLERS, THEIR LESSEE OR ASSIGNS, TOGETHER WITH RIGHTS OF WAY FOR INGRESS AND EGRESS AND OTHER EASEMENTS AND USES INCIDENTAL OR CONVENIENT TO OR FOR THE EXPLOITATION OF SAID OIL, GAS AND MINERALS, AS RESERVED IN THE DEED FROM WILLIAM L. REEVES AND MARJORIE REEVES AND DELLA TRACHT, AN UNMARRIED WOMAN, RECORDED JULY 6, 1953 IN [BOOK 42137 PAGE 228](#), OFFICIAL RECORDS.

SAID LAND IS ALSO SHOWN AS "PARCEL 5" ON CERTIFICATE OF COMPLIANCE 102-092 LLA RECORDED JUNE 27, 2003 AS INSTRUMENT NO. [03-1859417](#) OF OFFICIAL RECORDS.

PARCEL 6:

THOSE PORTIONS OF LOTS 1, 2 AND 5 IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 15 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE ON JANUARY 21, 1875, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 1, DISTANT WESTERLY THEREON 200.00 FEET FROM ITS INTERSECTION WITH THE CENTERLINE OF LOPEZ CANYON ROAD, 40 FEET WIDE, AS DESCRIBED IN THE DEED RECORDED IN [BOOK 10757, PAGE 57](#), OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF PARCEL 3 AS DESCRIBED IN THE DEED RECORDED AUGUST 11, 1964 AS INSTRUMENT NO. [1404](#), OF OFFICIAL RECORDS; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3 TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2, DISTANT EASTERLY THEREON 190 FEET FROM THE NORTHERLY TERMINUS OF THE EAST LINE OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 20033, PAGE 333, OF OFFICIAL RECORDS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 70.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LAND DESCRIBED AS PARCEL 2 IN THE DEED RECORDED AUGUST 11, 1964 AS INSTRUMENT NO. [1404](#), OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 2 TO A POINT ON THE NORTHEASTERLY LINE OF A STRIP OF LAND 150 FEET WIDE, DESCRIBED AS PARCEL 47187-1 IN SUPERIOR COURT CASE NO. 976254, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 24, 1972 AS [INSTRUMENT NO. 2542](#), OF OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT ON THE WESTERLY LINE OF LAND DESCRIBED AS PARCEL 3 IN THE DEED RECORDED MAY 24, 1961 AS INSTRUMENT NO. 4257 IN [BOOK 1232, PAGE 27](#), OF OFFICIAL RECORDS; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG VARIOUS BEARINGS AND DISTANCES ALONG THE BOUNDARY LINES OF SAID PARCEL 3 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID LOPEZ CANYON ROAD, 40 FEET WIDE; THENCE NORTHERLY ALONG SAID CENTERLINE TO A POINT DISTANT SOUTHERLY 100.00 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 4 AS DESCRIBED IN THE DEED RECORDED AUGUST 11, 1964 AS INSTRUMENT NO. [1404](#), OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 4 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF ALL GAS, OILS AND MINERALS AND OTHER HYDROCARBON SUBSTANCES ON, IN OR UNDER SAID PREMISES AND ALL NECESSARY OIL WELL DRILL SITES AS DESIRED BY SELLER, THEIR LESSEE OR ASSIGNS, TOGETHER WITH RIGHT OF WAY FOR INGRESS AND EGRESS AND OTHER EASEMENTS AND USES INCIDENTAL OR CONVENIENT TO OR THE EXPLORATION OF SAID OIL, GAS AND MINERALS, AS PROVIDED FOR IN THE DEED RECORDED JULY 6, 1953 IN [BOOK 42137, PAGE 228](#), OF OFFICIAL RECORDS.

BY A DEED DATED MARCH 1, 1955, RECORDED MARCH 3, 1955 AS INSTRUMENT NO. 405, OFFICIAL RECORDS, THE OWNERS OF THE ABOVE EXCEPTED OIL, QUITCLAIMED THE SURFACE AND SUBSURFACE OF SAID LAND TO A DEPTH OF 500 FEET.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS PARCEL 4 IN THE DEED TO STAMCY, INC., A CALIFORNIA CORPORATION, RECORDED AUGUST 31, 1962 AS INSTRUMENT NO. 2625 IN BOOK D1742, PAGE 643, OF OFFICIAL RECORDS.

THE LEGAL DESCRIPTIONS FOR PARCELS 1 THROUGH 5 ABOVE MUST BE PERFECTED BY THE RECORDING OF DEEDS DESCRIBING THE PARCELS AS SHOWN HEREIN.

END OF LEGAL DESCRIPTION

EXHIBIT "K"

RESIDENT COMMUNICATION - JULY 15, 2008

DATE

<<OCCUPANT>>

<<ADDRESS>>

Sylmar, CA 91342

RE:

Dear <<OCCUPANT>>,

On June 18, the County of Los Angeles organized a Community Meeting regarding Sky Terrace Mobile Park ("Park"). As was discussed in that meeting, the new owners of the Park, SE Sky Terrace, LLC announced their intentions to discontinue use of the property as a mobile home park sometime in the future. At that time, this will result in the closure of the Park. The new owners are committed to making this transition as easy as possible.

As discussed at the Community Meeting, SE Sky Terrace, is required to prepare a report on the impact of the closure of the Park ("Impact Report") pursuant to County of Los Angeles Ordinance Title 8, Chapter 8.57.300 and State law (Government Code Section 65863.7). Furthermore, County representatives also mentioned at the Community Meeting that the new owners must use a consultant to prepare the Impact Report. The Impact Report must address the availability of adequate replacement housing in other mobile home parks and relocation costs for each resident of the Park. It will also specify the steps the new owners must take to mitigate any adverse impact of the proposed closure on the residents' relocation.

SE Sky Terrace realizes that each resident's wants and needs are unique. As such, the first and often most crucial step in preparing the Impact Report is the resident questionnaire and interview. SE Sky Terrace has engaged Overland, Pacific & Cutler, Inc. ("OPC") to prepare this initial phase of the Impact Report. OPC will be conducting the questionnaire and interviews and will contact you during the week of _____ (date) to schedule an interview appointment. In advance of the interview, OPC will send you a questionnaire to complete. The questionnaire will ask various questions about your specific situation. The interview should take no more than 30 minutes and can be conducted by telephone, at your residence, or at another location you desire. OPC will be conducting the interviews between _____ (date) and _____ (date).

Please note that this is not a notice to vacate, nor does this letter begin the twelve month notice period. We are simply beginning to collect resident facts. Please continue to pay your monthly rent at the Park office.

If you wish to schedule an appointment that is convenient for you, we encourage you to contact OPC at (800) 901-5263. We appreciate your cooperation in this process.

Sincerely,

Mark LaBonte
Project Manager
Overland, Pacific, & Cutler, Inc.

EXHIBIT "L"

RESIDENT COMMUNICATION - NOVEMBER 18, 2009



100 W. Broadway, Suite 500
Long Beach, CA 90802
562.304.2000 ph | 562.304.2020 fax

November 18, 2009

Dear Occupant(s):

SE Sky Terrace, LLC is proceeding with the Relocation Impact Report (Report) for the potential closure of the Sky Terrace Mobile Home Park (Park). The attached survey information was provided by you in our prior interviews with Representatives from Overland, Pacific & Cutler, Inc. (OPC), your original tenant application and/or information publicly available in the State of California's Housing and Community Development (HCD) online database. Please call me at our toll-free number **(800) 400-7356 ext. 203** or my cell phone **(562) 755-4293** to provide any updates, corrections or clarifications to the information on the attached survey form. If we don't hear from you by December 23, 2009, OPC will assume that the information on the attached survey form is correct and complete.

Once this data is gathered, we will follow the County of Los Angeles and State regulations to determine the relocation benefit package for each resident.

Please note that this is not a notice to vacate, nor does this letter begin the twelve month notice period. Please continue to pay your monthly rent at the Park office.

Sincerely,

Natasa Lenic
Project Planning Administrator
Overland, Pacific & Cutler, Inc.

Enclosure

EXHIBIT "M"

RESIDENT DATA

SPC NO	PRIM-ARY HOME YES	OWN	OCCU-PANTS	SCHD LEASE RATE	BD	BA	TOT RMS	L	W	MANU YR	MAKE	MOVE-IN DATE	SEN-IOR YES	SEN-IOR NO	DIS-ABLE YES	DIS-ABLE NO	INCO-ME LEVEL	HOUSING ASST NO	WILL ING TO RELOC YES	WILL ING TO RELOC NO	ENG	SPAN	EXT MTG YES	EXT MTG NO
201	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	\$480.75				64	24	1979	Baron	06/01/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
204	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	\$700.00	3	2	8	64	27	2004	Palmharbor	06/01/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
304	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$399.04	2	1	4	70	12	1980	Hillcrest	04/01/81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
306	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	\$493.82	2	2	6	52	20	1970	Vagabond	10/01/03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
307	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	\$466.67	2	2	8	48	24	1977	Hillcrest	11/01/89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
403	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	\$493.80	2	2	8	52	20	1971	Champion	04/20/01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
404	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	\$466.67	3	2	9	57	24	2003		01/01/04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	M	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
503	<input type="checkbox"/>	<input checked="" type="checkbox"/>		\$466.67				52	20	1977	Hillcrest	04/01/96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
604	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$450.00	3	2	8	60	24	1978	Silvercrest	01/01/78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
606	<input type="checkbox"/>	<input checked="" type="checkbox"/>		\$391.53				52	12	1964	Bendix	04/01/89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
607	<input type="checkbox"/>	<input checked="" type="checkbox"/>		\$600.00				52	20	1964	Guerdon	02/06/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
902	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$466.67	2	1	5	60	21	1995	Champion	02/04/96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
903	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5	\$600.00	2	2	6	48	10	1977	Madison	11/16/07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1001	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	\$480.75	2	2	8	44	10	1980	Hillcrest	10/01/03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXHIBIT "N"

HUD INCOME LIMITS - LOS ANGELES COUNTY

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the County of Los Angeles to define and determine housing eligibility by income level.

Area Median: \$62,500					
Family Size	Extremely Low	Very Low	Lower	Median	Moderate
1 Person	16,650	27,750	44,400	43,450	52,150
2 Person	19,050	31,700	50,750	49,700	59,600
3 Person	21,400	35,700	57,100	55,900	67,050
4 Person	23,800	39,650	63,450	62,100	74,500
5 Person	25,700	42,800	68,550	67,050	80,450
6 Person	27,600	46,000	73,600	72,050	86,400
7 Person	29,500	49,150	78,700	77,000	92,400
8 Person	31,400	52,350	83,750	81,950	98,350

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, effective **April 2, 2009**.

EXHIBIT "O"

MOBILE HOME PARKS WITHIN 20 MILES

MH Parks Within 20 Miles

Park Name & Address	# Spaces in Park	Avail Space	Mobiles for Sale	Space Rent	Restrictions/Considerations/Comments
Bermuda Mobile Home Park 10812 or 10945 Langdon Mission Hills, Ca 91345 (818)365-6040	191	0	3	\$700-\$800	Senior Park only
Birmingham Trailer Village 7740 Balboa Blvd. Van Nuys, CA 91406 (818)785-0949	187	0	some	\$550-\$675	Need to drive around park to find for sale info
Blue Star Mobile Home Park 12401 Filmore St Sylmar, CA 91342 (818)896-7100	186	0	3	\$895	Have to drive around park to get info on for sale homes
Calabasas Village Mobile Estates 23777 Mulholland Hwy Calabasas, Ca 91302 (818)222-8500	210	0	2	\$1300-\$1800	Family Park and need to drive the park to get for sale info
Canoga Mobile Estates 8811 Canoga Ave.Canoga Park, Ca 91304 (818)341-3600	200	0	5	\$600-\$850	Senior Park and have to go into park to get info on for sale homes
Canyon Country Mobile Home Estates 16274 Vasquez Canyon Rd. Canyon Country, Ca 91351 (661)252-2183	101	0	some	\$700	Need to drive around park to get info on for sale homes
Canyon Palms Mobile Home Park 18323 Soledad Canyon Rd. Canyon Country, Ca 91351 (661)252-2770	45	2	4	\$550	Senior park, have to drive around park to get info on for sale homes
Canyon View Estates 20001 Canyon View Dr. Santa Clarita, CA 91351 (661)252-0991	460	0	3	\$600-\$900	Need to drive around park to get info on for sale homes
Chatsworth 21500 Lassen St Chatsworth, CA 91311 (818)341-0017	198	5	3	\$650-\$850	New homes only
Cordova Mobile Estates 27361 Sierra Hwy Canyon Country, Ca 91351 (661)251-6807	314	3	0	\$660-\$674	Can't bring home into park
Crescent Valley Mobile Estates 23500 The Old Rd. Newhall, Ca 91321 (661)284-2745	87	0	0	\$820	Only new homes
Culver City Terrace 11250 Playa St. Culver City, CA 90230 310-398-3761	117	0	3	\$416+	need to call Agent to get info on for sale homes 800-494-1494
Eader Mobile Park 8801 Eton Ave.Canoga, Ca 91304 (818)882-1601		0	0	\$580 - \$670	Can't give out any more info unless you're in their office
Eton Mobile Home Park 8901 Eton Ave.Canoga Park, Ca 91304 (818)882-2030	111	0	4	\$650	
Glenoaks Mobilehome Park 10471 Glenoaks Blvd. Pacoima, CA 91331 818-896-7172	70	0	3	\$300-up	Need to drive around park to get info on for sale homes
Granada Villa Mobile Home Park 18540 Soledad Canyon Rd. Canyon Country, Ca 91351 (661)252-3515	179	1	5	\$800-\$950	Space vacant for a year and possibly can negotiate rent down to around \$700; home has to be approved by the manager (2003-2004 built should be fine) and income must be at least 3 times the rent
Greenbrier Mobile Estates 21301 Soledad Canyon Rd. Santa Clarita, Ca 91350 (661)255-6424	151	0	3	\$700-\$900	Need to drive around park to get info on for sale homes
Hasley Canyon Mobile Home Park 30000 Hasley Canyon Rd. Castaic, Ca 91384 (661)257-3030	113	2	2	\$775	Could take older home in good condition, need to drive around park for sales
Indian Hills Mobile Home Village 11401 Topanga Canyon Blvd. Chatsworth, Ca 91311 (818)341-0017	138	5	3	\$850-\$950	Only new homes
Lakehills Mobile Home Estates 31351 N Bluesky Way Castaic, Ca 91384 (661)310-1455	115	0	3	\$805	Need to drive around park to get info for sale
Laurel Canyon Mobile Home Estates 9051 Laurel Canyon Blvd. Sun Valley, Ca 91352 (818)768-1721	60	0	4	\$500-\$700	Need to call Frank 818-634-3456 to get info on for sale
Lily of the Valley Mobile Home Park 29021 Bouquet Canyon Road Santa Clarita, Ca 91350 (661)296-8540	82	2	3	\$690	Family Park and need to drive the park to get for sale info
Los Olives Mobile Home Park 15831 Olden St. Sylmar, Ca 91342 (818)367-2567	81	0	6	\$700-\$800	Family Park and need to drive the park to get for sale info
Lumark Park 12301 San Fernando Rd. Sylmar, Ca 91342 (818)367-2967	92	15	4	\$650-\$850	Need to go to park to get info on for sale homes
Mission Mobile Manor 15300 Brand Blvd. Mission Hills, CA 91345 (818)456-3222	95	0	some		Need to drive around park, homes for sale by owner
Monte Vista 8100 Foothill Blvd. Sunland, CA 91040 818-353-7910	70	2	5	\$300-\$900	Need to drive around park to get info on for sale homes
Mountain View Mobile Estates 24303 Woolsey Canyon Rd. Canoga Park, Ca 91304 (818)883-0614	156	0	3	\$1100-\$1650	Need to drive around park to get info on for sale homes

MH Parks Within 20 Miles

Park Name & Address	# Spaces in Park	Avail Space	Mobiles for Sale	Space Rent	Restrictions/Considerations/Comments
Mulberry Mobile Home Park 2500 Hawkbryn Ave. Newhall, Ca 91321 (661)259-3678	109	0	2	\$590-\$610	Need to drive around park to get info on for sale homes
Northridge Mobile Home Park 19120 Nordhoff St. Northridge, CA 91324 (818)349-2331	168	0	4	\$550-\$650	Senior Park have to drive around the park to get info on for sale
Oakdale Mobile Home Park 10799 Sherman Grove Ave. Sunland, Ca 91040 (818)353-1094	78	2	5	\$600	Phillys is a sales agent 818-848-0220, 2 lots for up to 30 foot homes, will accept homes up to 20 years old, not senior park but an adult community, not too friendly to kids
Orange Grove Trailer Park 1600 Celis St. San Fernando, Ca 91340 (818)361-4344	76	1	3	\$500	Homes can be 20 years old to bring in, however, the space is for a home up to 28 feet
Paradise Ranch Mobile Home Park 36200 N Paradise Rd. Castaic, CA 91384 (661)257-2728	94	3	9	\$950	Homes cannot be older than 15 years to be accepted
Park Royale 7650 Balboa Blvd. Van Nuys, CA 91406 (818)780-7759	145	0	0	\$500-\$675	No spaces available
Parklane Mobile Estates 20401 Soledad Canyon Rd. Canyon Country, Ca 91351 (661)252-8216	87	2	3	\$795	Senior Park, will accept newer mobile homes but the size of the home and condition must be approved by management
Placerita Canyon 21515 Placerita Canyon Newhall, Ca 91321 (661)259-2571	30	0	1		Need to drive around park to get info on for sale homes
Polynesia Mobile Home Park 23450 San Fernando Rd. Newhall, Ca 91321 (661)259-2101	144	0	3	\$387-\$650	Need to drive around park to get info on for sale homes, only new homes can be brought in
Rancho Hermoso 16079 Yarnell St. Sylmar, CA 91342 (818)833-7788	93	0	3		Have to drive around park to get info on for sale homes
Reseda 6545 Wilbur Ave. Reseda, CA 91335 (818)345-6345	108	0	4	\$750-\$775	Need to drive around park to get info on for sale homes
Royal Oaks 18145 W. Soledad Canyon Rd Santa Clarita, CA 91351 (661)252-1626	87	2	2	\$550	Senior Park only and only new homes are allowed
Santiago Estates 13691 Gavina Ave. Sylmar, CA 91342 (818)364-2776	303	0	10	\$950-\$1100	Drive around park to get info on for sale homes
Shadow Hills 12600 Van Nuys Blvd. Pacoima, CA 91331 (818)896-7161	96	0	1	\$450-\$500	You can bring your mobilehome in
Shelter Isle Mobile Estates 10965 Glenoaks Blvd. Pacoima, Ca 91331 (818)896-1400	260	0	4		Need to come into to get info would not give any over the phone
Sherman Grove Mobile Home Park 10711 Sherman Grove Ave. Sunland, Ca 91040 (818)353-1085	75	0	0		Senior park, no spaces, homes for sale by individual owners
Sierra Heights Mobile Home Estates 30000 SandCanyon Rd. Santa Clarita, Ca 91351 (661)298-2251	123	1	2	\$850	Only new models can be brought in
Sierra Park 18204 Soledad Canyon Rd. Canyon Country, Ca 91351 (661)252-3028	76	2	1	\$572	Senior park, you can bring your mobilehome in
Sierra Springs Village 7560 Woodman Pl Van Nuys, CA 91405 (818)785-6266	148	0	2	\$695	Can only bring in new mobilehome
Summit Mobile Home Park 24425 Woolsey Canyon Rd. Canoga Park, Ca 91304 (818)340-7564	203	0	3	\$1500-\$1600	Jim 818-876-2958 is the guy with the info for the for sale homes
Sunburst Mobile Home Estates 21001 Plummer St Chatsworth, CA 91311 (818)341-3737	118	0	2	\$400-\$600	Need to go to park to get info on for sale homes
Sunland 10444 Sherman Grove Sunland, CA 91040 (818)353-2535	52	2	1	\$400+	Can bring used mobilehome into park
Sun Valley Estates 8391 San Fernando Rd. Sun Valley, CA 91352 (866)935-2051	20	0	0	\$1,500	Mobile homes for rent; 3 and 4 bedrooms
Sylmar Manor Mobile Park 13120 Bradley Ave. Sylmar, Ca 91342 (818)367-6490	67	0	2	\$450-\$700	Need to go to park to get info on for sale homes
Valley Verde Courtyard 20652 Lassen Street Chatsworth, CA 91311-4533 (818)341-4121	184	0	3	\$700-\$900	You can't bring in mobilehome; have to drive to get info for sale
Woodland Park Mobile Estates 4201 Topanga Canyon Blvd. Woodland Hills, CA 91364 (818)348-5920	199	0	10	\$790-\$850	Need to drive around park to get info on for sale homes

EXHIBIT "P"

PARKS ACCEPTING USED MOBILE HOMES

MH Parks Accepting Used Homes

Park Name & Address	# Spaces in Park	Avail Space	Mobiles for Sale	Space Rent	Restrictions/Considerations/Comments
Granada Villa Mobile Home Park 18540 Soledad Canyon Rd. Canyon Country, Ca 91351 (661)252-3515	179	1	5	\$800-\$950	Space vacant for a year and possibly can negotiate rent down to around \$700; home has to be approved by the manager (2003-2004 built should be fine) and income must be at least 3 times the rent
Hasley Canyon Mobile Home Park 30000 Hasley Canyon Rd. Castaic, Ca 91384 (661)257-3030	113	2	2	\$775	Could take older home in good condition, need to drive around park for sales
Oakdale Mobile Home Park 10799 Sherman Grove Ave. Sunland, Ca 91040 (818)353-1094	78	2	5	\$600	Phyllis is a sales agent 818-848-0220, 2 lots for up to 30 foot homes, will accept homes up to 20 years old, not senior park but an adult community, not too friendly to kids
Orange Grove Trailer Park 1600 Celis St. San Fernando, Ca 91340 (818)361-4344	76	1	3	\$500	Homes can be 20 years old to bring in, however, the space is for a home up to 28 feet
Paradise Ranch Mobile Home Park 36200 N Paradise Rd. Castaic, CA 91384 (661)257-2728	94	3	9	\$950	Homes cannot be older than 15 years to be accepted
Parklane Mobile Estates 20401 Soledad Canyon Rd. Canyon Country, Ca 91351 (661)252-8216	87	2	3	\$795	Senior Park, will accept newer mobile homes but the size of the home and condition must be approved by management
Sierra Park 18204 Soledad Canyon Rd. Canyon Country, Ca 91351 (661)252-3028	76	2	1	\$572	Senior park, you can bring your mobilehome in
Sunland 10444 Sherman Grove Sunland, CA 91040 (818)353-2535	52	2	1	\$400+	Can bring used mobilehome into park

EXHIBIT "Q"

MOBILE HOMES FOR SALE

Mobile Homes For Sale

No	Address	City	Price	Bedrooms	Baths	Size
1	30000 Sand Canyon Road 22	Canyon Country	\$18,000	2	2	1440
2	20401 Soledad Canyon Road 111	Canyon Country	\$19,000	1	1	720
3	13120 Bradley Avenue 63	Sylmar	\$20,000	2	2	1040
4	630 South Maple Avenue 19	Montebello	\$22,900	1	1	528
5	24303 Woolsey Canyon Road 137	Canoga Park	\$25,000	2	2	0
6	31321 Lakehills Road 84	Castaic	\$27,500	2	2	1440
7	24303 Woolsey Canyon 66	West Hills	\$28,000	2	2	1440
8	31240 Blue Sky Way	Castaic	\$28,500	2	2	1060
9	23777 Mulholland Highway 174	Calabasas	\$29,500	2	2	1400
10	23777 Mulholland Highway 19	Calabasas	\$29,500	2	1	1440
11	10965 Glenoaks Boulevard 71	Pacoima	\$29,900	1	1	624
12	15445 Cobalt Street 20	Sylmar	\$30,000	1	1	420
13	630 South Maple Avenue 13	Montebello	\$30,000	2	2	600
14	18145 Soledad Canyon Road 74	Canyon Country	\$32,500	2	1	810
15	36200 Paradise Ranch Road 19	Castaic	\$32,500	2	2	1344
16	1765 N Puente 15	Baldwin Park	\$33,500	2	1	
17	8100 Foothill Blvd	Sunland	\$34,217	2	1	672
18	18035 Soledad Canyon 46	Canyon Country	\$34,900	2	2	800
19	840 E. Foothill Bl 60	Azusa	\$35,000	2	1	880
20	840 E. Foothill Bl 161	Azusa	\$35,000	2	1	
21	27361 Sierra Highway 131	Canyon Country	\$35,000	2	2	1296
22	23777 Mulholland Highway 160	Calabasas	\$35,000	2	2	1440
23	23500 The Old Road 27	Newhall	\$37,000	2	1	750
24	20401 Soledad Canyon Road 515	Canyon Country	\$37,500	2	1	960
25	20401 Soledad Canyon Road 659	Canyon Country	\$38,000	2	2	1200
26	21208 Jimpson Way 0	Canyon Country	\$38,000	2	2	1440
27	2501 Sierra Highway 38	Acton	\$39,900	2	1	728
28	31327 Blue Sky Way 0	Castaic	\$39,900	2	2	1440
29	31328 Blue Sky Way 87	Castaic	\$40,000	2	2	1344
30	18540 Soledad Canyon Road 40	Canyon Country	\$40,000	2	2	1000
31	24303 Woolsey Canyon Road 90	Canoga Park	\$40,000	2	2	1248
32	16 oxford 0	Northridge	\$41,500	2	2	960
33	23450 San Fernando Road 97	Newhall	\$43,000	2	1	920
34	24303 Woolsey Canyon Road 148	Canoga Park	\$43,500	2	2	1152
35	31349 North Blue Sky Way 114	Castaic	\$45,000	2	2	2176
36	13120 Bradley 13	Sylmar	\$45,000	2	2	880
37	11401 Topanga Canyon Boulevard 75	Chatsworth	\$47,500	2	2	1152
38	21311 Blue Curl Way 000	Canyon Country	\$48,311	2	2	1440
39	24303 Woolsey Canyon Road 149	West Hills	\$49,000	2	2	1152
40	11401 Topanga Canyon Boulevard 89	Chatsworth	\$49,750	2	2	1060
41	21200 Seep Willow Way 0	Canyon Country	\$49,900	2	2	1440
42	8800 Eton 2	Canoga Park	\$50,000	2	2	1820
43	31307 Blue Sky Way 105	Castaic	\$53,000	2	2	2040
44	10965 Glenoaks Blvd 138	Pacoima	\$55,000	2	2	0
45	27730 Starlight Lane 0	Castaic	\$55,000	2	2	1536
46	24425 Woolsey Canyon Road 6	West Hills	\$55,000	2	2	1040

Mobile Homes For Sale

No	Address	City	Price	Bedrooms	Baths	Size
47	12600 Van Nuys Boulevard 89	Pacoima	\$55,000	2	2	672
48	20401 Soledad Canyon Road 661	Canyon Country	\$56,000	2	2	1152
49	4201 Topanga Canyon Boulevard 135	Woodland Hills	\$56,500	2	2	800
50	15420 Mankato Street 39	Mission Hills	\$59,000	2	2	1440
51	21001 Plummer Street 23	Chatsworth	\$59,000	2	2	1224
52	830 South Azusa Avenue 11	Azusa	\$59,000	2	2	880
53	27744 Moonridge Lane 0	Castaic	\$59,900	2	2	1760
54	10471 Glenoaks Boulevard 61	Pacoima	\$65,000	2	2	840
55	12600 Van Nuys Boulevard 46	Pacoima	\$69,000	2	2	960
56	8901 Eton Street 24	Canoga Park	\$69,500	2	2	1344
57	11401 Topanga Canyon BL 100	Chatsworth	\$69,900	2	2	1440
58	2501 West Sierra Highway 149	Acton	\$72,000	2	2	1248
59	26503 Cocklebur Lane 0	Canyon Country	\$76,900	2	2	1344
60	21211 Willow Weed Way 162	Canyon Country	\$79,900	2	2	1832
61	11401 Topanga Canyon 3	Chatsworth	\$84,500	2	2	1152
62	15424 Mankato Street 37	Mission Hills	\$84,900	2	2	1440
63	21217 Washington Av 36	Walnut	\$85,000	2	2	
64	21217 Washington Ave 118	Walnut	\$93,500	2	2	1900
65	15455 Glenoaks Boulevard 499	Sylmar	\$95,000	2	2	1672
66	4201 Topanga Canyon 159	Woodland Hills	\$99,999	2	2	1200
67	23777 Mulholland Highway 162	Calabasas	\$119,500	2	2	1488
68	11401 Topanga Canyon Boulevard 122	Chatsworth	\$129,995	2	2	1308
69	12507 Montague St	Pacoima	\$189,000	2	2	1056
70	4201 Topanga Canyon Boulevard 167	Woodland Hills	\$209,000	2	2	0
71	33253 Casa Dulce Lane 0	Agua Dulce	\$225,000	2	2	2310
72	30000 Sand Canyon Road 20	Canyon Country	\$25,000	3	2	1536
73	24425 Woolsey Canyon Road 51	West Hills	\$25,000	3	2	1440
74	18540 Soledad Canyon Road 148	Canyon Country	\$34,900	3	2	1056
75	30000 Sand Canyon Road 32	Canyon Country	\$35,000	3	2	1440
76	24425 Woolsey Canyon Road 151	Canoga Park	\$39,000	3	2	1152
77	20401 Soledad Canyon Road 445	Canyon Country	\$39,900	3	2	1344
78	3745 Valley BL 139	Walnut	\$39,990	3	2	1440
79	16274 Vasquez Canyon Road 63	Canyon Country	\$45,900	3	2	1664
80	18540 Soledad Canyon Road 121	Canyon Country	\$49,000	3	2	1344
81	24425 Woolsey Canyon Road 138	Canoga Park	\$49,995	3	2	1152
82	12401 Filmore Street 610	Sylmar	\$49,999	3	2	1152
83	16274 Vasquez Canyon Road 99	Canyon Country	\$50,000	3	2	1152
84	15445 Cobalt Street 58	Sylmar	\$50,000	3	2	1248
85	18540 Soledad Canyon Road 16	Canyon Country	\$54,500	3	2	1100
86	20401 Soledad Canyon Road 402	Canyon Country	\$55,000	3	2	1440
87	12401 Filmore 511	Sylmar	\$55,000	3	2	1056
88	18035 Soledad Canyon Road 28	Canyon Country	\$59,000	3	2	1056
89	30000 Sand Canyon Road 53	Canyon Country	\$59,900	3	2	1704
90	20401 Soledad Canyon Road 314	Canyon Country	\$59,900	3	2	1208
91	30000 Sand Canyon Road 112	Canyon Country	\$59,900	3	2	1248
92	30000 Sand Canyon 13	Canyon Country	\$60,000	3	2	1400

Mobile Homes For Sale

No	Address	City	Price	Bedrooms	Baths	Size
93	30000 Hasley Canyon Road 99	Castaic	\$60,000	3	2	1440
94	30000 Sand Canyon Road 62	Canyon Country	\$60,000	3	2	1200
95	13691 Gavina AV 404	Sylmar	\$64,000	3	2	1200
96	30000 Sand Canyon Road 116	Canyon Country	\$64,900	3	2	1188
97	30000 Sand Canyon Road 81	Canyon Country	\$65,000	3	2	1248
98	20401 Soledad Canyon Road 663	Canyon Country	\$65,000	3	2	1432
99	30000 Sand Canyon Road 93	Canyon Country	\$65,000	3	2	1404
100	15445 Cobalt Street 71	Sylmar	\$68,000	3	2	960
101	16274 Vasquez Canyon Road 88	Canyon Country	\$68,000	3	2	1056
102	21220 Willow Weed Way 171	Canyon Country	\$69,500	3	2	1800
103	30000 Sand Canyon 99	Canyon Country	\$69,900	3	2	1286
104	30000 Sand Canyon Road 97	Canyon Country	\$70,000	4	2	1700
105	30000 Sand Canyon Road 118	Canyon Country	\$74,900	3	2	1560
106	12401 Fillmore Street 539	Sylmar	\$75,000	3	2	1296
107	18540 Soledad Canyon Road 58	Canyon Country	\$75,495	3	2	980
108	21221 Willow Weed Way 0	Canyon Country	\$79,000	3	2	1440
109	28367 Sand Canyon Road 5	Canyon Country	\$79,900	3	2	1440
110	31214 Heavenly Way 0	Castaic	\$79,999	3	2	1416
111	28367 Sand Canyon Road 21	Canyon Country	\$79,999	3	2	1200
112	30000 Hasley Canyon Road 65	Castaic	\$82,000	3	2	1400
113	11401 North Topanga Canyon Bl 40	Chatsworth	\$83,500	3	2	1296
114	30000 Hasley Canyon Road 2	Castaic	\$84,500	3	2	1456
115	11401 Topanga Canyon Boulevard 114	Chatsworth	\$84,500	3	2	1248
116	21204 Blue Curl Way 222	Canyon Country	\$84,500	3	2	2000
117	15831 Olden Street 67	Sylmar	\$84,500	3	2	1650
118	30000 Sand Canyon Road 105	Canyon Country	\$85,000	3	2	1248
119	16079 Yarnell Street A27	Sylmar	\$87,000	3	2	1040
120	15455 Glenoaks Boulevard 238	Sylmar	\$89,900	3	2	1341
121	24425 Woolsey Canyon Road 182	Canoga Park	\$89,900	3	2	2000
122	1735 Puente AV 15	Baldwin Park	\$90,000	3	2	1200
123	19972 Canyon View Drive 68	Canyon Country	\$90,000	3	2	1433
124	10965 Glenoaks Boulevard 611	Pacoima	\$90,000	3	2	1200
125	13691 Gavina 571	Sylmar	\$90,000	3	2	1540
126	3745 Valley BL 178	Walnut	\$95,000	3	2	1904
127	27361 Sierra Highway 160	Canyon Country	\$95,000	3	2	4430
128	31318 Blue Sky Way 89	Castaic	\$95,500	3	2	1512
129	20401 Soledad 125	Canyon Country	\$97,000	3	2	1176
130	27361 West Sierra Highway 45	Canyon Country	\$97,500	3	2	1152
131	30000 Hasley Canyon Road 45	Castaic	\$98,500	3	2	1160
132	23777 Mulholland Highway 72	Calabasas	\$99,000	3	2	1536
133	15455 Glenoaks Boulevard 455	Sylmar	\$99,000	3	3	1352
134	20401 Soledad Canyon Road 256	Canyon Country	\$99,000	3	2	1568
135	13691 Gavina 563	Sylmar	\$99,000	3	2	1500
136	13691 Gavina 467	Sylmar	\$99,000	3	2	1480
137	30000 Sand Canyon Road 51	Canyon Country	\$99,900	3	2	1900
138	31213 Heavenly Way 0	Castaic	\$104,900	3	2	1620

Mobile Homes For Sale

No	Address	City	Price	Bedrooms	Baths	Size
139	13691 Gavina 472	Sylmar	\$114,990	3	2	1417
140	20401 Soledad Canyon Road 810	Canyon Country	\$120,000	3	2	1848
141	23777 Mulholland Highway 151	Calabasas	\$124,500	4	2	1840
142	21422 Tumbleweed Way 0	Canyon Country	\$124,900	3	2	1900
143	23777 Mulholland Highway 166	Calabasas	\$129,000	3	2	1542
144	27361 Sierra Highway 7	Canyon Country	\$129,900	3	2	1246
145	20652 Lassen Street 51	Chatsworth	\$129,950	4	2	1380
146	20652 Lassen Street 65	Chatsworth	\$130,000	3	2	1344
147	13691 Gavina 460	Sylmar	\$130,000	3	2	1600
148	30000 Sand Canyon 9	Canyon Country	\$139,000	3	2	1593
149	28367 Sand Canyon Road 15	Canyon Country	\$141,000	4	2	1512
150	24303 Woolsey Canyon Road 115	Canoga Park	\$149,000	3	2	1620
151	11401 Topanga Canyon 23	Chatsworth	\$179,000	3	2	1464
152	4201 Topanga Canyon Boulevard 124	Woodland Hills	\$185,000	3	2	1248
153	8811 canoga Avenue 402	Canoga Park	\$189,000	3	2	1500
154	23777 Mulholland Highway 139	Calabasas	\$199,500	3	2	1900
155	15455 Glenoaks Boulevard 429	Sylmar	\$224,999	3	2	1972

EXHIBIT "R"

CONDOMINIUM UNITS FOR SALE

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
1	8800 Cedros Avenue 211	Panorama City	\$55,000	1	1	766
2	8800 Cedros Avenue 221	Panorama City	\$55,000	1	1	700
3	20234 Cantara Street 341	Winnetka	\$57,500	0	1	444
4	20234 Cantara Street 259	Canoga Park	\$65,000	0	1	427
5	10730 New Haven Street 22	Sun Valley	\$69,969	1	1	631
6	12601 Van Nuys Boulevard 218	Pacoima	\$72,360	1	1	666
7	21800 schoenborn 166	Canoga Park	\$74,000	1	1	589
8	12330 Osborne Street 88	Pacoima	\$75,000	1	1	847
9	21801 Roscoe Boulevard 245	Canoga Park	\$80,000	1	1	511
10	7640 Oso Avenue 121	Winnetka	\$80,000	1	1	648
11	7211 Cozycroft Avenue 71	Winnetka	\$80,000	1	1	585
12	9714 Sepulveda Boulevard 115	North Hills	\$84,900	1	1	601
13	14075 Foothill Boulevard 7a	Sylmar	\$85,000	1	1	574
14	1630 Neil Armstrong ST 309	Montebello	\$89,000	0	1	455
15	8221 Langdon Avenue 207	North Hills	\$89,900	1	1	787
16	18808 Mandan Street 303	Canyon Country	\$90,000	1	1	652
17	20253 Keswick Street 231	Winnetka	\$90,000	1	1	630
18	3020 Vineland AV 5	Baldwin Park	\$91,000	1	1	612
19	17900 Sherman Way 502	Reseda	\$94,777	1	1	667
20	31732 Ridge Route Road 208	Castaic	\$94,900	1	1	708
21	20234 Cantara Street 332	Canoga Park	\$95,000	0	1	444
22	7300 Corbin Avenue J	Reseda	\$95,000	1	1	573
23	15425 Sherman Way 205	Van Nuys	\$99,000	1	1	610
24	8641 Glenoaks Boulevard	Sun Valley	\$99,999	1	1	556
25	18307 Burbank Boulevard 210	Tarzana	\$104,900	1	1	429
26	22100 Burbank Boulevard 336D	Woodland Hills	\$105,000	0	1	458
27	7632 Topanga Canyon Boulevard 211	Canoga Park	\$109,000	1	1	700
28	24469 Valle Del Oro 101	Newhall	\$109,999	1	1	588
29	18006 River Circle 4	Canyon Country	\$112,000	1	1	662
30	7125 Shoup Avenue 208	West Hills	\$115,000	1	1	439
31	11035 Kittridge Street 152	North Hollywood	\$115,000	1	1	801
32	21219 Roscoe BL 103	Canoga Park	\$117,000	1	1	640
33	23617 Golden Springs Drive K-23	Diamond Bar	\$117,000	1	1	768
34	23617 Golden Springs DR K-13	Diamond Bar	\$118,000	1	1	768
35	7304 Corbin Avenue L	Reseda	\$119,900	1	1	573
36	5460 White Oak Avenue D308	Encino	\$120,000	1	1	712
37	3904 Bresee Ave 16	Baldwin Park	\$126,000	1	1	738
38	8221 Langdon Ave 204	Van Nuys	\$130,000	1	1	709
39	777 South Citrus Avenue 261	Azusa	\$130,000	1	1	709
40	9950 Jordan Avenue 21	Chatsworth	\$135,900	1	1	670
41	6259 Coldwater Canyon Avenue 28	North Hollywood	\$137,500	1	1	782
42	5143 Bakman Avenue 420	North Hollywood	\$143,001	1	1	639
43	22840 Hilton Head DR 121	Diamond Bar	\$144,900	1	1	655
44	10730 New Haven ST 37	Sun Valley	\$148,999	1	1	609
45	18530 North Hatteras Street 221	Tarzana	\$149,950	1	1	647
46	22824 Hilton Head dr 86	Diamond Bar	\$150,000	1	1	687

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
47	22816 Hilton Head DR 66	Diamond Bar	\$150,000	1	1	655
48	5334 Lindley Avenue 121	Encino	\$150,000	1	1	823
49	5325 Newcastle Avenue 305	Encino	\$150,000	0	1	475
50	22812 Hilton Head Drive 52	Diamond Bar	\$150,000	1	1	687
51	18645 Hatteras Street 167	Tarzana	\$155,000	1	1	605
52	15080 Victory Boulevard 101	Van Nuys	\$158,900	1	2	1050
53	6323 Reseda Boulevard 50	Tarzana	\$159,900	1	1	776
54	20930 Parthenia Street #201	Canoga Park	\$160,000	1	1	628
55	18307 Burbank Boulevard 106	Tarzana	\$162,000	1	1	679
56	5143 Bakman 416	North Hollywood	\$168,500	1	1	657
57	22421 Sherman Way 4	West Hills	\$169,900	1	1	618
58	5400 Newcastle 14	Encino	\$170,000	1	2	859
59	15344 Weddington Street 209	Sherman Oaks	\$175,000	0	1	504
60	18307 Burbank Boulevard 304	Tarzana	\$175,000	1	1	679
61	14607 Erwin Street 104	Van Nuys	\$179,000	1	1	677
62	22100 Burbank Boulevard 257F	Woodland Hills	\$179,000	1	1	459
63	5334 Lindley Avenue 140	Encino	\$179,900	1	1	823
64	5500 Owensmouth Avenue 312	Woodland Hills	\$184,900	1	1	740
65	15344 Weddington St 309	Sherman Oaks	\$187,000	0	1	504
66	5525 Canoga Ave 231	Woodland Hills	\$189,000	1	1	690
67	22812 Hilton Head Drive 49	Diamond Bar	\$190,999	1	1	655
68	18645 Hatteras Street 295	Tarzana	\$199,000	1	1	605
69	5540 Owensmouth 318	Woodland Hills	\$200,000	1	1	610
70	5500 Lindley Avenue 213	Encino	\$210,000	1	1	706
71	355 N Maple St 105	Burbank	\$212,000	0	1	480
72	7111 Farralone Avenue 107	Canoga Park	\$215,000	1	1	783
73	21551 Burbank Boulevard 79	Woodland Hills	\$219,000	1	1	878
74	5460 White Oak Avenue E130	Encino	\$219,500	1	1	683
75	5310 Circle Drive 103	Sherman Oaks	\$224,900	1	1	744
76	111 Marguerita AV 310	Monterey Park	\$230,000	1	1	554
77	5530 Owensmouth Avenue 212	Woodland Hills	\$233,000	1	1	610
78	15344 Weddington Street 316	Sherman Oaks	\$239,000	1	1	844
79	8847 Willis Avenue 13	Panorama City	\$45,000	2	1	799
80	10901 Laurel Canyon Boulevard 202	San Fernando	\$63,500	2	2	914
81	8505 Columbus Avenue 309	North Hills	\$64,950	2	2	824
82	9054 Willis Avenue 21	Panorama City	\$69,900	2	2	821
83	12601 Van Nuys Boulevard 237	Pacoima	\$73,000	2	2	816
84	8414 Columbus Avenue 3	North Hills	\$75,000	2	2	935
85	20954 Parthenia Street 14	Canoga Park	\$78,000	2	2	630
86	14805 Chase Street 108	Panorama City	\$80,000	2	1	758
87	15516 Nordhoff Street 110	North Hills	\$80,000	2	1	786
88	8355 Willis Avenue 31	Panorama City	\$85,000	2	2	1083
89	8505 Columbus Avenue 212	North Hills	\$85,000	2	1	814
90	8505 Columbus Avenue 112	North Hills	\$89,900	2	1	814
91	8847 Willis Avenue 19	Panorama City	\$89,900	2	1	799
92	8847 Willis AV 32	Panorama City	\$90,000	2	2	964

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
93	12351 North Osborne Place 10	Pacoima	\$90,000	2	2	974
94	7826 W Laurel Canyon Blvd 11	North Hollywood	\$91,000	2	2	890
95	14075 Foothill Boulevard 1a	Sylmar	\$93,900	2	1	768
96	7804 Laurel Canyon Boulevard 3	North Hollywood	\$95,000	2	2	962
97	8801 Willis Avenue 36	Panorama City	\$95,000	2	2	971
98	9038 Orion Avenue 103	North Hills	\$95,000	2	2	927
99	13540 Hubbard Street 10	Sylmar	\$98,750	2	2	1156
100	7301 Lennox Avenue C03	Van Nuys - East	\$99,000	2	2	971
101	12601 Van Nuys Boulevard 234	Pacoima	\$99,900	2	2	873
102	8800 Cedros Avenue 212	Panorama City	\$99,900	2	2	1002
103	12601 Van Nuys Boulevard 134	Pacoima	\$100,000	2	2	873
104	8532 columbus Avenue 11	North Hills	\$105,000	2	3	1526
105	8601 International Avenue 118	Canoga Park	\$106,000	2	2	900
106	12351 Osborne Place 15	Pacoima	\$108,000	2	1	974
107	9054 Willis Ave. Avenue 33	Panorama City	\$109,900	2	2	821
108	15145 Victory Boulevard 7	Van Nuys	\$115,000	2	2	1470
109	11150 Glenoaks Boulevard 288	Pacoima	\$115,000	2	2	994
110	13941 Sherman Way 406	Van Nuys	\$118,800	2	2	1200
111	9930 Sepulveda Boulevard 6	Mission Hills	\$119,000	2	2	975
112	18209 Sierra Highway 92	Canyon Country	\$119,900	2	2	795
113	8434 Langdon Avenue 4	North Hills	\$119,900	2	3	1142
114	8847 Willis Avenue 21	Panorama City	\$120,000	2	1	799
115	14821 Sherman Way 8	Van Nuys - East	\$120,000	2	1	830
116	16741 Parthenia Street 5	Northridge	\$120,000	2	2	896
117	8020 Langdon Avenue 205	Van Nuys	\$120,000	2	2	1075
118	7045 Woodley Avenue 111	Van Nuys	\$120,000	2	2	865
119	12452 Ralston Avenue 1	Sylmar	\$120,000	2	1	950
120	20134 Leadwell Street 374	Winnetka	\$120,000	2	2	888
121	18209 Sierra Highway 106	Canyon Country	\$120,000	2	2	785
122	18125 American Beauty Drive 175	Canyon Country	\$120,000	2	2	948
123	12301 Osborne Street 48	Pacoima	\$122,900	2	3	1040
124	20134 Leadwell Street 148	Canoga Park	\$124,900	2	1	855
125	18209 Sierra 127	Canyon Country	\$125,000	2	2	795
126	7301 Lennox AV C04	Van Nuys	\$125,000	2	2	971
127	13701 Hubbard 30	Sylmar	\$125,000	2	2	
128	7321 Lennox AV H1	Van Nuys	\$125,000	2	3	1161
129	18750 Mandan Street 1105	Canyon Country	\$125,000	2	2	866
130	27945 Tyler Lane 339	Canyon Country	\$125,000	2	2	843
131	6938 Laurel Canyon Boulevard 103	North Hollywood	\$125,000	2	2	920
132	7321 Lennox Avenue H4	Van Nuys	\$125,000	2	3	1161
133	11300 Foothill Boulevard 70	Sylmar	\$125,000	2	2	1130
134	1234 North Avenida Conejo 3	Azusa	\$125,000	2	1	836
135	19234 Avenue Of The Oaks D	Newhall	\$127,500	2	1	806
136	7320 Lennox Avenue D4	Van Nuys	\$129,000	2	2	1062
137	3902 Bresee AV 6	Baldwin Park	\$129,500	2	2	821
138	10636 Woodley AV 22	Granada Hills	\$129,900	2	1	812

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
139	18818 Vista Del Canon E	Newhall	\$129,900	2	1	809
140	12411 Osborne Street 42	Pacoima	\$129,900	2	2	957
141	14805 Chase Street 215	Panorama City	\$129,900	2	1	755
142	20134 Leadwell Street 363	Winnetka	\$129,900	2	2	884
143	7300 Lennox Avenue B2	Van Nuys	\$130,000	2	2	1098
144	8283 Willis Avenue 3	Panorama City	\$130,000	2	3	1175
145	21000 bryant 6	Canoga Park	\$130,000	2	2	992
146	8750 Kester Avenue 9	Panorama City	\$130,000	2	3	1142
147	824 North Pasadena Avenue 27	Azusa	\$130,000	2	1	986
148	20134 Leadwell Street 272	Winnetka	\$134,000	2	2	884
149	1148 W Calle De La Luna 2	Azusa	\$135,000	2	1	836
150	13974 Francisquito AV 16	Baldwin Park	\$135,000	2	2	950
151	8419 Orion Avenue 3	North Hills	\$135,000	2	2	1100
152	14425 Foothill Boulevard 2	Sylmar	\$135,000	2	3	993
153	7320 Lennox Ave G-2	Van Nuys	\$139,000	2	2	971
154	8649 Sunland Boulevard 5	Sun Valley	\$139,000	2	1	897
155	18752 Mandan Street 4	Canyon Country	\$139,900	2	2	866
156	8623 Burnet Avenue I	North Hills	\$139,900	2	2	903
157	23546 Newhall Avenue 1	Newhall	\$139,990	2	2	913
158	6864 Hatillo Avenue E	Winnetka	\$139,999	2	3	1444
159	15145 Victory Boulevard 6	Van Nuys	\$140,000	2	2	1470
160	5800 Kanan Road 180	Agoura Hills	\$140,000	2	2	811
161	21838 Saticoy Street C	Canoga Park	\$140,000	2	3	1002
162	18350 Hatteras Street 104	Tarzana	\$140,000	2	2	830
163	10331 Lindley 241	Northridge	\$140,000	2	2	915
164	18187 Sundowner Way 827	Canyon Country	\$140,000	2	2	844
165	13071 Hubbard Street 1	Sylmar	\$140,000	2	1	916
166	18209 Sierra Highway 5	Canyon Country	\$142,000	2	2	0
167	15070 Victory Boulevard 202	Van Nuys	\$142,000	2	2	1103
168	18182 Sundowner Way 1029	Canyon Country	\$143,560	2	2	843
169	31355 The Old Road E	Castaic	\$144,900	2	2	1079
170	15015 Sherman Way 110	Van Nuys	\$144,900	2	3	1286
171	18146 American Beauty Drive 1051	Canyon Country	\$144,900	2	2	843
172	18012 Saratoga WY 528	Canyon Country	\$145,000	2	2	848
173	8745 Willis Avenue 113	Panorama City	\$145,000	2	3	1196
174	20253 Keswick Street 318	Winnetka	\$145,000	2	2	880
175	8607 North Burnet Avenue C	North Hills	\$145,000	2	2	948
176	7236 Amigo 203	Reseda	\$146,000	2	2	860
177	18144 Sundowner Way 1155	Canyon Country	\$147,500	2	2	843
178	1123 W Sierra Madre AV 2	Azusa	\$149,000	2	1	836
179	7632 Topanga Canyon Boulevard 101	Canoga Park	\$149,000	2	2	940
180	1025 West Huntington Drive E	Arcadia	\$149,000	2	3	1179
181	7300 Corbin Avenue E	Reseda	\$149,000	2	2	818
182	13522 Glenoaks Boulevard	Sylmar	\$149,500	2	3	1082
183	20253 West Keswick Street 121	Winnetka	\$149,900	2	2	880
184	8601 International Avenue 226	Canoga Park	\$150,000	2	2	900

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
185	10331 Lindley Avenue 209	Northridge	\$150,000	2	2	915
186	9076 Willis Avenue 26	Panorama City	\$150,000	2	3	1476
187	20243 Cohasset 6	Winnetka	\$150,000	2	2	1180
188	11300 Foothill Boulevard 95	Sylmar	\$150,000	2	2	1130
189	20246 Cohasset Street 2	Winnetka	\$150,000	2	2	1050
190	1701 Neil Armstrong Street 104	Montebello	\$150,000	2	2	970
191	26950 Rainbow Glen Drive 118	Canyon Country	\$151,900	2	2	910
192	1741 Neil Armstrong ST 104	Montebello	\$153,000	2	2	970
193	24421 Flaxwood Lane 101	Newhall	\$155,000	2	2	943
194	14425 Foothill Boulevard 15	Sylmar	\$155,000	2	3	993
195	13941 Sherman Way 309	Van Nuys	\$156,400	2	2	950
196	17061 Roscoe Boulevard 11	Northridge	\$157,000	2	2	1071
197	9076 Willis Avenue 11	Panorama City	\$158,000	2	3	1435
198	28915 Thousand Oaks Boulevard 191	Agoura Hills	\$158,900	2	1	811
199	24419 Valle Del Oro 205	Newhall	\$159,000	2	2	819
200	15012 Parthenia 17	North Hills	\$159,000	2	3	1442
201	7223 Baird Avenue 104	Reseda	\$159,900	2	3	1000
202	8641 Glenoaks 212	Sun Valley	\$159,950	2	2	825
203	5460 white oak D 105	Encino	\$160,000	2	2	990
204	995 W Calle De Cielo 3	Azusa	\$160,000	2	1	836
205	7035 Woodley Av 122	Van Nuys	\$160,000	2	2	754
206	27071 Crossglade AV 5	Canyon Country	\$160,000	2	2	1114
207	18620 Hatteras Street 117	Tarzana	\$160,000	2	2	910
208	26853 Claudette Street 143	Canyon Country	\$160,000	2	2	910
209	30473 Mulholland Highway 29	Agoura	\$160,000	2	2	1058
210	24491 Valle Del Oro 205	Newhall	\$160,000	2	2	819
211	1195 West Calle De Las Estrellas 4	Azusa	\$160,000	2	1	771
212	19350 Sherman Way 143	Reseda	\$162,500	2	2	862
213	18183 Sundowner Way 854	Canyon Country	\$164,900	2	2	944
214	18307 Burbank Boulevard 202	Tarzana	\$165,000	2	2	962
215	19225 Avenue Of The Oaks B	Newhall	\$165,000	2	2	864
216	5460 White Oak Avenue J206	Encino	\$165,000	2	2	990
217	7321 Lennox Avenue I3	Van Nuys	\$169,000	2	2	971
218	12351 Osborne Street 15	Pacoima	\$169,000	2	2	1224
219	13434 Tracy Street 10	Baldwin Park	\$169,000	2	3	955
220	23611 Golden Springs DR I7	Diamond Bar	\$169,900	2	1	807
221	13525 Tracy ST L	Baldwin Park	\$169,900	2	2	1001
222	6545 Reseda Boulevard 16	Reseda	\$169,900	2	2	967
223	5460 White Oak Avenue J301	Encino	\$169,950	2	2	990
224	20235 West Keswick Street 10	Winnetka	\$170,000	2	3	1123
225	21529 West Saticoy Street 202	Canoga Park	\$170,000	2	3	1157
226	5700 Etiwanda Avenue 146	Tarzana	\$170,000	2	2	855
227	20235 Keswick Street 103	Canoga Park	\$170,000	2	2	1021
228	15106 Nordhoff Street 7	North Hills	\$173,000	2	3	1287
229	7442 North Hazeltine Avenue 102	Van Nuys	\$174,500	2	2	1220
230	20319 Rue Crevier 557	Canyon Country	\$174,900	2	2	907

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
231	5460 White Oak AV C102	Encino	\$175,000	2	2	990
232	18129 Erik Court 326	Canyon Country	\$175,000	2	2	1085
233	15455 Sherman Way 12	Van Nuys	\$175,000	2	2	973
234	14201 Foothill Boulevard 33	Sylmar	\$175,000	2	3	1172
235	28947 Thousand Oaks Boulevard 108	Agoura Hills	\$175,000	2	1	811
236	18619 Collins F17	Tarzana	\$175,000	2	2	979
237	14233 Foothill Boulevard 6	Sylmar	\$175,000	2	3	1258
238	13609 Valerio Street D	Van Nuys	\$175,000	2	2	1141
239	9928 Sepulveda Boulevard 7	Mission Hills	\$175,000	2	2	1013
240	4340 Walnut ST B	Baldwin Park	\$179,000	2	3	1154
241	5403 Newcastle Avenue 14	Encino	\$179,000	2	2	859
242	14607 Erwin Street 114	Van Nuys	\$179,000	2	2	1019
243	13747 Vanowen Street 201	Van Nuys	\$179,000	2	2	943
244	7301 Lennox Avenue D02	Van Nuys	\$179,000	2	2	994
245	2104 Raymond Avenue 3	Altadena	\$179,000	2	2	1066
246	19400 Wyandotte Street 36	Reseda	\$179,500	2	2	957
247	5454 Zelzah Avenue 216	Encino	\$179,900	2	2	1234
248	20329 Rue Crevier 548	Canyon Country	\$179,900	2	2	1064
249	26864 Claudette Street 716	Canyon Country	\$179,900	2	2	1007
250	20345 Rue Crevier 508	Canyon Country	\$180,000	2	3	1007
251	6255 South Woodman Avenue 206	Van Nuys	\$180,000	2	2	909
252	21720 Hart Street 14	Canoga Park	\$180,000	2	2	990
253	21019 Gresham Street 18	Canoga Park	\$180,000	2	3	1371
254	18123 Erik Court 355	Canyon Country	\$180,000	2	2	960
255	21720 Hart Street 11	Canoga Park	\$180,000	2	2	990
256	9906 Owensmouth Avenue 11	Chatsworth	\$181,000	2	3	1204
257	27140 Hidaway Avenue 4	Canyon Country	\$183,000	2	2	1078
258	18147 Erik Court 212	Canyon Country	\$184,999	2	2	1119
259	15050 Sherman Way 119	Van Nuys	\$185,000	2	2	1136
260	18620 Hatteras 157	Tarzana	\$185,000	2	2	910
261	21234 Trumpet Drive 102	Newhall	\$185,000	2	2	943
262	7005 Jordan Avenue 107	Canoga Park	\$185,000	2	2	986
263	18123 Erik Court 356	Canyon Country	\$185,000	2	2	1085
264	18530 Hatteras St 210	Tarzana	\$189,000	2	2	1009
265	6020 Nevada Avenue 4	Woodland Hills	\$189,000	2	1	766
266	332 West Olympic Lane	Montebello	\$189,800	2	3	1217
267	4304 Walnut ST 11	Baldwin Park	\$189,900	2	2	835
268	8601 International AV 162	Canoga Park	\$189,900	2	2	900
269	21529 Saticoy Street 205	Canoga Park	\$189,900	2	3	1157
270	22844 Hilton Head DR 169	Diamond Bar	\$189,950	2	1	850
271	5460 White Oak Avenue B203	Encino	\$189,999	2	2	990
272	9901 Independence Avenue C	Chatsworth	\$190,000	2	3	1096
273	10757 Hortense 209	Toluca Lake	\$190,000	2	2	956
274	13536 Francisquito Avenue C	Baldwin Park	\$190,000	2	3	1206
275	26857 Claudette Street 136	Canyon Country	\$194,400	2	2	964
276	13510 Francisquito AV A	Baldwin Park	\$195,000	2	3	1202

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
277	10510 Sunland Boulevard 6	Sunland	\$195,000	2	2	1095
278	14239 Sherman Way 3	Van Nuys	\$195,000	2	3	1560
279	22836 Hilton Head Drive 116	Diamond Bar	\$195,000	2	1	850
280	6041 Fountain Park Lane 13	Woodland Hills	\$197,000	2	1	756
281	22030 Calvert 16	Woodland Hills	\$197,700	2	1	806
282	22892 Hilton Head DR 278	Diamond Bar	\$198,000	2	1	850
283	13561 Valerio St B	Van Nuys	\$199,000	2	3	1325
284	22761 Lakeway DR 417	Diamond Bar	\$199,000	2	2	912
285	13328 Ramona	Baldwin Park	\$199,000	2	3	1397
286	7924 Woodman Avenue	Van Nuys	\$199,000	2	2	1117
287	14610 Erwin Street 302	Van Nuys	\$199,900	2	2	859
288	5315 Zelzah Avenue 15	Encino	\$199,900	2	2	1224
289	18109 East Erik Court 458	Canyon Country	\$199,900	2	2	1089
290	14291 Foothill Boulevard 10	Sylmar	\$199,900	2	2	1159
291	643 E Matchwood PL	Azusa	\$199,999	2	2	921
292	15252 Ramona BL 25	Baldwin Park	\$200,000	2	2	1320
293	5354 Lindley Avenue 304	Encino	\$200,000	2	2	1199
294	10065 De Soto Avenue 210	Chatsworth	\$200,000	2	2	911
295	24839 Apple Street H	Newhall	\$200,000	2	2	1159
296	10055 Samoa AV 204	Tujunga	\$204,900	2	2	880
297	22100 Burbank Boulevard 341	Woodland Hills	\$207,000	2	2	883
298	12620 Ralston Avenue 7	Sylmar	\$209,900	2	2	1052
299	7641 Vineland Avenue 10	Sun Valley	\$209,900	2	2	1254
300	404 N Cerritos AV 95	Azusa	\$210,000	2	2	921
301	5414 Newcastle Avenue 24	Encino	\$210,000	2	2	1117
302	22040 calvert 9	Woodland Hills	\$210,000	2	1	806
303	6938 Laurel Canyon Boulevard 107	North Hollywood	\$210,000	2	2	910
304	23601 Golden Springs A17	Diamond Bar	\$210,888	2	2	949
305	27104 Hidaway Avenue 4	Canyon Country	\$212,000	2	2	1078
306	4610 Densmore Avenue 105	Encino	\$213,000	2	1	928
307	13801 Oxnard ST 108	Van Nuys	\$214,900	2	2	965
308	22775 Lakeway DR 454	Diamond Bar	\$215,000	2	2	912
309	1620 Neil Armstrong St 206	Montebello	\$215,000	2	2	946
310	18032 Flynn DR 5404	Canyon Country	\$216,900	2	3	1375
311	15115 Burbank Boulevard 4	Sherman Oaks	\$218,000	2	2	895
312	16706 Nicklaus Drive 77	Sylmar	\$219,000	2	2	1061
313	6938 Laurel Canyon Blvd 213	North Hollywood	\$220,000	2	2	930
314	11124 Burbank Boulevard 104	North Hollywood	\$220,000	2	2	970
315	19345 Avenue Of The Oaks	Newhall	\$220,000	2	1	25785
316	26341 Oak Highland Drive A	Newhall	\$224,000	2	2	909
317	5334 Lindley Avenue 316	Encino	\$224,900	2	2	1205
318	28427 Santa Rosa Ln	Santa Clarita	\$225,000	2	2	1121
319	15039 Chatsworth Street	Mission Hills	\$225,000	2	2	951
320	226 West Tujunga Avenue 106	Burbank	\$225,000	2	2	780
321	23707 Highland Valley Road	Diamond Bar	\$226,000	2	2	1122
322	740 Frankel	Montebello	\$228,000	2	2	833

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
323	1809 Peyton Avenue 114	Burbank	\$228,000	2	2	1263
324	5315 Zelzah Avenue 6	Encino	\$229,900	2	2	1224
325	12830 Burbank Boulevard 112	North Hollywood	\$229,900	2	2	1181
326	340 W. Olympic Ln	Montebello	\$230,000	2	3	1217
327	4061 Yankee DR	Agoura Hills	\$230,000	2	2	1127
328	10757 Hortense 203	Toluca Lake	\$230,000	2	2	929
329	18427 Vincennes Street 16	Northridge	\$230,000	2	2	1097
330	4705 Kester Avenue 214	Sherman Oaks	\$234,900	2	2	1096
331	7236 Amigo Avenue 202	Reseda	\$234,950	2	2	852
332	172 W Via Vaquero	San Dimas	\$235,000	2	2	1054
333	9605 Sepulveda Boulevard 4	North Hills	\$235,000	2	2	1109
334	1069 Lakeview	Azusa	\$237,900	2	2	1489
335	13211 Vanowen St 11	North Hollywood	\$239,000	2	3	1614
336	5320 Zelzah Avenue 315	Encino	\$240,000	2	2	1084
337	26750 Whispering Leaves Drive B	Newhall	\$240,000	2	2	864
338	9250 Sunland Blvd 5	Sun Valley	\$245,000	2	2	1124
339	24150 Avenida Rancheros F	Diamond Bar	\$245,000	2	2	1108
340	1610 Neil Armstrong Street 112	Montebello	\$245,000	2	2	946
341	6332 Fulton Avenue 103	Van Nuys	\$245,900	2	3	1361
342	5500 Owensmouth Avenue 323	Woodland Hills	\$247,500	2	2	1010
343	226 W Tujunga Ave 210	Burbank	\$249,000	2	2	780
344	22100 burbanl Boulevard 329-C	Woodland Hills	\$249,000	2	2	898
345	1103 Golden Springs Drive C	Diamond Bar	\$249,000	2	2	1014
346	13509 burbank blvd 203	Van Nuys	\$250,000	2	2	
347	6915 Hazeltine AV C	Van Nuys	\$250,000	2	3	1368
348	9950 Topanga Canyon BL 37	Chatsworth	\$250,000	2	3	1270
349	1921 Glenoaks Boulevard 197	San Fernando	\$250,000	2	3	1173
350	5535 Canoga Avenue 116	Woodland Hills	\$250,000	2	2	900
351	8800 Etiwanda Avenue 7	Northridge	\$250,000	2	2	1400
352	5515 Canoga Avenue 104	Woodland Hills	\$250,000	2	2	820
353	6716 Clybourn Avenue 153	North Hollywood	\$250,000	2	1	903
354	25564 Hemingway Avenue G	Stevenson Ranch	\$250,000	2	2	1127
355	4647 Willis Avenue 211	Sherman Oaks	\$259,000	2	1	1065
356	5400 Lindley Avenue 205	Encino	\$259,000	2	2	1043
357	10041 Topanga Canyon Boulevard 23	Chatsworth	\$259,000	2	2	1611
358	1075 North Maclay 23	San Fernando	\$259,800	2	3	1350
359	707 E Tujunga AV C	Burbank	\$259,900	2	2	1162
360	13941 Sherman WY 401	Van Nuys	\$259,900	2	2	1170
361	18820 Vista Del Canon C	Newhall	\$259,999	2	3	1075
362	1124 Cleghorn DR E	Diamond Bar	\$260,000	2	2	1048
363	6126 Whitsett Avenue 4	North Hollywood	\$263,000	2	3	1903
364	7130 Glade Avenue E	Canoga Park	\$265,000	2	3	1577
365	333 West Alameda Avenue 205	Burbank	\$265,000	2	3	1045
366	18912 Circle Of The Oaks	Newhall	\$268,500	2	2	1141
367	1157 North Parish Place 12	Burbank	\$269,000	2	3	1216
368	18530 Hatteras Street 226	Tarzana	\$269,000	2	2	896

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
369	18411 Hatteras Street 247	Tarzana	\$269,000	2	3	1070
370	27918 Avalon Drive	Canyon Country	\$269,900	2	2	1106
371	1254 Willowglen LN	San Dimas	\$270,000	2	2	981
372	10065 De Soto Avenue 313	Chatsworth	\$270,000	2	2	937
373	26830 Avenue Of The Oaks B	Newhall	\$272,500	2	2	1141
374	164 W Via Vaquero	San Dimas	\$275,000	2	2	1122
375	9000 Vanalden Avenue 152	Northridge	\$275,000	2	3	1458
376	5525 Canoga Avenue 229	Woodland Hills	\$275,000	2	2	920
377	19505 Mesa Of The Oaks	Newhall	\$275,999	2	2	1190
378	2340 S Diamond Bar BL K	Diamond Bar	\$279,000	2	2	970
379	13340 Burbank Boulevard 5	Sherman Oaks	\$279,000	2	3	1071
380	5343 Yarmouth Avenue 306	Encino	\$279,000	2	2	1059
381	19336 Oak Crossing Road	Newhall	\$279,900	2	2	1135
382	26732 Oak Garden Court	Newhall	\$279,900	2	2	1150
383	17987 Lost Canyon Road 125	Canyon Country	\$279,900	2	2	1160
384	27916 Avalon Drive	Canyon Country	\$279,900	2	3	1166
385	28546 Conejo View	Agoura Hills	\$280,000	2	2	981
386	5540 West Owensmouth Avenue 323	Woodland Hills	\$280,000	2	2	1030
387	5465 Newcastle Avenue 3	Encino	\$280,000	2	7	1260
388	27910 Avalon Drive	Canyon Country	\$281,900	2	2	1166
389	17510 Sherman Way 107	Van Nuys	\$282,000	2	2	1499
390	1706 Grismer Ave 212	Burbank	\$284,900	2	3	921
391	4506 Saugus AV 5	Sherman Oaks	\$286,900	2	2	1100
392	5720 Owensmouth Avenue 153	Woodland Hills	\$288,000	2	3	1263
393	412 N. Ynez Av H	Monterey Park	\$289,000	2	2	860
394	13941 Sherman Way 308	Van Nuys	\$289,000	2	2	1110
395	4705 Kester Avenue 107	Sherman Oaks	\$289,000	2	2	1011
396	780 Golden Springs DR E	Diamond Bar	\$289,900	2	2	1071
397	23420 Sunset Crossing Road c	Diamond Bar	\$289,900	2	2	885
398	228 S Olive AV A217	Alhambra	\$290,000	2	2	840
399	228 S Olive AV A218	Alhambra	\$290,000	2	2	840
400	420 Golden Springs DR E	Diamond Bar	\$291,000	2	2	1079
401	429 E Providencia Ave E	Burbank	\$295,000	2	1	1065
402	21705 Laurelrim DR B	Diamond Bar	\$295,000	2	1	914
403	21664 Laurelrim DR B	Diamond Bar	\$295,000	2	1	914
404	17735 Kinzie St 103	Northridge	\$298,000	2	2	1362
405	580 W. Main St 220	Alhambra	\$298,000	2	2	737
406	1301 S. Atlantic Blvd. 209A	Monterey Park	\$298,000	2	2	1294
407	580 W Main ST 218	Alhambra	\$299,000	2	2	737
408	13941 Sherman Way 407	Van Nuys	\$299,000	2	2	1200
409	18958 Sherman Way 17	Reseda	\$299,000	2	3	1095
410	23401 Park Sorrento 40	Calabasas	\$299,000	2	2	1011
411	11138 Aqua Vista Street 10	North Hollywood	\$299,000	2	2	979
412	8231 Mason Avenue E	Winnetka	\$299,000	2	2	1202
413	22143 Burbank Boulevard 5	Woodland Hills	\$299,000	2	2	961
414	13331 Moorpark Street 334	Sherman Oaks	\$299,000	2	2	1633

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
415	230 Bethany Road 203	Burbank	\$299,000	2	2	1043
416	26708 Oak Garden Court	Newhall	\$299,250	2	2	1450
417	4716 Park Granada 200	Calabasas	\$299,500	2	2	1005
418	1040 Golden Springs DR C	Diamond Bar	\$299,800	2	3	1215
419	1301 S Atlantic BL 134C	Monterey Park	\$299,900	2	2	1201
420	13567 Valerio Street A	Van Nuys	\$299,900	2	2	1141
421	8355 Willis Avenue 19	Panorama City	\$80,000	3	1	923
422	9054 Willis 31	Panorama City	\$96,000	3	2	1031
423	8801 Willis AV 52	Panorama City	\$99,900	3	2	1126
424	14501 Tupper Street 50	Panorama City	\$115,000	3	2	1004
425	8936 Willis 8	Panorama City	\$119,000	3	3	13540
426	27915 North Sarabande Lane 419	Canyon Country	\$120,000	3	2	934
427	9074 Telfair Avenue	Sun Valley	\$120,000	3	2	1121
428	14501 Tupper Street 44	Panorama City	\$120,000	3	2	1004
429	11150 Glenoaks Boulevard 235	Pacoima	\$125,000	3	2	1096
430	8936 Willis Avenue 17	Panorama City	\$125,000	3	3	1397
431	14141 Polk Street 14	Sylmar	\$128,700	3	2	991
432	7631 Reseda Boulevard 32-W	Reseda	\$130,000	3	2	1145
433	12330 Osborne Street 22	Pacoima	\$130,000	3	2	1240
434	13183 Bromont Avenue 1/2	Sylmar	\$139,000	3	2	1191
435	14435 Plummer Street 22	Panorama City	\$139,900	3	2	1245
436	8834 South Burnet Street 9	North Hills	\$140,000	3	3	1212
437	18193 Sundowner Way 813	Canyon Country	\$140,000	3	2	948
438	9053 Willis Avenue 4	Panorama City	\$140,000	3	3	1486
439	7631 Reseda Boulevard 81-X	Reseda	\$145,000	3	3	1223
440	21900 Roscoe Boulevard 6	Canoga Park	\$145,000	3	3	1558
441	15555 Nordhoff Street 2a	North Hills	\$149,500	3	2	1132
442	14501 Tupper ST 57	Panorama City	\$149,900	3	2	900
443	13825 Beaver Street 59	Sylmar	\$150,000	3	2	1146
444	13461 Hubbard Street 48	Sylmar	\$150,000	3	2	1189
445	9025 East Willis Avenue 148	Panorama City	\$150,000	3	3	1632
446	10636 Woodley Avenue 88	Granada Hills	\$150,000	3	2	1053
447	8958 Burnet Avenue E2	North Hills	\$150,000	3	3	1316
448	8828 Burnet Avenue 2	North Hills	\$159,000	3	3	1186
449	7810 Laurel Cyn 6	North Hollywood	\$160,000	3	2	1257
450	6160 Whitsett Avenue 1	North Hollywood	\$160,000	3	2	1241
451	7020 Lennox Avenue 3a	Van Nuys	\$160,000	3	3	1326
452	20323 West Rue Crevier 535	Canyon Country	\$164,500	3	2	994
453	26848 Claudette Street 213	Canyon Country	\$164,900	3	2	1001
454	1705 Neil Armstrong St 203	Montebello	\$165,000	3	2	1165
455	21800 Schoenborn Street 270	Canoga Park	\$165,000	3	2	1095
456	301 West Gladstone Street 3	Azusa	\$169,000	3	2	1060
457	26808 Claudette Street 329	Canyon Country	\$169,800	3	2	1001
458	301 W Gladstone ST 4	Azusa	\$169,900	3	2	1060
459	27929 Tyler Lane 741	Canyon Country	\$169,977	3	2	948
460	8715 Cedros Ave	Panorama City	\$170,000	3	3	1345

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
461	10331 Lindley AV 251	Northridge	\$170,000	3	2	960
462	625 Park Shadow Ct	Baldwin Park	\$170,000	3	3	1114
463	19804 Sandpiper Place 11	Newhall	\$170,000	3	2	970
464	13145 Bromont Avenue 36	Sylmar	\$170,000	3	3	1245
465	7550 Zombar 17	Van Nuys	\$170,000	3	3	1566
466	10331 Lindley Avenue 103	Northridge	\$175,000	3	2	1074
467	9620 Sepulveda Boulevard 46	North Hills	\$175,000	3	3	1019
468	9131 Burnet AV 31	North Hills	\$179,900	3	3	1255
469	7550 Zombar Avenue 19	Van Nuys	\$180,000	3	3	1542
470	1686 Puente Avenue	Baldwin Park	\$180,000	3	2	1195
471	8333 Columbus Avenue 2	North Hills	\$180,000	3	3	1343
472	18620 Hatteras Street 278	Tarzana	\$182,000	3	2	1103
473	26808 Claudette 330	Canyon Country	\$185,000	3	2	1001
474	27123 Crossglade Avenue 1	Canyon Country	\$185,000	3	2	1250
475	14359 Nordhoff Street A	Panorama City	\$185,000	3	3	1508
476	13456 White Palms Lane	Sylmar	\$188,000	3	3	1616
477	353 West Hermitage Lane	Azusa	\$189,000	3	2	1168
478	20331 Rue Crevier 517	Canyon Country	\$189,000	3	2	994
479	5700 Etiwanda Avenue 149	Tarzana	\$189,000	3	2	1096
480	11475 Green Valley Terrace	Pacoima	\$189,000	3	3	1863
481	20203 Cohasset Street 3	Winnetka	\$189,900	3	2	1370
482	20146 Cohasset Street 1	Winnetka	\$190,000	3	2	1340
483	15511 Sherman Way 46	Van Nuys	\$190,000	3	2	1142
484	19818 Sandpiper Place 41	Newhall	\$194,900	3	2	970
485	15425 Sherman WY 211	Van Nuys	\$195,000	3	2	1070
486	14500 Van Nuys Boulevard 35	Panorama City	\$195,000	3	3	1395
487	543 W Point O Woods DR 59	Azusa	\$195,900	3	3	1387
488	7420 Corbin Avenue 8	Reseda	\$197,000	3	3	1213
489	14355 Foothill Boulevard 1	Sylmar	\$198,000	3	3	1318
490	9650 Sepulveda 10	North Hills	\$199,000	3	3	1865
491	8020 Canby Avenue 4	Reseda	\$199,000	3	3	1573
492	13901 Olive View Lane 47	Sylmar	\$199,000	3	3	1254
493	14265 Terra Bella 52	Panorama City	\$199,500	3	3	1450
494	12324 Sweetbriar LN	Pacoima	\$199,900	3	3	1999
495	1630 Neil Armstrong ST 303	Montebello	\$199,900	3	2	1302
496	7020 Lennox Avenue 9a	Van Nuys	\$199,900	3	3	1326
497	8840 Burnet 9	North Hills	\$199,900	4	3	1648
498	13880 Sayre Street 31	Sylmar	\$199,900	3	3	1246
499	8121 canby 2	Reseda	\$199,900	3	3	1573
500	8500 Kester Avenue A	Panorama City	\$199,999	3	2	1549
501	12355 Stonegate RD 42	Pacoima	\$200,000	3	3	1901
502	13502 Francisquito AV B	Baldwin Park	\$200,000	3	3	1325
503	6561 Wystone Avenue 1	Reseda	\$200,000	4	2	1374
504	12600 San Fernando Road 118	Sylmar	\$202,500	3	2	1844
505	14188 Oro Grande ST	Sylmar	\$204,900	4	2	1506
506	9025 Willis Avenue 132	Panorama City	\$205,000	3	2	1554

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
507	20807 Roscoe Boulevard 7	Canoga Park	\$206,000	3	3	1264
508	27123 Crossglade Avenue 2	Canyon Country	\$208,000	3	3	1250
509	8801 cedros Avenue 1	Panorama City	\$209,000	3	3	1971
510	18350 Hatteras Street 178	Tarzana	\$209,000	3	2	1030
511	14395 Nordhoff ST B	Panorama City	\$209,900	3	3	1510
512	14039 Astoria Street 120	Sylmar	\$215,900	3	3	1589
513	16255 Devonshire Street 56	Granada Hills	\$219,000	3	2	1254
514	16866 Kingsbury Street 102	Granada Hills	\$219,900	3	2	1546
515	9650 Sepulveda Blvd 6	North Hills	\$220,000	3	3	1841
516	4155 Baldwin Park Blvd. A	Baldwin Park	\$220,000	4	3	1800
517	19230 Wyandotte ST 3	Reseda	\$220,000	3	3	1376
518	8161 Canby Avenue 4	Reseda	\$220,000	3	3	1573
519	27122 Crossglade Avenue 1	Canyon Country	\$220,000	3	3	1250
520	14152 Foothill Boulevard 26	Sylmar	\$220,000	3	2	1231
521	18347 Saticoy Street 28	Reseda	\$220,000	3	3	1500
522	9650 North Sepulveda Boulevard 1	North Hills	\$220,000	3	3	1841
523	6840 South Balboa Boulevard 401	Van Nuys	\$224,900	3	3	1309
524	393 Cherry Hills Ln	Azusa	\$225,000	3	2	1168
525	19506 Roscoe Boulevard C	Northridge	\$225,000	3	3	1644
526	20224 Sherman Way 3	Winnetka	\$225,000	3	3	1843
527	9800 Vesper Avenue 174	Panorama City	\$225,000	3	2	1209
528	18139 Erik Court 251	Canyon Country	\$225,000	3	2	1008
529	8001 Canby Avenue 3	Reseda	\$228,700	3	3	1529
530	16201 Lassen Street 4	North Hills	\$229,000	3	2	1116
531	21054 Parthenia Street 5	Canoga Park	\$229,000	3	3	1473
532	13515 W Shady Palms LN 74	Sylmar	\$230,000	3	3	1616
533	536 Derby RD	San Dimas	\$230,000	3	3	1322
534	340 West Pebble Beach Lane	Azusa	\$230,000	3	2	1168
535	15040 Plummer Street 111	North Hills	\$235,000	3	3	1703
536	9211 Cedros Avenue A	Panorama City	\$235,000	3	3	1461
537	1929 Glenoaks Boulevard 123	San Fernando	\$239,000	3	3	1385
538	15929 Ada Street	Canyon Country	\$239,000	3	2	1469
539	795 Pinewood Lane	San Dimas	\$239,000	3	3	1496
540	9960 Owensmouth Avenue 2	Chatsworth	\$239,950	3	3	1978
541	18361 Strathern Street 3	Reseda	\$239,950	3	3	1529
542	758 Park Shadow CT	Baldwin Park	\$240,000	3	3	1114
543	13504 Silver Palms Lane	Sylmar	\$242,900	3	3	1616
544	8624 De Soto Avenue 139	Canoga Park	\$247,900	3	3	1182
545	12828 Ramona BL 63	Baldwin Park	\$248,000	3	2	1021
546	28804 North Oak Spring Canyon Road	Canyon Country	\$248,000	3	2	1090
547	8329 Grenoble St 45	Sunland	\$248,900	3	3	1353
548	8150 canby 1	Reseda	\$249,000	4	3	1717
549	21901 North Lassen Street 105	Chatsworth	\$249,000	3	3	1438
550	21901 Lassen Street 135	Chatsworth	\$249,000	3	3	1558
551	18408 Hatteras Street 5	Tarzana	\$249,900	3	2	1234
552	14627 Gledhill Street 10	Panorama City	\$250,000	4	3	1538

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
553	12629 Ralston Avenue 106	Sylmar	\$250,000	3	3	1187
554	8712 Willis Avenue	Panorama City	\$250,000	3	3	1345
555	19660 Saticoy Street 2	Reseda	\$250,000	3	2	1075
556	18504 Mayall Street H	Northridge	\$250,000	3	3	1322
557	25229 Avenida Dorena 12	Newhall	\$250,000	3	3	1278
558	1703 Bradbury DR	Montebello	\$254,000	3	2	1185
559	8540 De Soto Avenue	Canoga Park	\$255,000	3	3	1785
560	9950 Topanga Canyon Boulevard 74	Chatsworth	\$255,000	3	3	1445
561	8141 Canby Avenue 3	Reseda	\$259,000	3	3	1573
562	18350 Hatteras Street 184	Tarzana	\$259,900	3	2	1050
563	15124 Plummer Street 102	North Hills	\$259,900	3	3	1620
564	20807 Roscoe Boulevard 4	Winnetka	\$259,950	3	3	1264
565	20909 Gault Street	Canoga Park	\$260,000	3	3	1560
566	9800 Vesper Avenue 26	Panorama City	\$265,000	3	2	1301
567	6716 Clybourn Avenue 260	North Hollywood	\$268,000	3	2	1174
568	10331 Lindley AV 168	Northridge	\$269,000	4	2	1223
569	23330 Sunset Crossing RD A	Diamond Bar	\$269,000	3	2	1051
570	10142 Samoa Avenue 9	Tujunga	\$269,000	3	3	1391
571	22050 Calvert Street 17	Woodland Hills	\$269,000	3	1	1020
572	28810 Oak Spring Canyon Road	Canyon Country	\$269,900	4	3	1601
573	19545 Sherman Way 65	Reseda	\$269,900	3	3	1534
574	25508 Schubert Circle 145	Stevenson Ranch	\$270,000	3	3	1205
575	19950 Sherman Way A	Winnetka	\$270,000	3	3	1860
576	22421 West Sherman Way 2	West Hills	\$274,000	3	2	1231
577	27023 Karns Court 1502	Canyon Country	\$274,890	3	3	1419
578	12886 Four Palms Lane	Sylmar	\$274,900	3	3	1616
579	25769 Perlman Place B	Stevenson Ranch	\$274,900	3	3	1264
580	17311 Chatsworth Street 3	Granada Hills	\$275,000	3	3	1240
581	17311 Chatsworth Street 4	Granada Hills	\$275,000	3	3	1240
582	8844 Darby Avenue	Northridge	\$275,000	3	3	1626
583	15115 Roxford Street 119	Sylmar	\$275,000	4	3	2009
584	28971 Oak Spring Canyon Road 11	Canyon Country	\$278,800	4	3	1580
585	14300 Terra Bella St 100	Panorama City	\$279,000	3	2	1680
586	18555 Collins Street C1	Tarzana	\$279,000	4	3	1698
587	28291 Bockdale Avenue	Canyon Country	\$279,900	3	2	1125
588	4147 Baldwin Park BL A	Baldwin Park	\$280,000	4	3	1830
589	18330 Rayen Street	Northridge	\$280,000	3	3	1626
590	15050 Sherman Way 123	Van Nuys - East	\$284,900	3	2	1489
591	23460 Sunset Crossing RD A	Diamond Bar	\$285,000	3	2	1051
592	5252 Coldwater Canyon Avenue 213	Sherman Oaks	\$289,000	3	2	1188
593	22748 Hartland Street	West Hills	\$289,000	4	3	1598
594	20110 Cohasset Street	Winnetka	\$289,950	3	3	1595
595	1327 Glenoaks Boulevard	San Fernando	\$299,000	3	3	1160
596	18340 Keswick Street 1	Reseda	\$299,000	4	3	1881
597	7510 Saint Clair Avenue	North Hollywood	\$299,000	3	3	1439
598	18347 Saticoy 35	Reseda	\$299,000	3	3	1537

Condominiums For Sale

No	Address	City	Price	Bedrooms	Baths	Size
599	428 East Santa Anita Avenue 301	Burbank	\$299,900	3	3	1448
600	9960 Owensmouth Avenue 4	Chatsworth	\$299,900	3	3	1741
601	28822 Oak Spring Canyon Road	Canyon Country	\$299,900	4	3	2088
602	5530 Owensmouth Avenue 111	Woodland Hills	\$299,900	3	2	1020
603	8425 Burnet Avenue 4	North Hills	\$299,900	4	3	1542
604	18316 Hatteras Street 3	Tarzana	\$299,995	3	3	1227
605	28625 Conejo View Dr	Agoura Hills	\$300,000	3	2	1242
606	8554 Burnet Av 112	North Hills	\$300,000	3	3	1639
607	210 N Atlantic BL C	Alhambra	\$300,000	3	2	1212
608	10201 Mason Avenue 76	Chatsworth	\$300,000	3	3	1711
609	19920 Avenue of the Oaks	Newhall	\$300,000	3	2	1416
610	20807 Roscoe Boulevard 15	Winnetka	\$300,000	3	3	1264
611	15124 Plummer Street 112	North Hills	\$300,000	3	3	1620
612	19044 Kittridge #1	Reseda	\$300,000	4	2	1374
613	27241 Cloverhurst Place	Canyon Country	\$300,000	3	3	2086

EXHIBIT "S"

COUNTY OF LOS ANGELES BENEFITS SUMMARY

Los Angeles County Code Title 8, Chapter 8.57.300
Mobilehome Impact Report - Summary of Relocation Benefits
CPI Increase by 59.7% as of December 2009 from January 1991

Category	Benefit	Potential Supplemental Benefits
Basic Flat Fee	\$9,580 + \$3,195	Doublewide unit move within 50 miles
	+ \$6,390	Triplewide unit move within 50 miles
	+ \$3,995	Move over 50 miles
	+ \$800	Disabled Resident
	+ \$960	Qualified Resident*
	+ \$2,875	Qualified Resident* Move to Conv. Housing
Exception A (Unit under 320 sq. ft.)	\$3,355 + \$1,120	Move 20 to 50 miles
	+ \$2,395	Move over 50 miles
	+ \$800	Disabled Resident
	+ \$640	Qualified Resident*
	+ \$5,270	Move to Conv. Housing if unit cannot move
Exception B (Original purchase price \$43,120 to \$95,820 with outstanding mortgage)	Up to \$25,555	Includes up to \$15,970 for outstanding mortgage, plus basic benefit, plus any qualifying Supplemental Benefits
Exception C (Original purchase price over \$95,820 with outstanding mortgage and cannot move within 50 miles)	TBD	Includes any qualifying Supplemental Benefits and the greater of 1) \$11,980 plus Basic Benefit plus up to \$15,970 for outstanding mortgage, or 2) 60% of the difference between on-site and off-site value
Other	\$1,600	Recreational Vehicle (Motorhome, Camper, Fifth Wheel)
	\$1,600	Renter
	\$2,075	Minimum payment if Benefits waived for a Mobilehome Owner
	\$0.00	Minimum payment if Benefits waived for Tenant

Notes:

- Qualified Resident may waive Option to Elect Move to Conventional Housing
- The increase from 1991 was calculated based on the US Department of Labor-Bureau of Labor Statistics Los Angeles-Riverside-Orange County, CA Consumer Price Index – All Urban Consumers – All Items, Jan 1991 = 140.0, Dec 2009 = 223.643, CPI increase = 59.7%

* Qualified Resident

- (a) Very Low Income; or
- (b) Low Income Senior Citizen (62); or
- (c) Low Income and Disabled per Federal Regulations

EXHIBIT "T"

SUMMARY BENEFIT WORKSHEET

SUMMARY BENEFIT WORKSHEET

Name: _____
 Address: _____
 Space #: _____

Benefit Category	Amount	Y/N	Benefit
Basic & Supplemental Benefits			
Basic Flat Fee	\$9,580.00		
Doublewide move within 50 miles	\$3,195.00		
Triplewide move within 50 miles	\$6,390.00		
Move over 50 miles	\$3,995.00		
Disabled Resident	\$800.00		
Qualified Resident*	\$960.00		
Qualified Resident* Move to Conv. Housing	\$2,875.00		
Exception A (Unit <320 s.f.)			
	\$3,355.00		
Move 20 to 50 Miles	\$1,120.00		
Move over 50 miles	\$2,395.00		
Disabled Resident	\$800.00		
Qualified Resident*	\$640.00		
Move to Conv. Housing if unit cannot move	\$5,270.00		
Exception B (Original purchase price \$43,120 to \$95,820 with outstanding mortgage and cannot move within 50 miles)			
	See Notes		
Exception C (Original purchase price over \$95,820 with outstanding mortgage and cannot move within 50 miles)			
	See Notes		
Other			
Recreational Vehicle	\$1,600.00		
Renter	\$1,600.00		
Benefits waived if mobilehome owner	\$2,075.00		
Benefits waived if tenant	\$0.00		
Total Summary Benefit			\$0.00
Notes:			

Agreed: _____

*Qualified Resident

- (a) Very Low Income; or
- (b) Low Income SeniorCitizen (62); or
- (c) Low Income and Disabled per Federal Regs.

Approved: _____

EXHIBIT "U"

PARK CLOSURE NOTICE

**NOTICE OF TERMINATION OF TENANCY AND
NOTICE THAT SKY TERRACE MOBILE HOME PARK WILL CLOSE**

To: _____, Space No. _____

Homeowners and Residents
Sky Terrace Mobile Home Park
12089 Lopez Canyon Road
Sylmar, California 91342

Re: Notice of Termination of Tenancy and Mobilehome Park Closure

To all Homeowners and Residents in possession of or occupying Space _____ in the Sky Terrace Mobile Home Park:

PLEASE TAKE NOTICE that as of the date of this Notice, the property owner will have filed with the County of Los Angeles ("County") its application for a permit to close Sky Terrace Mobile Home Park ("Park"). The Closure date is March 9, 2011, at which point the real property upon which the Park is situated will no longer be used as a mobilehome park. This Notice is provided to you pursuant to the California Mobilehome Residency Law, Civil Code section 798.56(g), Government Code section 65863.7(c) and Los Angeles County Code, Title 8, Chapter 8.57.300(D)(1)(b). Enclosed with this notice is a copy of the Closure Impact Report being filed with the County of Los Angeles which provides further information regarding closure and mitigation measures being proposed by the Park Owner.

THIS NOTICE ALSO CONSTITUTES A NOTICE OF TERMINATION OF YOUR TENANCY AS PROVIDED BY CALIFORNIA LAW.

YOU ARE HEREBY NOTIFIED THAT the Premises will no longer be used as a space for the placement of a mobilehome. Under the provisions of the Mobilehome Residency Law found in California Civil Code Sections 798.55(b) and 798.56(g), your tenancy of the Premises is terminated as of March 9, 2011.

By way of this notice, you are hereby informed that your tenancy in the Sky Terrace Mobile Home Park is terminated. The specific facts relating to the termination are as follows: SE Sky Terrace, LLC (the "Owner"), is proposing to no longer operate the Park as a mobilehome park which will result in the closure of the Park. The Owner intends to allow the area currently occupied by the Park to be used as open storage upon completion of the mobilehome park closure. This use does not require a discretionary local governmental approval for which a hearing is required by law by the County of Los Angeles and is consistent with

the surrounding industrial open storage uses on the property and with the property's Los Angeles County M-1.5 zoning. Closure of the mobilehome park will allow the property to be in compliance with the property's current zoning and the Los Angeles County general plan land use designation.

YOU ARE FURTHER NOTIFIED that by the closure date of March 9, 2011, you are required to quit said Premises and deliver up possession of same to the Park Manager who is authorized to receive possession thereof, or legal proceedings for unlawful detainer will be instituted against you by the owners of the Premises to declare said rental or lease agreement forfeited, recover possession of said Premises and to recover rents and damages for your continued possession of said Premises together with Court costs and attorneys' fees. In other words, the time period provided for in this Notice is provided for the purpose of giving you a reasonable time in which to find a place to which you can relocate. You are required, at your election, to either sell for removal or remove your mobilehome from the Park by the closure date.

YOU ARE FURTHER NOTIFIED THAT by this Notice, the undersigned elects to, and does, hereby declare a forfeiture of your lease agreement. Moreover, even though your tenancy is terminated, you remain subject to all provisions of the California Mobilehome Residency Law and the Rules and Regulations of the Park, including those regarding space maintenance. Any or all of these laws or rules and regulations may be enforced against you as long as you remain in the Park.

The property owner reserves the right to amend, supplement or otherwise modify this Notice, and/or to provide additional notices or information regarding Park closure as circumstances warrant.

Dated: March 8, 2010

SE Sky Terrace, LLC

By: _____

Its: Authorized Signatory