



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 9, 2010
SUBJECT: Tentative Tract Map No. 071207
APPLICANT: 218 Properties, LLC
REPRESENTATIVE: Sid Goldstien Civil Engineer, Inc
650 Alamo Pintado Road, Suite 302
Solvang, CA 93463
REQUEST: To approve a tentative tract map to convert an
existing 26 unit mobile home park to nominal
resident ownership.
PROPERTY INVOLVED: 218 W. Carson Street

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Gordon
		Vice-Chair Saenz			Graber
		Brimmer			Park
		Diaz			Schaefer
					Verrett

Item No. 11C

I. Introduction

The applicant is requesting approval of Tentative Tract Map No. 071207 to convert an existing rental mobile home park to nominal "resident ownership." The subject property is approximately 1.77 acres in size, zoned MU-CS (Mixed Use – Carson Street) and within Redevelopment Project Area No. 4, and located at 218 W. Carson Street.

II. Background

This project application was submitted on October 5, 2009, and reviewed for application completeness pursuant to California Government Code Section 66427.5 (Exhibit No. 1). The mobile home park is subject to the city's Mobile Home Park Rent Control Ordinance. Under existing State law, the conversion of a mobile home park from a landlord-tenant arrangement to resident ownership is governed by Government Code Section 66427.5. The city also has a Mobile Home Park Conversion Ordinance, Sections 9209.1 through 9209.6 of the Carson Municipal Code (Exhibit No. 2).

As described in the published opinion of one California Court of Appeal in *El Dorado v. Palm Springs* (2002) 96 Cal.App.4th 1153, with respect to economic displacement issues, local government hearings on a park owner's application to subdivide units within a mobilehome park are limited to whether the park owner has complied with statutory requirements of Government Code Section 66427.5.

On August 21, 2009, the Court of Appeal in San Francisco issued a unanimous decision in the Sonoma County mobilehome park conversion litigation. That court invalidated the entirety of the Sonoma County's conversion ordinance ("Ordinance") holding that the Ordinance is pre-empted by Government Code Section 66427.5.

The Ordinance required that certain information be contained in the Tenant Impact Report, whereas Government Code Section 66427.5 lacked any specificity as to the required contents of a Tenant Impact Report. This is similar to the requirements in the Carson conversion ordinance. The Ordinance also required that the survey of resident support demonstrate that the conversion is a bona fide resident conversion, and established certain "presumptions" regarding the same depending on the results of the resident survey. This is also similar to the requirements of the Carson conversion ordinance. The Court determined that local agencies lacked the authority to establish such regulatory presumptions.

There has been tremendous focus on the issues associated with the conversion of mobilehome parks. The city has utilized extensive resources in an effort to advance a balanced approach to allow for mobilehome park conversions while acknowledging the interests of the residents. Recent court decisions and the veto of AB 566 present little option as it relates to the processing of the Imperial Avalon mobile home park condominium conversion. The City Council has instructed staff and the City Attorney's Office to explore opportunities to settle all pending legal cases involving mobilehome park conversions and to process any pending conversion applications consistent with these recent court decisions.



Pursuant to Government Code Section 66427.5, the applicant has complied with the minimum requirements to allow for the approval of the requested subdivision and conversion to condominium ownership. The city is unable to condition the approval and must decide on the application based upon the narrow findings allowed by the Subdivision Map Act and Government Code Section 66427.5. As such, a resolution has been prepared with the necessary affirmative findings required to approve the application.

Having said the forgoing, however, it is important to note that the city is currently awaiting a decision from the 2nd District Court of Appeals in the matter of *Carson Harbor Village, Ltd. vs. City of Carson*, case No. B211777 ("CHV Case"), which was argued on December 17, 2009 -- a decision was expected by March 1, 2010, but to date has not yet been heard. The decision in the CHV Case may have significant legal implications in this area of the law. Hence, if this matter is appealed to the City Council, staff's recommendation to the City Council may change depending on the ruling of the Court of Appeals in the CHV case decision.

III. Analysis

Government Code Section 66427.5

When a park is converted from a rental mobilehome park to resident ownership, existing residents have the option to purchase a subdivided unit in the park or remain as renters. If the households are determined to be lower income as defined in the State Health and Safety Code, and the residents elect to remain as renters, then their monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rent but only by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increase by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.

The Tenant Impact Report submitted in October, 2009 (Exhibit No. 3) includes low-income qualification level information for Los Angeles County, which are as follows:

Household Size	Lower Income Category Maximum
1	\$44,400
2	\$50,750
3	\$57,100
4	\$63,450

If a resident chooses to remain as a renter and is not lower income as determined by the State, their monthly rent, including all applicable fees or charges for use of any pre-conversion amenities, may increase from pre-conversion rent to market levels, as defined in an appraisal conducted in the manner specified by law, in equal annual increases over a four year period. The other option is to purchase a space, known as

an air space condominium, in the park. Upon the "date of conversion" state law mandates that the park will no longer be under the City's Rent Control Ordinance.

The applicant has provided written verification that the residents of the Park Granada Mobile Home Park have received proper and timely notification of the proposed subdivision pursuant to the requirements found in Section 66427.5 of the Government Code.

The 60-day notice of intent to subdivide was sent to existing tenants on August 1, 2009. Prior to that, the applicant sent notice to the residents in July, 2009, introducing the conversion process with an attached "Common Questions and Answers" document (Exhibit No. 4). According to the applicant, Park Granada posed a unique circumstance in that there is no community clubhouse in which to hold resident meetings.

However, the applicant has stated that since sending the 60-day notice of intent to subdivide, numerous attempts have been made to contact residents and encourage them to meet and discuss the conversion process. In November, 2009, representatives of the owner's legal counsel conducted phone calls to every resident of Park Granada in an effort to answer further questions and encourage residents to schedule appointments to meet with owner representatives. These same representatives were present on site day and evening on November 18, 2009 holding hourly individual meetings with residents who wished to meet, explaining the conversion process and answering questions one-on-one. An additional informational flyer written in English and Spanish was sent November 23, 2009 to residents to further explain the process and provide answers to questions (Exhibit No. 5). A final effort to encourage residents to schedule an appointment to discuss the conversion process via telephone with owner representatives was made by letter February 24, 2010 (Exhibit No. 6).

Issue of Concern: Resident Survey of Support

Gilchrist and Rutter, PC, indicate that a resident survey of support was conducted pursuant to California Government Code Section 66427.5(d)(1) and CMC Section 9209.3(B)(2) in November, 2009 (Exhibit No. 7). The results of which indicated that of six responses received, five were opposed to the conversion and one declined to state their position on the issue (Exhibit No. 8).

Government Code Section 66427.5(d)(2) states that the survey of support shall be conducted in accordance with an agreement between the subdivider and a resident homeowners' association (HOA), if any, that is independent of the subdivider or mobilehome park owner. According to documents received by staff in July, 2006, there was an HOA formed at that time (Exhibit No. 9), although it is unclear whether this HOA was active at the time the resident survey of support was conducted. A letter dated November 19, 2009 from Gilchrist & Rutter indicates their attempt to verify the existence of an HOA (Exhibit No. 10).

However, it is clear that a survey of support was conducted and the results have been received and reported by staff. State law, as it currently stands with respect to

local jurisdictional interpretation of this particular sub-section of Section 66427.5, forbids anything other than a strict application of the code. There is no evidence to indicate that an agreement was made between the subdivider and HOA with respect to the survey of support, as required by Section 66427.5(d)(1), but multiple attempts were made to contact the residents. At this time, staff has been unable to determine if a valid HOA was established at the time of the survey. If information is received to verify the presence of an HOA, the applicant may need to take additional steps to comply with the survey of support requirements as required by California Government Code Section 66427.5(d)(1).

As previously stated, the Planning Commission must decide on the application based upon the narrow findings allowed by the Subdivision Map Act and Government Code Section 66427.5. As such, no conditions have been included to address the lack of resident support.

III. Environmental Review

Pursuant to Section 15282(e) of the California Environmental Quality Act (CEQA), a conversion of a rental mobile home park to a condominium subdivision is deemed Exempt from further environmental review as the proposed project will generate no significant environmental impacts.

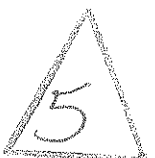
IV. Recommendation

That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Tentative Tract Map No. 071207 to the City Council to permit a mobile home park conversion to resident ownership for Park Granada Mobile Home Park located at 218 W. Carson Street."

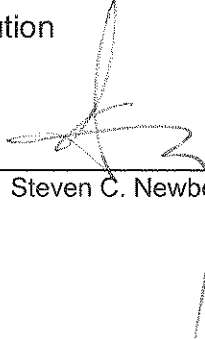
V. Exhibits

1. Government Code Section 66427.5
2. Mobile Home Park Conversion Ordinance, Sections 9209.1 through 9209.6 of the CMC
3. Tenant Impact Report dated October, 2009
4. Letter from 218 Properties, LLC ("Owner") to park residents dated July 29, 2009
5. Informational flyer (English and Spanish) sent from Gilchrist and Rutter, PC to residents dated November 23, 2009
6. Letter from Gilchrist and Rutter, PC sent to residents dated February 24, 2010
7. Resident Survey of Support – Questionnaire sent from Gilchrist and Rutter, PC to residents dated November 23, 2009
8. Survey of Support responses (6)

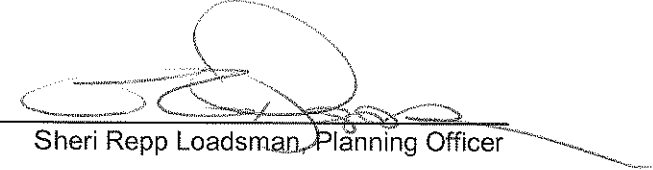


9. Park Granada Homeowners' Association – Roster and List of Officers dated July 25, 2006
10. Letter from Gilchrist and Rutter, PC sent to Ms. Banuelos dated November 19, 2009
11. Zoning Map
12. Tentative Tract Map No. 071207 (under separate cover)
13. Draft Resolution

Prepared by:


Steven C. Newberg, AICP, Associate Planner

Reviewed and Approved by:


Sheri Repp Loadsman, Planning Officer



California Government Code Section 66427.5

At the time of filing a tentative or parcel map for a subdivision to be created from the conversion of a rental mobilehome park to resident ownership, the subdivider shall avoid the economic displacement of all nonpurchasing residents in the following manner:

(a) The subdivider shall offer each existing tenant an option to either purchase his or her condominium or subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant.

(b) The subdivider shall file a report on the impact of the conversion upon residents of the mobilehome park to be converted to resident owned subdivided interest.

(c) The subdivider shall make a copy of the report available to each resident of the mobilehome park at least 15 days prior to the hearing on the map by the advisory agency or, if there is no advisory agency, by the legislative body.

(d) (1) The subdivider shall obtain a survey of support of residents of the mobilehome park for the proposed conversion.

(2) The survey of support shall be conducted in accordance with an agreement between the subdivider and a resident homeowners' association, if any, that is independent of the subdivider or mobilehome park owner.

(3) The survey shall be obtained pursuant to a written ballot.

(4) The survey shall be conducted so that each occupied mobilehome space has one vote.

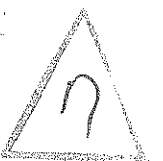
(5) The results of the survey shall be submitted to the local agency upon the filing of the tentative or parcel map, to be considered as part of the subdivision map hearing prescribed by subdivision (e).

(e) The subdivider shall be subject to a hearing by a legislative body or advisory agency, which is authorized by local ordinance to approve, conditionally approve, or disapprove the map. The scope of the hearing shall be limited to the issue of compliance with this section.

(f) The subdivider shall be required to avoid the economic displacement of all nonpurchasing residents in accordance with the following:

(1) As to nonpurchasing residents who are not lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period.

(2) As to nonpurchasing residents who are lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.



PART 9. MOBILEHOME PARK RESIDENTIAL CONVERSIONS

Sections:

- § 9209.1 Purpose.
- § 9209.2 Applicability.
- § 9209.3 Application Requirements.
- § 9209.4 Tenant Notification.
- § 9209.5 Tentative Map and Preliminary Parcel Map Approval.
- § 9209.6 Effective Date of Decision and Appeals.

§ 9209.1 Purpose.

The purpose of these provisions is to promote greater individual choice in type, quality, price and location of housing; to provide for the housing needs of all segments of the population; to provide increased homeownership opportunities for all segments of the population; to mitigate the hardship caused by displacement of tenants, particularly those in low to moderate cost housing and those who are elderly, families with minor dependent children, the handicapped and the disabled; to promote the safety of conversion projects and correction of Building Code violations in such projects; to provide adequate off-street parking; to encourage construction of new rental units to replace units lost due to conversions; to protect the existing rental housing stock by reducing conversions; to ensure that conversions of mobilehome parks to resident ownership are bona fide resident conversions in accordance with state law; and to generally regulate projects in accordance with applicable general and specific plans and with the public health, safety and welfare. (Ord. 06-1358, § 1; Ord. 08-1401, § 1)

§ 9209.2 Applicability.

The provisions of this Part shall apply to all mobilehome park conversions and all tentative maps and preliminary parcel maps submitted for consideration subsequent to the date upon which the ordinance codified in this Part becomes effective. (Ord. 06-1358, § 1)

§ 9209.3 Application Requirements.

A. Compliance with Law. A conversion project shall comply with the Division of Land regulations in Chapter 2 of Article IX of the Carson Municipal Code, the provisions of this Part, and local ordinances and other applicable State laws such as

Government Code Sections 66427.5 and/or 66428.1.

B. Information Required. In addition to the information required by other applicable sections of this Code and other applicable law, the following information shall be submitted at the time of filing:

1. Building Plans. Building plans or other documents containing the following information pertaining to the project and certified as to its accuracy by a licensed engineer:

(a) A description of the features of the type of common area building and project, including age, type of construction, number of dwelling units, excluding manufactured housing units; and

(b) A site plan, including common area buildings, structures, open spaces, and accessory storage areas and buildings including trash storage areas, and the footprint of each manufactured housing unit and other dwelling unit (if applicable); and

(c) A parking plan, including the total number of spaces actually provided and the total number required at the time of the original entitlement of the mobilehome park if different from that actually provided; dimensions of stalls, aisles and driveways; locations of columns, walls and other obstructions; and total number of covered and uncovered parking spaces and location and number of guest parking spaces; and

(d) A phase I and, if indicated from the phase I report, a phase II environmental report; and

(e) A soils report, if that same is required by the County of Los Angeles or indicated from the phase I report; and

(f) A Department of Real Estate budget (Form No. 623, as the same may be modified from time to time), which includes, but is not limited to, information regarding: (i) the condition of park infrastructure and common facilities and the necessity for any replacements of infrastructure and common area facilities or major repairs estimated for the remaining useful life; (ii) building component reports indicating conditions and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems, prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect; (iii) a reserve study estimating the cost of replacing all these facilities

over their useful life and a plan that provides adequate funding for same; and (iv) an estimate of the cost of all overhead and operating costs of maintaining the park, including, but not limited to, maintaining the park's open space areas over the next thirty (30) years; and

(g) Floor and elevation plans, including indications of common and private areas (excluding manufactured housing units) and required exits; and

(h) All existing building inspection reports (if any such report has already been submitted to the California Department of Real Estate, a copy of such report shall be furnished to the City); and

(i) A structural pest control report, prepared by a licensed pest control contractor for all common areas; and

(j) A utility report, if the spaces within a park are not individually metered, confirming (i) the existence of adequate utility services, and (ii) indicating the feasibility of individual or submetering, prepared by qualified engineers; and

(k) All legal documents confirming the legal status of the park, including, but not limited to, documents (i) prepared for and defining the powers and duties of the proposed homeowners' association, including articles of incorporation, bylaws, and conditions, covenants and restrictions; and (ii) any notice(s) from the Department of Housing and Community Development of claimed violations; and (iii) a general title report.

2. Survey of Residential Support. A survey of residential support conducted in compliance with subdivision (d) of Government Code Section 66427.5. The subdivider shall demonstrate that the survey was conducted in accordance with an agreement between the subdivider and an independent resident homeowners' association, if any, was obtained pursuant to a written ballot, and was conducted so that each occupied mobilehome space had one (1) vote. The completed survey of resident support ballots shall be submitted with the application. In the event that more than one (1) resident homeowners' association purports to represent residents in the park, the agreement shall be with the resident homeowners' association which represents the greatest number of resident homeowners in the park. For purposes of determining whether a

proposed conversion is a bona fide resident conversion, the following criteria shall be used:

(a) Where the survey of resident support conducted in accordance with Government Code Section 66427.5 shows that more than fifty (50) percent of resident households support the conversion to resident ownership, the conversion shall be presumed to be a bona fide resident conversion.

(b) Where the survey of resident support conducted in accordance with Government Code Section 66427.5 shows that at least thirty-five (35) percent but not more than fifty (50) percent of residents support the conversion to resident ownership, the subdivider shall have the burden of demonstrating that the proposed conversion is a bona fide resident conversion. In such cases, the subdivider shall demonstrate, at a minimum, that a viable plan, with a reasonable likelihood of success as determined by the decision maker, is in place to convey the majority of the lots to current residents of the park within a reasonable period of time.

(c) Where the survey of resident support conducted in accordance with Government Code Section 66427.5 shows that less than thirty-five (35) percent of residents support the conversion ownership, the conversion shall be presumed not to be a bona fide resident conversion.

3. Tenant Impact Report. The tenant impact report shall include all information required by State law or by the provisions of this Part, including the following:

(a) Identify the anticipated timetable for compliance with Government Code Section 66427.5(a); and

(b) Identify the method and anticipated timetable for making rent determinations required by Government Code Section 66427.5(f)(1); and

(c) Identify the number of tenants likely to be determined to be subject to Government Code Section 66427.5(f)(1); and

(d) Upon conversion, identify the number of tenants likely to be determined to be subject to Government Code Section 66427.5(f)(1) during the period within five (5) years following conversion; and

(e) Upon conversion, identify the number of tenants likely to be determined to be subject to Government Code Section 66427.5(f)(2); and

(f) Upon conversion, and during the period within five (5) years following conversion,

identify the number of tenants likely to be determined to be subject to Government Code Section 66427.5(f)(2); and

(g) Include an analysis of the then-feasible mitigation measures to mitigate adverse impacts of the conversion on the ability of the mobilehome park residents, if such residents so choose, to find adequate comparable replacement space in a mobilehome park. The mitigation measures shall include all measures appropriate to assure that residents: (i) are not displaced by being given a reasonable opportunity to purchase in the park; or (ii) if displaced, through relocation assistance services, are substantially likely to be relocated to a comparable mobilehome park; and

(h) Include a survey of resident support meeting the requirements of Government Code Section 66427.5; provided, that the agreement between the subdivider and a resident homeowners' association shall be subject to reasonable review by the City prior to approval by any resident homeowners' association; and

(i) Include an analysis of how the subdivider will avoid the displacement of nonpurchasing tenants by providing the phased increase to market rent as outlined in Government Code Section 66427.5, and include the same in its tenant notice; and

(j) Include a showing that any assistance being provided to tenants to assist with housing purchase and the extent to which such assistance will be likely to permit purchase by eligible tenants, including, as applicable, assistance from private and public sources, including Federal and State. The subdivider shall meet with the City's Redevelopment Agency staff and/or Housing Division staff to determine the resources in any public housing funding which may be set aside to assist in purchase, including the conditions of such assistance and which tenants can qualify and include this information in the report.

4. Resident Information. The following information shall be requested, but cannot be required, for all existing residents:

(a) Name and address of each resident; and

(b) Household size and total number of project occupants; and

(c) Consistent with Government Code Section 66427.5(f)(2), the subdivider shall provide

a rent schedule for four (4) years preceding the application date and relocation assistance plan, if any, or if required by law; and

(d) Information concerning the number of residents in the park who are moderate-income, low-income, and very low-income persons as defined by the U.S. Department of Housing and Urban Development; and

(e) Information concerning the number of residents in the park who are disabled or handicapped; and

(f) Information concerning the number of the residents in the park who are senior citizens as defined by law.

5. Required Submittals and Notices. No application for tentative map or preliminary parcel map approval of a residential conversion project or a residential-to-other-use conversion project shall be accepted until the filing of the tenant impact report as required in subsection (B)(2)(g) of this Section and without adequate evidence from the subdivider that each resident of the project has received notice of the application as of the date of application and notice of the relocation assistance provisions of CMC 9209.4. Any person who becomes a resident of a residential rental unit proposed for conversion project after the date of such application shall be given written notice by the subdivider of the pendency of such application prior to entering into any written or oral rental agreement. (Ord. 06-1358, § 1; Ord. 08-1401, § 2)

§ 9209.4 Tenant Notification.

A. Notice of Tenant Impact Report. The subdivider shall give existing residents a copy of the tenant impact report within fifteen (15) days of the completion of such report, but not later than fifteen (15) days before the first public hearing pursuant to CMC 9209.5, and shall also provide a copy to new or prospective residents prior to acquiring their interest after the initial distribution of such report.

B. Notification of Exclusive Right to Purchase. In addition to all notification requirements by other provisions of State law, and by other applicable law, the subdivider shall give each resident of any proposed residential conversion project written notice of an exclusive right to contract for the purchase of the dwelling unit occupied by the tenant or purchase of a share in the corporation entitling the shareholder to enjoy exclusive occupancy of the unit upon the same or more favorable terms and

conditions than those on which such unit or share will be initially offered to the general public. The right shall run for a period of not less than ninety (90) days from the issuance of the subdivision public report pursuant to California Business and Professions Code Section 11018.2, unless the subdivider receives prior written notice of the resident's intention not to exercise such right.

C. Residential Conversion Project – Notification of Right to Continue Residency as a Resident. In addition to all notification requirements by other provisions of this Code and by other applicable law, the subdivider shall give each resident of any proposed residential conversion project written notice of the right to continue residency as a tenant in the park as required by Government Code Section 66427.5(a). (Ord. 06-1358, § 1)

§ 9209.5 Tentative Map and Preliminary Parcel Map Approval.

A. Maps Subject to General and Specific Plans and City Ordinances and Applicable Law. All tentative maps and preliminary parcel maps filed in connection with residential conversion projects shall be subject to the Division of Land Regulations contained in Chapter 2 of Article IX of the Carson Municipal Code, except as herein otherwise provided, all City ordinances and other applicable law. All such maps shall be subject to the general plan and any applicable specific plan. Pursuant to Government Code Sections 66427.5(e) and 66474, the Planning Commission and/or City Council are authorized to approve, conditionally approve, or disapprove a map. The Planning Commission and/or City Council may impose such other conditions in excess of those provided in this Part as are reasonably necessary to protect the public health, safety and general welfare.

B. Inconsistent with General or Specific Plans. The Planning Commission and/or City Council shall disapprove a tentative map or preliminary parcel map for a residential conversion project as required in the City's Division of Land Regulations contained in Chapter 2 of Article IX of the Carson Municipal Code and Government Code Section 66474.

C. Inconsistent with Zoning and Land Pattern. The Planning Commission and/or City Council shall disapprove a tentative map or preliminary parcel map for a residential conversion project where the conversion would be inconsistent with

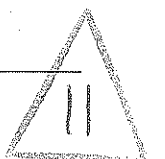
either the existing zoning pattern or land use pattern, unless it finds that there are special circumstances which justify approval of the map. Such circumstances may exist only with respect to the following facts: (i) the prevailing pattern of residential and other land use in the vicinity of the project site; and (ii) the existing and anticipated need for other use development in the planning area in which the project is located.

D. Violations of Code. The Planning Commission and/or City Council shall disapprove a tentative map or preliminary parcel map for a residential conversion project if it finds that there are uncorrected violations of this Code, or that the conversion plan will not protect the health and safety and general welfare of residents, and that an adequate plan to correct such violations or to correct the factors adversely affecting health and safety has not been developed or accomplished.

E. Inadequate Tenant Impact Report. The Planning Commission and/or City Council shall disapprove a tentative map or preliminary parcel map for a residential conversion project if it finds that the tenant impact report is inadequate under the terms of Government Code Section 66427.5 or the provisions of this Part. (Ord. 06-1358, § 1)

§ 9209.6 Effective Date of Decision and Appeals.

The decision of the Planning Commission shall become effective and final fifteen (15) days after the date of its decision unless an appeal is filed in accordance with CMC 9173.4. An appeal shall be considered by the Council as provided in CMC 9173.4. (Ord. 06-1358, § 1)



TENANT IMPACT REPORT

PARK GRANADA

October 2009

1. **Purpose of Tenant Impact Report.** This Tenant Impact Report ("TIR" or "Tenant Impact Report") is being prepared pursuant to California Government Code § 66427.5. The purpose of this TIR is to explain the protections afforded to those Resident Households¹ that elect not to purchase a condominium interest in Park Granada ("Park"), located at 218 West Carson, Carson, California. All Resident Households will be afforded the opportunity to either (i) buy the space on which their mobilehome is situated or (ii) continue to rent the space on which their mobilehome is situated. For purposes of this TIR, the term "mobilehome" shall have the same meaning as defined under California Civil Code § 798.3, which, among other things, includes a "manufactured home" as defined under California Health & Safety Code § 18007.

1.1 **Change of Ownership.** Whenever a mobilehome park is to be converted from a rental-only park to one where spaces/lots may be owned by the residents, the Subdivision Map Act, found in the California Government Code § 66427.5, requires the entity which is converting the mobilehome park to file a report on the impact that the conversion to another use will have on the residents and occupants of the mobilehome park. The Park will remain a manufactured housing community, with the existing Resident Households having the right to either buy their Condominium Unit² or to remain and rent their lot. The Park is not being closed and the Residents are not vacating the property, but rather, the Resident Households have available to them additional options that were not available to them before the conversion occurs. After conversion, the Resident Households will be able to either purchase their individual spaces and a share in the common area and facilities from the Park owner ("Park Owner"), and participate in the operation of the Park through a homeowners' association ("Homeowners' Association"), or continue to rent their individual spaces.

The State of California recognizes the substantial difference between a change of use, which results in the closure of a mobilehome park from a change in the method of ownership by the implementation of different State of California statutes applicable to each. For

¹ "Resident Household" or "Resident Households" means any person(s), entity, or group of person(s) who has a tenancy in the Park under a Rental Agreement or Lease (as defined under Section 2) on the date of the issuance and delivery of the Final Public Report (as defined under Section 4.2(c)). Please note that this definition does not mean the same as Resident or Residents as defined in Section 1.2 herein.

² "Condominium Unit" means the airspace unit which is defined as 1 foot below grade and 40 feet above grade, with the lateral and horizontal planes demarked by the lot lines established on the ground (in other words, the space the Resident is currently occupying), plus 1/26th fee simple ownership of the common area and facilities and one membership in the Homeowners' Association to be formed as part of the entitlement process. For those who elect to remain renters, this means that those households will continue to rent the same space they were renting prior to the conversion of the Park.



all purposes hereunder, California Government Code § 66427.5 controls for purposes of determining what rights the non-purchasing Resident Households will have after the conversion is completed. As detailed below, the conversion of the Park will result in neither actual nor economic displacement of its Residents.

1.2 Definition of Resident(s).

(a) Categories of Resident Households within the Park. California Government Code § 66427.5 divides the Residents of the Park into two (2) income categories for the Resident Households: (1) non-lower income and (2) lower income households. Lower income households are defined in Health & Safety Code § 50079.5 as "those persons and families whose income does not exceed the qualifying limits for low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937." The greatest protections are given to the lower-income households. The income limits are based on the county median income and the household size as prepared and distributed under the United States Housing Act. To qualify as a lower-income household, the following income limits were established for calendar year 2009.³

Household Size # of Persons	1	2	3	4
Income Must be at or Below:	\$44,400	\$50,750	\$57,100	\$63,450

(b) Definition of Resident(s). As used in this Tenant Impact Report, a "Resident" or "Residents" is a homeowner or other person who lawfully occupies a mobilehome in the Park.

1.3 Description of the Property. The Park was constructed in approximately 1962 and is a twenty-six (26)-space "Family" Park (no age restriction applies), situated on approximately two (2) acres. The Park has asphalt streets with center gutters; utilities are underground. The common area contains a building, a swimming pool, and a separate laundry room.

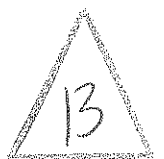
2. Residents' Current Position/Rights.

2.1 Current Occupancy. Currently, all of the Resident occupants reside in the Park on a month-to-month written rental agreement (collectively, "**Rental Agreements**").

The City of Carson ("**City**") Rent Control Ordinances currently regulates rent increases for Residents under Rental Agreements and leases.

2.2 Residents' Rights. In addition to the terms of Rental Agreements, the tenancy rights of Residents residing in the Park are governed by California Civil Code § 798 et seq. ("**Mobilehome Residency Law**"), and other applicable California statutory and case law, and the City Rent Control Ordinances.

³ 2009 State Income Limits for Los Angeles County.



3. **Park Owner's Rights Upon Conversion.**

3.1 **Right to Change Use.** Generally the Park Owner, pursuant to the California Government Code and Mobilehome Residency Law, has the right to terminate all existing tenancies and require the Residents to vacate the property and go out of business or change the use of the property, providing all applicable laws are followed. The Park Owner, however, through this TIR, agrees to waive the right to terminate any tenancies and existing leases or require that the Residents vacate the property. Under this scenario, non-purchasing Resident Households will NOT be required to vacate their space and, as described in more detail in Section 4 below, will have occupancy rights subject to any lease or Rental Agreement, Mobilehome Residency Law, and California law, as applicable. Therefore, there will be no actual eviction or displacement due to the conversion and Resident-purchase of the Park.

4. **No Actual or Economic Displacement.**

4.1 **Impact of Conversion.** Under the California Government Code and the Mobilehome Residency Law, the subdivider is required, as a condition of conversion, to prepare a TIR to set forth the impact of the conversion. Further, the rental increase amount, which may be charged by the owner of the space subsequent to the conversion, is specified and is mandatory in California Government Code § 66427.5. As a result of the conversion, there will be no physical change of use. The property was before and will be after the conversion, operated as a mobilehome park. The difference is that instead of an investor/operator owner, a Homeowners' Association will operate the property.

4.2 **Rental Rate Increases: No Economic Displacement.** To the extent there is any economic displacement of Resident Households who elect to not purchase the space on which their mobilehome is situated, it is mitigated by allowing such non-purchasing Resident Households to continue their tenancy in the Park under the California Subdivision Map Act rental increases restrictions pursuant to California Government Code § 66427.5 (f) (1 & 2) ("Map Act Rents"). The Map Act Rents are based upon two (2) formulas: one formula for non-lower income permanent Residents and one formula for lower income permanent Resident Households, as defined in California Health and Safety Code § 50079.5.

(a) **Non-Lower Income Resident Households.** For the non-lower income Residents, the base rent may be increased in equal annual increases over a four (4)-year period to market rent. Base rent is defined as that rent which is in effect prior to the Conversion Date. Market Rent is established by an appraisal "conducted in accordance with nationally recognized professional appraisal standards." The reason the rents are raised to market over a four (4)-year period is to allow the adjustment of rents, which under rent control have remained artificially low, to occur gradually. This protection provides time for those non-lower income households to plan for the rental adjustment to market.

(b) **Lower Income Residents.** The State of California has emphasized its goal of protecting housing for the lower income population of California under California Government Code § 66427.5. The lower income households receive a guarantee of reduced rental increases beyond that which any local jurisdiction can enact under the current rent control cases and laws of California. Lower income is defined in California Government Code § 66427.5

by referencing California Health and Safety Code § 50079.5, which in turn defines lower income persons as persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. Lower income Residents are protected for the entire term of their tenancy.

(1) **Rent Increase Formula**. The base rental increase is the average increase for the previous four (4) years immediately preceding the conversion, but shall not exceed the Consumer Price Index ("CPI") average monthly percentage increase for the most recently reported period.

(2) **Application Process**. The Residents must provide the same information and confirmation of the Resident's income as though that Resident were applying for a State of California, Mobilehome Park Ownership Program ("MPROP") loan each year. In the event that program is no longer in existence, the last application documents will become the permanent documents, and the qualifying income levels will be those established by either the State of California Housing and Community Development Department ("HCD") or the United States Housing and Community Development Department, at the election of the owner of the space.

(c) **Effective Date of Map Act Rents**. The effective date of the Map Act Rents shall be the Conversion Date (as defined in Section 4.3 herein). As part of the distribution of the final public report ("Final Public Report") issued by the California Department of Real Estate ("DRE"), the leases and qualifying information shall be simultaneously distributed.

4.3 **"Conversion Date"**. Conversion Date is defined as the date of the first sale of a space/lot.

4.4 **No Actual Displacement**. Each Resident Household will be given the choice to buy the lot on which their mobilehome is situated or to continue their tenancy in the Park under this Tenant Impact Report. To receive the protections provided herein and under the California Subdivision Map Act, the Resident must be a Resident, as defined in Section 1.2(b). Further, the Park Owner has specifically waived its right to terminate tenancies (See Section 3). Therefore, there will be no actual eviction of any Resident or relocation of their mobilehome by reason of the Park conversion to Resident ownership.

4.5 **Conclusion: No Actual Nor Economic Evictions**. The legislative intent behind relocation mitigation assistance as contained in Government Code § 66427.4 is to ensure that Residents who would be evicted due to the conversion of a mobilehome park to another use are protected, and that a plan is submitted and approved to ensure that protection. The purpose for the impact report is to explain how and when the Residents have to vacate the property, and what financial assistance the Residents would be receiving to assist in the costs of removing their mobilehome and other personal effects. However, under the present conversion, which will not result in another use and vacation of the property, the purpose of this Tenant Impact Report is to explain the options of the Residents and Resident Households regarding their choice to purchase or to rent their space. The Park Owner has agreed, by this TIR, to waive its right to terminate existing tenancies and Leases upon the conversion (See Section 3 above), and any Resident who

chooses not to purchase a PUD/Condominium Interest (defined below) may reside in the Park as set forth in Section 3 and Section 4.2 above. Thus, there will be no economic displacement based on the Map Act Rents nor actual eviction of any Resident Household because of the conversion and, therefore, no relocation mitigation is required.

5. **PUD/Condominium Interest: Ninety (90) Day Right of First Refusal to Purchase.**

5.1 **PUD/Condominium Interest.** The conversion provides the Resident Households with the opportunity to acquire an ownership interest in the Park. As stated above, the form of ownership will be a PUD/Condominium Interest. "PUD/Condominium Interest" means a real property ownership interest that (i) will be transferred by a grant deed, (ii) will be insured by a policy of title insurance, (iii) contains front and back lot line boundaries properly marked by a licensed land surveyor and specific legal descriptions set forth on a "Condominium Plan", (iv) will be a matter of public record when recorded, and (v) comprises the airspace directly over the current rental spaces, a one twenty sixth (1/26th) interest in the Park's common areas, and 1/26th interest in the common area lot, as tenants in common. All PUD/Condominium Interests are held pursuant to the description of general rights and associated factors as set forth in the articles and bylaws of the Homeowners' Association, certain conditions, covenants and restrictions, and California law pertaining to such ownership.

5.2 **Right of First Refusal.** As required by California Government Code § 66459, each Resident Household shall be informed that they have a ninety (90)-day right of first refusal period. The right of first refusal period commences upon the issuance by the DRE and delivery of the Final Public Report. During the ninety (90) day period each Resident Household shall have the exclusive right to decide whether or not to purchase a PUD/Condominium Interest or continue to rent his or her space.

6. **Legal Notices.** The Resident Households have received the Notice of Intent to File a Map with the City of Carson and will also receive all additional required legal notices in the manner and within the time frame required by the state and local laws and ordinances. All prospective tenants have and will receive the Notice to Prospective Tenant(s).

7. **Purchase Impact.** Pursuant to the Park's governing documents, after conversion to Resident ownership, in the event a Resident or Resident Household wishes to sell his or her mobilehome, the purchaser of the mobilehome will be required to buy the lot as well. After conversion, however, the purchaser will have financing options that were unavailable prior to the conversion. Financing options include conventional real estate secured home loans secured by both the lot and the mobilehome, as opposed to personal property loans secured only by the mobilehome before conversion. The advantages of conventional real estate secured home loans as opposed to personal property secured loans are described in Section 9 below, and certain specific financing options available to certain purchasers are described in Sections 8 and 9 below.

All Resident Households electing to purchase their lots will benefit from the advantages of home ownership over renting, including building equity, the possibility of benefiting from the appreciation of the value of real property, acquiring deeded land to leave to heirs, and

participating as a voting member in the Homeowners' Association that governs the Park in which they live.

8. **Financing Options for Lower Income Households.** MPROP is a State of California funded program operated through the HCD. MPROP was established to finance the preservation of affordable homes by conversion to resident ownership as described under California Health & Safety Code §§ 50780-50786.5. To the extent funding is available, MPROP is available to Resident Households who elect to purchase their unit and who qualify as a lower-income household as defined by the lower income limits provided by the HCD each year. Income limits for lower income households established for calendar year 2009 for Los Angeles County are described under Section 1.2(a) above. The likelihood of there being sufficient MPROP funding for Resident Households that qualify as lower income households will be increased if the City agrees to serve as the "applicant" for MPROP funding in accordance with MPROP regulations and if the City assists Resident Households and the Park Owner in obtaining such MPROP funding.

The MPROP program offers long-term (30-year) loans at 3% simple annual interest, to lower-income residents of a mobilehome park that has been converted, to ensure housing affordability for residents who purchase a unit in the mobilehome park. An MPROP loan does not usually cover the entire purchase price; it is often paired with a conventional loan and other sources of financing, and provides, on a sliding scale, an amount sufficient to secure a monthly payment so that total monthly costs should not exceed 30% of the resident's monthly income.

MPROP exists solely to provide lower-income residents the opportunity to own an interest in the mobilehome park in which they live and to secure and maintain affordable housing through the conversion of existing rental mobilehome parks to resident owned mobilehome parks.

9. **Financing Options for Non-Lower Income Households.** After conversion to Resident ownership, non-lower income Resident Households that have elected to purchase their lot will have various options available to them to finance their purchase, subject to satisfaction of applicable financing qualification requirements. Lending institutions consider mobilehomes on leased land to be personal property or "chattel". Chattel financing is shorter term with higher interest rates. Once a mobilehome park is subdivided in connection with conversion, the mobilehome and the subdivided real property can be financed with a conventional real estate secured home loan, subject to satisfaction of applicable financing qualification requirements. Real estate secured loan rates are historically lower than chattel financing and lending institutions offer many decades to make payments because of the value and security of the land.

Low-interest funding is also available through the Cal Vets program. Many cities also make partial funding/loans available through programs such as First Time Home Buyer, Cal Loan, AHIF, Redevelopment Agency Fund, etc.

10. **Tax Advantages.** Property taxes will be based on the sales price of the lot. However, if more than 50% of the lots are purchased within the first year following the Conversion Date, a purchaser's property taxes will be based on the seller's property tax base under applicable California law. This would mean a significant savings if Resident Households choose to act on



this right. A Resident Household that elects to buy instead of rent is also able to deduct mortgage interest on their tax return, affording additional savings.

11. **Assurance of Operating and Maintenance Funds for Common Area Facilities and Services.** To assure the availability and source of funds to defray the cost of common area facilities and services (collectively, "**Common Area Costs**") during the early period of Resident ownership and operation of the Park by the Homeowners' Association, the Park Owner is required by the DRE, pursuant to California Business and Professions Code § 11018.5 and 10 California Code of Regulations § 2792.9, to furnish funds, a surety bond or other security convertible to cash to an escrow depository, before the sale of any spaces to assure the Park Owner's fulfillment of the Park Owner's obligations as an owner of spaces to pay assessments in order to cover such Common Area Costs. The aforementioned security requirement is ordinarily in an amount equal to six (6) months' regular assessments for each space covered by the Final Public Report and is subject to terms assuring that the Park Owner pays all assessments levied by the Homeowners' Association against spaces owned by the Park Owner (i.e., unsold spaces) until 80% of the spaces covered by the Final Public Report have been sold. Such security requirements are DRE requirements that must be complied with by the Park Owner before the DRE issues the Final Public Report permitting the sale of spaces in the Park.

12. **Homeowners' Association Reserve Account Requirements.** With respect to the Park's major components which the Homeowners' Association is obligated to repair, replace, restore or maintain pursuant to California Civil Code § 1365.5(e) ("**Major Components**"), the Park Owner is required by the DRE to deposit funds into escrow equal to an amount designated by the DRE ("**DRE Required Reserve Deposit Amount**"), which is a portion of certain reserve component amounts determined in accordance with a study of reserve account requirements ("**Reserve Account Requirements Study**") prepared by the Park Owner and accepted by the DRE. The DRE Required Reserve Deposit Amount will be based upon the cost amount attributable to the already used portion of the useful life estimated for the Major Components in accordance with the Reserve Account Requirements Study. Among other things, the Reserve Account Requirements Study is required to (i) identify the Major Components that have a useful life of less than 30 years, (ii) determine the remaining useful life of the Major Components, (iii) estimate the cost of repair, replacement, restoration, or maintenance of the Major Components, (iv) estimate the total annual contribution necessary to defray such costs during and at the end of the useful life of the Major Components, and (v) provide a reserve funding plan describing how the Homeowners' Association plans to fund the amounts described in clause (iv) above to meet the Homeowners' Association's obligation to repair and replace all Major Components with an expected remaining life of 30 years or less. Before any spaces are permitted to be sold, the DRE will require that the escrow release the DRE Required Reserve Deposit Amount to the Homeowners' Association to help defray certain of the costs to repair, replace, restore, or maintain Major Components in accordance with the Reserve Account Requirements Study as accepted by the DRE.

13. **Benefits of Conversion.** The purpose of the conversion of the Park from a rental park to a Resident-owned park is to provide the Resident Households with a choice. The Resident Households may either choose to purchase an ownership interest in the Park, which would take the form of a PUD/Condominium Interest (as defined in Section 5.1), or continue to rent a space in the Park, thereby allowing the Residents to control their economic future. The conversion

provides the Residents the opportunity to operate and control the Park. Since the new owners of the Park will not be motivated to make a profit, but rather are motivated to ensure the best possible living conditions at the most affordable rates, payable through the Homeowners' Association dues, directly or through rent, both buyers and renters benefit from the conversion.

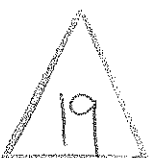
14. **Conclusion.**

14.1 The above described purchase rights and protections will be offered only if the Park is converted to a Resident-owned mobilehome park. Such programs become effective on the Conversion Date.

14.2 Upon conversion of the Park to Resident ownership, the current owner of the Park, as well as subsequent owners of PUD/Condominium Interests in the Park, shall abide by all terms and conditions set forth in this TIR. This TIR is a covenant that encumbers each individual unit.

14.3 All Resident Households choosing to continue to rent will have occupancy rights exactly as they have now, and all existing leases and/or Rental Agreements will be honored, subject to California Government Code § 66427.5, Mobilehome Residency Law, and other California law, as applicable.

14.4 The conversion of the Park from a rental park to a Resident-owned park provides the Residents with an opportunity of choice. Resident Households may choose to purchase a PUD/Condominium Interest or continue to rent. The conversion also provides the potential for Residents to enjoy the security of living in a Resident-owned, controlled, and managed Park, whose motivation is not profit, but rather, achieving the best living environment at the most affordable rate.



218 PROPERTIES LLC

621 W. Rosecrans Avenue
Gardena, California 90248

July 29, 2009

Homeowners / Residents
218 West Carson
Carson, CA 90077

Re: PARK GRANADA

Dear Resident:

The owners of Park Granada are planning to seek approval to convert the park to a **resident owned community**. When the local and state process is completed, each current homeowner will have the opportunity to purchase his or her lot and become a landowner, or may continue to rent as a tenant.

Ownership will be an option, not a requirement - *no one will be evicted*. Each household will have the opportunity to decide what is best for their family, to own the land under their home or to continue to rent.

Residents who choose to purchase lots will receive a grant deed to the land and will have all the advantages of traditional homeownership including building equity, benefiting from the appreciation in the value of real property, tax benefits (property tax and mortgage interest deduction), acquiring deeded land to leave to heirs, and governing the park in which they live.

Residents who choose to purchase their lots will become members of a Homeowners Association (HOA). The HOA will own the common area of the park, will elect a Board of Directors to set the policies of the community and hire management.

We intend to help residents locate and work with lenders to finance the purchase of their lots if they so choose. Residents who purchase lots will be able to finance both their lot and home together at single-family home rates, as opposed to the much higher personal property interest rates currently available on mobilehomes. To assist lower-income families with the purchase of their lots, we also intend to seek below-market rate financing with favorable payment terms from the State of California MPROP Fund and other government sources.

Tenants that do not purchase their lots may elect to continue as tenants indefinitely. State law requires that to avoid any economic hardship on existing tenants, local rent control is replaced with State regulated rents. Once the park is subdivided, future rent increases for

* 2009 Lower Income for Los Angeles County: 1 person household = \$44,400; 2 person household = \$50,750; 3 person household = \$57,100; 4 person household = \$63,450; 5 person household = \$68,550; 6 person household = \$73,600.
[189402_1.DOC/4838.001]

qualified lower income* households may increase annually by the average of the increases over the four preceding years or the current period Consumer Price Index (CPI) increase, *whichever is less*. For households that do not qualify as lower income, monthly rents may gradually increase to market rate over a four year period.

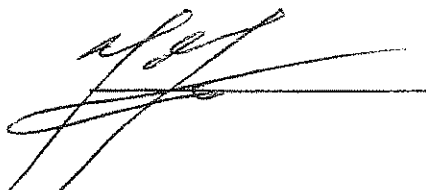
A subdivision map will be prepared by a licensed civil engineer and filed with the City in the next few months. State law provides for the subdivision of an existing mobilehome park to be approved by the City without requiring changes to the property. Before any lots can be available for sale in the Park, a subdivision application must be filed and a Public Report issued by the California Department of Real Estate. We expect that all of this processing will take up to two years.

Enclosed is a list of frequently asked questions about mobilehome park conversion to resident ownership. We will be holding a resident meeting in the near future to provide you more details and to answer questions you may have about this process.

The first step in the process of conversion will be a legal notice that you will soon receive in the mail that will notify you that in sixty days an application will be filed with the City. During that sixty days we will send you another notice that will let you know the time and date for the informational meeting.

We look forward to this process and working together with the residents toward a successful conversion to resident ownership of the Park.

218 PROPERTIES LLC



* 2009 Lower Income for Los Angeles County: 1 person household = \$44,400; 2 person household = \$50,750; 3 person household = \$57,100; 4 person household = \$63,450; 5 person household = \$68,550; 6 person household = \$73,600.

PARK GRANDADA

Conversion To Resident Ownership

Dear Residents:

In an effort to provide you with fact based information, answers to your questions, as well as listening to your concerns, we have been talking with many of you by phone or in personal meetings. Many questions have been posed and we thought it would be helpful to provide the answers to all residents.

Q – Do I have to buy my lot after the conversion to resident ownership?

A – No, you may continue to rent for as long as you want. The option to buy your lot is an opportunity, not an obligation.

Q – What will be the rent for “low income” residents after the conversion?

A – After the conversion, the monthly rents for lower-income residents cannot ever increase more than the average increase for the previous four years under city rent control or by the Consumer Price Index, *whichever is less*. For those who choose to continue to rent, increases are protected by State established rent control, which benefits the resident more than the City’s rules, because unlike the City, the State does not allow rent increases for capital improvements, a fair return on investment, government mandated expenses, etc.

(2009 lower income for Los Angeles County: 1 person=\$44,400; 2 persons=\$50,750;
3 persons=\$57,100; 4 persons=\$63,450)

Q – What do I get if I decide to buy my lot?

A – Residents who decide to buy their lot acquire an ownership interest in the Park. Each Condominium Interest includes the ground of the lot (approximately 18 inches deep), the airspace directly over the lot, and a 1/26th interest in the common areas (clubhouse, pool, etc.). You will receive a grant deed that will be insured by a policy of title insurance.

Q – When will I know the price of my lot?

A – Residents will be provided lot prices at least six months before deciding whether to buy their lot or not. The Tentative Map Approval by the City is only the first step in the orderly process of conversion. After the Tentative Map Approval the park owner must still obtain Final Map Approval, engage a surveyor to prepare the Condominium Map and Plan, and complete all compliance requirements for application to the California Department of Real Estate (DRE).

Page 2

The appraisal will not be conducted until after Tentative Map Approval by the City because tentative prices must be publicized at the time of application to the DRE. Obtaining the DRE Final Report typically takes approximately six months after submittal of the application with tentative lot prices.

As required by California Government Code § 66459, each resident household shall be informed that they have an exclusive 90-day right to purchase their lot. This option period commences upon the issuance of the Final Public Report by the DRE and its delivery to park residents. The combination of the DRE processing and the 90-day period means that residents typically will know the sales price of each lot for approximately nine months before having to make a decision whether to buy or continue to rent.

Q – How much will monthly Homeowner Association (HOA) dues be and how will the HOA operate?

A – Only residents who buy will have HOA dues. HOA dues in other parks of this size typically fall in the range of \$75 - \$125 per month. The Park will have rules of operation, bylaws, and the HOA must operate in compliance with State mandates pursuant to the Davis-Stirling Act. HOA dues are determined by the California Department of Real Estate (DRE). The DRE will review the budget and analysis of the cost of the park maintenance and expenses and will then approve the amount of the dues which will continue to be governed at the State level pursuant to the Davis-Stirling Act.

Q – How will conversion affect me if I want to sell my home?

A – After the conversion, when a renter wants to sell their mobilehome, the buyer must buy the lot also. After conversion in other parks, there has been greater interest by people wanting to buy in the Park because it provides the opportunity to own land and to make a profit from the increase in value of the land.

All families who choose to purchase their lots will benefit from the advantages of home ownership over renting, including building equity, benefiting from the appreciation of the value of real property, and governing the park in which they all live.

Buy or rent, you decide the best choice for your household.

If you have other questions not answered here, please contact Susy Forbath in our office at (310) 393-4000 or e-mail sforbath@gilchristutter.com.



PARQUE GRANADA

La Conversión A La Propiedad Residente

Querido Residentes:

En un esfuerzo de proporcionarle con actual basadó información, las respuestas a sus preguntas, así como el escuchar sus preocupaciones, nosotros hemos estado hablando con muchos de ustedes por teléfono o en reuniones personales. Muchas preguntas han sido colocadas y pensamos que sería útil proporcionar las respuestas a todos residentes.

P – ¿Tengo que comprar mi terreno después de la conversión a la propiedad residente?

R – No, usted puede continuar rentando mientras usted desee. La opción para comprar su terreno es una oportunidad, no una obligación.

P – ¿Qué será la renta para residentes "bajos de ingresos" después de la conversión?

R – Después de la conversión, las rentas mensuales para los residentes con bajos ingresos no pueden aumentar más que basico aumento previo por los cuatro años anteriores bajo control de alquileres de la ciudad o en el Índice de Precios al Consumo, *cualquiera que es menos*. Para los que elijan continuar rentando, los aumentos son protegidos por el control de alquileres establecido del Estado, que beneficia al residente más que las reglas de la Ciudad, porque a diferencia de la Ciudad, el Estado no permite aumentos de renta para mejoras principales, un rendimiento justo de la inversión, el gobierno puso bajo el mandato los gastos, etc.

(2009 bajo ingreso para el Condado de Los Angeles: 1 persona=\$44,400; 2 personas=\$50,750; 3 personas=\$57,100; 4 personas=\$63,450)

P – ¿Qué consigo si decido comprar mi terreno?

R – Los residentes que deciden comprar su lote adquiere un interés de propiedad en el Parque. Cada Interés del Condominio incluye el suelo del lote (aproximadamente 18 pulgadas profundas), el espacio aéreo directamente sobre el terreno, y un interés 1/26th en las áreas comunes (casa club, la piscina, etc.). Usted recibirá un acto de subsidio que será asegurado por una política de seguro de título.

P – ¿Cuándo sabré el precio de mi lote?

R – Los residentes serán proporcionados los precios por lo menos seis meses antes de decidir si compraran su lote o no. La Aprobación Tentativa del Mapa por la Ciudad es sólo el primer paso en el proceso ordenado de conversión. Después de la aprobación tentativa del mapa el dueño del parque debe todavía obtener la aprobación final del mapa, contratar a un topógrafo preparar el mapa y el plan del condominio, y terminar todos los requisitos de la conformidad para el uso al departamento de California de las propiedades inmobiliarias (DRE).



Las evaluación no se realizará hasta después de la aprobación provisional por el Mapa de la ciudad porque los precios provisional debe darse a conocer en el momento de la solicitud a la DRE. Obtención del Informe Final DRE normalmente tarda aproximadamente seis meses después de la presentación de la solicitud con los precios de muchas tentativas.

Como necesario por Código de Gobierno de California § 66459, cada casa residente será informada que ellos tienen un derecho de 90 días exclusivo para comprar su lote. Este período de opción comienza sobre la emisión del Informe Público Final por el DRE y su entrega al los residents del parque. La combinación del proceso del DRE y el period de 90 días dira que residentes sabrán típicamente el precio de ventas de cada terreno por aproximadamente nueve meses antes que teningan que tomar una decisión si compran o continuan rentando.

P – ¿Cuánto serán las mensualidades de los derechos de la Asociación del Propietario (HOA) y cómo operará el HOA?

R – Sólo residentes que compran tendrán derechos de HOA. Los derechos de HOA en otros parques de este tamaño típicamente caída en la gama de \$75 - \$125 por mes. El Parque tendrá reglas de operación, los reglamentos, y el HOA deben operar en conformidad con mandatos de Estado según el Acto de Davis-Stirling. Los derechos de HOA son determinados por el Departamento de California de bienes raíces (DRE). El DRE revisará el presupuesto y el análisis del costo del mantenimiento de parque y gastos y entonces aprobará la cantidad de los derechos que continuarán ser gobernados en el nivel de Estado según el Acto de Davis-Stirling.

P – ¿Cómo me afectará la conversión si quiero vender mi casa?

R – Después de la conversión, cuando un inquilino quiere vender su casa mobil, el comprador debe comprar el terreno también. Después de conversión en otros parques, ha habido interés más grande por personas que quieren comprar en el Parque porque proporciona la oportunidad de poseer el terreno y para obtener ganancias del aumento en el valor del terreno.

Todas las familias que escogen comprar su lote beneficiarán de las ventajas de propiedad de viviendas sobre rentar, inclusive equidad de edificio, beneficiando de la apreciación del valor de bienes raíces, y de gobernar el parque en el que todos viven.

Compre o rente, usted decide la mejor opción para su hogar

Si usted tiene otras preguntas no contestado aquí, por favor contacte a Janet Ortega en nuestra oficina al (310) 393-4000 o e-mail jortega@gilchristutter.com.

25

LAW OFFICES
GILCHRIST & RUTTER
PROFESSIONAL CORPORATION

WILSHIRE PALISADES BUILDING
1299 OCEAN AVENUE, SUITE 900
SANTA MONICA, CALIFORNIA 90401-1009

TELEPHONE (310) 393-4000
FACSIMILE (310) 394-4790
E-MAIL: sforbath@gilchristutter.com

February 24, 2010

To All Residents of Park Granada

Re: Conversion to Resident Ownership

Dear Resident:

As you know, we are in the process of converting Park Granada to a resident owned community.

We have provided by mail to you, informational materials about the conversion process. In addition, we have met personally with many of you to explain the process and answer your questions.

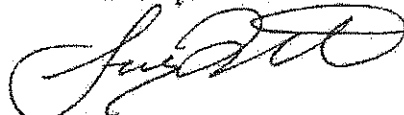
By now you have received a copy of the Tenant Impact Report which documents your rights and protections upon conversion. However, sometimes such a document can lead to more questions, which we would be glad to answer for you.

Next month there will be a public hearing for the City to approve the conversion of the park to resident ownership. Prior to that meeting we would like to offer again to meet with you and answer any questions you have about the status of the conversion, your rights, the owner's obligations, and the benefits to you.

If you would like to learn more about the conversion and the options available to you, please call to schedule a time to meet or I am happy to answer your question by phone. I look forward to hearing from you at (310) 393-4000.

Very truly yours,

GILCHRIST & RUTTER
Professional Corporation



Susy Forbath
Paralegal

205362_1.DOC/022410
4845.001

cc: Steve Newburg, City Planner

Exhibit No. 6

ex. 6

26

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GILCHRIST & RUTTER
PROFESSIONAL CORPORATION

WILSHIRE PALISADES BUILDING
1299 OCEAN AVENUE, SUITE 900
SANTA MONICA, CALIFORNIA 90407-1000

TELEPHONE (310) 393-4000
FACSIMILE (310) 394-4700
E-MAIL: jortega@gilchristutter.com

Febrero 24, 2010

Para Todos los Residentes del Parque Granada

Re: Conversión a Propiedad Residencial

Querido Residente:

Como usted sabe, estamos en proceso de convertir el Parque Granada a una comunidad poseída residencial.

Le hemos proporcionado por correo, materiales informativos sobre el proceso de conversión. Además, nos hemos encontrado personalmente con muchos de ustedes para explicar el proceso y para contestar sus preguntas.

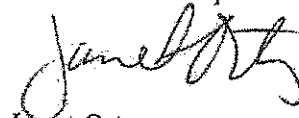
Ya usted ha recibido una copia del Reporte de Impacto de Inquilinos que documenta sus derechos y las protecciones sobre la conversión. Sin embargo, a veces tal documento puede llevar a más preguntas, que estaríamos contentos de responder por usted.

El próximo mes habrá una audiencia pública para que la ciudad apruebe la conversión del parque a la propiedad residencial. Antes de esa reunión, nos gustaria ofrecerles de nuevo a reunirnos con ustedes y responder cualquier pregunta que tenga sobre el estado de la conversión, sus derechos, las obligaciones del propietario, y los beneficios para usted.

Si usted quiere aprender más acerca de la conversión y las opciones disponibles a usted, por favor llame para concertar una hora para reunirnos o estoy feliz de contestar su preguntas por teléfono. Espero con interés escuchar de usted al (310) 393-4000.

Muy sinceramente suyo,

GILCHRIST & RUTTER
Professional Corporation



Janet Ortega

205925_1/022410
4845.001

cc: Steve Newburg, City Planner



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TELEPHONE (310) 393-4000
FACSIMILE (310) 394-4700
E-MAIL: sforbath@gilchristutter.com

November 23, 2009

To All Residents of Park Granada

Re: Conversion to Resident Ownership

Dear Resident:

As you know, we are in the process of converting Park Granada to a resident owned park. Enclosed is a "Resident Survey" which is one step in this process of conversion. Through this process all residents will have the opportunity to own their lots, which will mean the chance to profit from increased real estate values, while never having to pay rent again.

Even if the Park converts to resident ownership, you may continue to rent your space. If you ultimately choose to continue to rent, please remember that your rent will be protected by State law. Under the State rent protection, if you are lower income* your rent increases will be equal to or less than they have been under City rent control for as long as you live in the Park.

If you think you may want to purchase your lot, loans will be available through several sources and we will assist in this process. Either way, the choice of whether to buy or rent will be yours.

We understand that you do not currently have enough information to make a final decision. This survey is merely a preliminary indicator of interest in the option of resident ownership.

In order for your survey responses to be included in the final survey results, responses must be postmarked by November 30, 2008. A self-addressed stamped envelope has been enclosed. If you have any questions, please call me at (310) 393-4000.

Very truly yours,

GILCHRIST & RUTTER
Professional Corporation

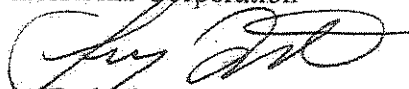

Susy Forbath
Paralegal

Exhibit 7

**Please see page two of the survey to determine your income level.*

PARK GRANADA

CA Gov't Code § 66427.5(d)(1) SURVEY OF RESIDENTS

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SURVEY

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You can support the change of ownership to a resident owned condominium park without a personal desire to purchase your lot [condominium interest]. Pursuant to *California Gov't Code section 66427.5(d)(1)*, please check one box below:

1. ☐ I support the change of ownership of the park to a resident owned condominium park, if the purchase price of my condominium interest [lot + percentage ownership of common areas & facilities] is affordable to me.
2. ☐ I support the change of ownership to a resident-owned condominium park, but I am lower income and will need financial assistance to be able to purchase my unit. [See "Household Size & Income Level" chart on page 2].
3. ☐ I support the change of ownership to a resident-owned condominium park, but at this time I believe that I would remain and rent.
4. ☐ I decline to respond at this time.
5. ☒ I do not support the change of ownership of the park to a resident owned condominium park. If not, why: Because I am already 76 years old, alone and w/ a very limited income so I am really sure that I'll not be able to pay and purchase (with any price offered) this lot where my mobile home is at present located not even in near future.

Date: November 27, 2009

Signature: Rosalina S. Dahilig

Space #: # 20

Print Name: ROSALINA S. DAHILIG

Day Tele: 1-310-522-5070

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BY PROVIDING THE INFORMATION REQUESTED IN THIS SURVEY, YOU ARE NOT COMMITTING YOURSELF TO ANY DECISION WITH RESPECT TO THE CHANGE IN OWNERSHIP, INCLUDING, WITHOUT LIMITATION, WHETHER YOU WANT TO RENT OR TO PURCHASE IF THERE IS A CHANGE IN THE FORM OF OWNERSHIP OF PARK GRANADA.

HOUSEHOLD SIZE AND INCOME LEVELS

2009 Income Levels for Los Angeles County	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Lower Income	\$44,400 or less	\$50,750 or less	\$57,100 or less	\$63,450 or less
Moderate Income	More than \$44,400 but less than \$52,150	More than \$50,750 but less than \$59,600	More than \$57,100 but less than \$67,050	More than \$63,450 but less than \$74,500

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3. ☐ I support the change of ownership to a resident-owned condominium park, but at this time I believe that I would remain and rent.
4. ☐ I decline to respond at this time.
5. ☒ I do not support the change of ownership of the park to a resident owned condominium park. If not, why: At this present time and in the future,
I wish to rent.

Date: 11-30-09
2009

Signature: [Signature]

Space #: 15

Print Name: MARIVIC COPELAND

Day Tele: 310-830-4289

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3. ☐ I support the change of ownership to a resident-owned condominium park, but at this time I believe that I would remain and rent.
4. ☐ I decline to respond at this time.
5. ☒ I do not support the change of ownership of the park to a resident owned condominium park. If not, why: _____

Date: 11/29/09

Signature: Tami Romerheuser

Space #: 24

Print Name: Tami Romerheuser

Day Tele: 310 835-4958

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PARK GRANADA

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4. ☐ I decline to respond at this time.
5. ☒ I do not support the change of ownership of the park to a resident owned condominium park. If not, why:

SORR: I CANNOT AFFORD IT WHY

Date: NOV 30, 2009

Signature: R. Amalia Montoya

Space #: 16

Print Name: ROSA AMALIA MONTAYA Day Tele: 310-830-6603

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35

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4. ☐ I decline to respond at this time.
5. ☒ I do not support the change of ownership of the park to a resident owned condominium park. If not, why:

I DO NOT WISH TO GIVE AN
EXPLANATION

Date: 12-01-09

Signature: Zaida D. Figueroa

Space #: 17

Print Name: ZDF

Day Tele: 310-816-9384

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4. ☒ I decline to respond at this time.
5. ☐ I do not support the change of ownership of the park to a resident owned condominium park. If not, why: I NEED MORE INFORMATION -
TO DECIDE WHAT I GOING TO DO

Date: 11/29/2009

Signature: Maria C Castaneda Space #: 6

Print Name: MARIA C CASTANEDA Day Tele: 310) 952 9579

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PARK GRANADA HOMEOWNER ASSOCIATION
218 WEST CARSON STREET
CARSON, CALIFORNIA 90745

Date: July 25, 2006

To: The management and owner of Park Granada

From: The homeowner of Park Granada.

This letter is to serve as formal notice of the new "Officers Board of Park Granada Homeowner Association".

The new Officers are as follows:

President: Rosa Bañuelos – Space# 21

Vice President: Ginger Gordon –Space#8

Secretary: Bob Riggs-Space#10

Treasure: Rose Waters-Space#18

Director: Harry Warren Dew- Space#11

Director: Frank Day-Space#14

Director: Rosa Amelia Montoya- Space#16

The Association became to this decision on July 22, 2006.

Should the Park be offered for sale we would like to exercise the first right to negotiate for the purchase of property. Please inform the association at:

Park Granada Homeowner Association

Rosa Bañuelos

218 W Carson ST

Carson CA. 90745

If or when the park is offered for sale.

This letter was received on 7/26/06 by Valerie Lina
Two copies were provided for management.

Rosa Bañuelos
Rosa Bañuelos

President

Park Granada Homeowner Association

[Signature]
RECEIVED
JUL 26 2006

ECONOMIC
DEVELOPMENT SERVICES

Exhibit No. 9



Date: July 05, 2007

To: West Management/LAI Properties

From: Rosa Banuelos

Re: Homeowner Association

Dear West Management/LAI Properties,

This letter is to inform you that Park Granada's Homeowner Association is a non-profit organization. Some residents donate \$20.00 a year to help with making copies, stamps, certified letters and other miscellaneous expenses. Our association should not be a substitution for the park's management. Resident's pay West Management/LAI Properties monthly rent for the maintenance of the park, it's amenities, and all issues or problems residents may have. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Rosa Banuelos".

Rosa Banuelos

4845.001
Corr

LAW OFFICES
GILCHRIST & RUTTER
PROFESSIONAL CORPORATION

WILSHIRE PALISADES BUILDING
1209 OCEAN AVENUE, SUITE 900
SANTA MONICA, CALIFORNIA 90401-1000

TELEPHONE (310) 393-4000
FACSIMILE (310) 394-4700
E-MAIL: sforbath@gilchristutter.com

November 19, 2009

VIA U.S. MAIL ONLY

Ms. Rosa Banuelos
218 West Carson Street, Space 21
Carson, California

Re: Park Granada

Dear Ms. Banuelos:

As you may know we have been in contact with several residents in Park Granada with regard to the conversion of the Park to resident ownership.

We have made several efforts to reach you to no avail. In addition to calling you on numerous occasions (there is no message service), I was also in the Park yesterday and tried stopping by your home a few times. Please call at your earliest convenience if you would like to meet or discuss the conversion.

The owner of the Park has provided us with copies of letters written by you, signed as the "President of the Park Granada Homeowner Association". However, in our discussions with residents in the Park, it has been indicated to us that residents are not aware of any "association". They are not aware of association meetings, elections of board members, or any typical association functions.

If you would like to establish with us the existence of any homeowner association, please provide us with the following documents:

1. Copy of the most recent Park Granada Association Bylaws;
2. Copy of the 2005-2009 Association Membership Rosters;
3. Copy of the Minutes of the 2005-2009 Association meetings;
4. Election results of the most recent vote taken to elect board members, including notice to Association Members of election and nominees, date and method of election, and names of participating voting members;

Exhibit No. 10

CR. 10

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Ms. Rosa Banuelos
November 19, 2009
Page 2

5. Names of current officers or board members, the date they were elected, and their length of term.

As you know, part of the process of the conversion to resident ownership would require the form of survey used to be approved by a homeowners association (if any). For now, because it has been indicated by a number of Park Granada residents that there is no recognized association, we will be conducting the survey using a form that has been approved by many other homeowner associations across the State.

We look forward to receiving your association documentation, or to hear from you in this regard. Please call if you have any questions or would like to arrange to meet with us.

Very truly yours,

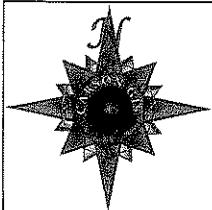
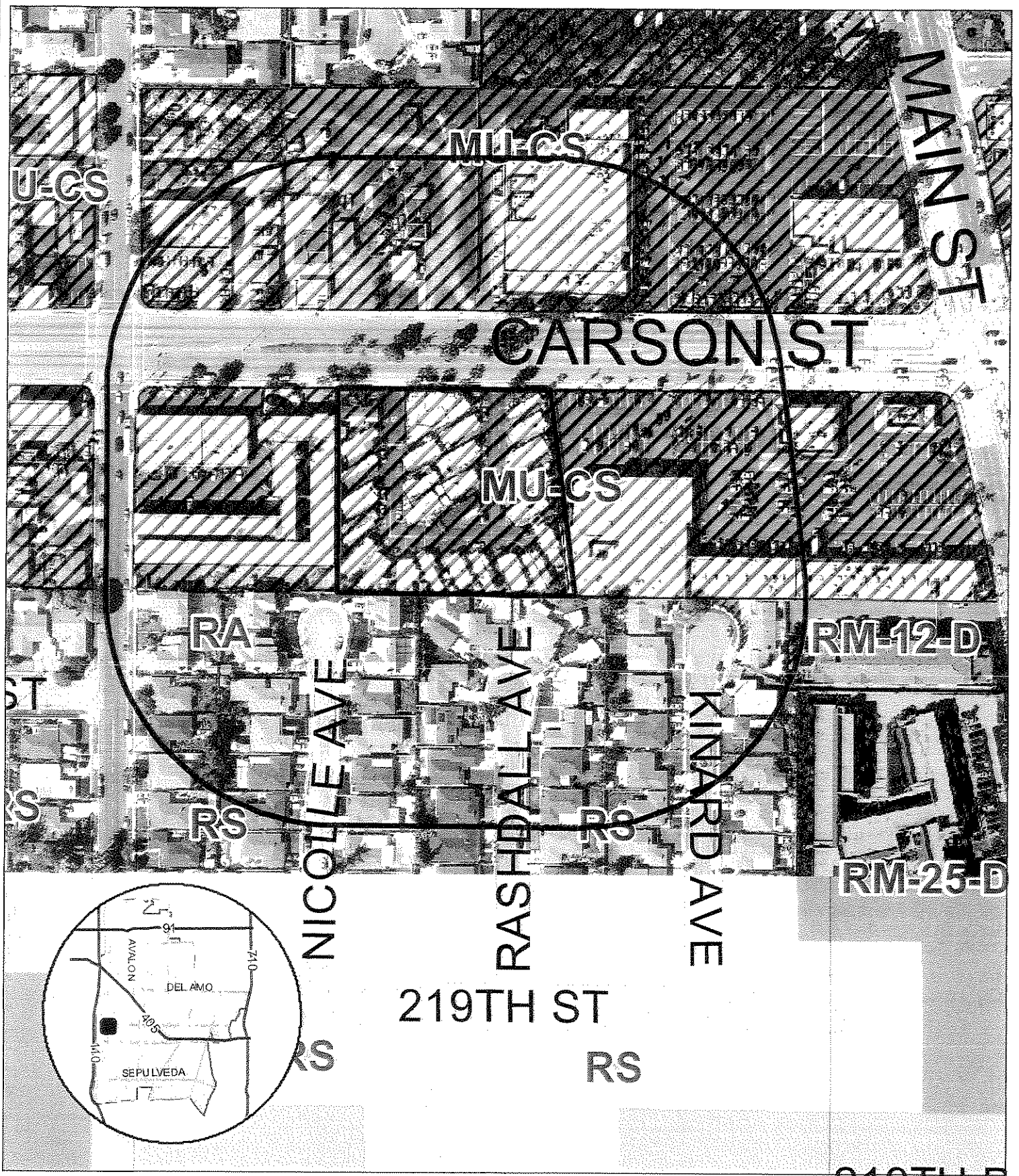
GILCHRIST & RUTTER
Professional Corporation



Susy Forbath
Paralegal

cc: Mr. Kenneth P. Freschauf

SF/198258_1.DOC
4845.001



City of Carson
300 Foot Radius Map
218 W Carson St

Exhibit No. 11

45

RESOLUTION NO. 10.

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Pursuant to the General Plan, the proposed subdivision map is consistent with the density, goals, policies and objectives for low density residential development applicable to the property in question. The affordability of the units for low and moderate income residents are assured through the conditions of approval and the State requirements for rent control.

- b) *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The design of the existing Park Granada Mobile Home Park which will remain in its present configuration with the proposed subdivision, is consistent with the City of Carson General Plan for low density development.

- c) *That the site is not physically suitable for the type of development.*

The existing Park Granada Mobile Home Park was approved pursuant to Los Angeles County review in 1960. The park was built in compliance with Plot Plan No. 10138 and the development standards in effect at the time for mobile home parks. The subdivision meets all applicable development criteria specified for Plot Plan No. 10138, and the criteria for mobile home parks in the MU-CS (Mixed-Use Carson Street) zone for the property.

- d) *That the site is not physically suitable for the proposed density or development.*

There is adequate space on the site to meet the goals and objectives related to residential density contained in the zoning ordinance and the General Plan Housing and Land Use Elements. The property is currently occupied by a mobile home park and the land was developed to accommodate such a use.

- e) *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

The site of the proposed condominium conversion is already developed and the subdivision application does not contemplate any additional development on the property.

- f) *That the design of the subdivision or type of improvements are likely to cause serious public health problems.*

Conditions have been included to ensure that the design of the subdivision or improvements is not likely to cause serious public health problems.

- g) *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record*



or to easements established by judgment of a court or competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The project will not conflict with existing traffic flow adjacent to the property on Carson Street.

Section 6. Pursuant to California Subdivision Map Act Sections 66427, 66451, 66452 and the City of Carson Municipal Code Sections 9202.1 through 9209.6, the Planning Commission has determined that the application was noticed in accordance with all applicable provisions and will also require:

- a) That each resident of the park has received all applicable notices and rights now or hereafter required by Section 66427 and in Chapter 3 of the California Subdivision Map Act (commencing with Section 66451);
- b) That each resident of the park shall receive a 10 day written notice that an application for a public report will be, or has been submitted to the Department of Real Estate, and that such a report will be available upon request;
- c) That each resident of the park shall receive a written notification within 10 days of approval of a Final Map for the proposed subdivision conversion;
- d) Each resident of the park shall receive 180 days written notice of intention to convert prior to the termination of tenancy due to the conversion or proposed conversion; and
- e) Each tenant of the proposed condominium shall be given notice of an exclusive right to purchase his or her respective unit pursuant to Section 11018.2 of the Business and Professional Code, unless the tenant gives prior written notice of his or her intention not to exercise such right.

Section 4. Pursuant to Government Code Sections 66427.5, the Planning Commission further determines as follows:

- a) That the applicant has demonstrated that a survey of support was conducted in conformance with Government Code § 66427.5;
- b) That the applicant has complied with Government Code § 66427.5 with respect to submitting a Tenant Impact Report which adequately meets the requirements to consider the impact of the proposed conversion upon the residents of the park.

Section 5. Pursuant to Section 15282(e) of the California Environmental Quality Act (CEQA), a conversion of a rental mobile home park to a condominium subdivision is deemed Exempt from further environmental review as the proposed project will generate no significant environmental impacts.



Section 7. Based on the aforementioned findings, the Commission hereby approves Tentative Tract Map No. 071207.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 9. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF MARCH, 2010

CHAIRMAN

ATTEST:

SECRETARY

LEGAL DESCRIPTION

THAT PORTION OF LOT 37 OF TRACT NO 3612, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED JULY 30, 1974 AS INSTRUMENT NO. 1026 OF OFFICIAL RECORDS, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LINE BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT WESTERLY THEREON 530.31 FEET FROM THE MOST NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT WESTERLY THEREON 563.43 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID LOT.

EXCEPT THEREFROM THE WESTERLY 265 FEET THEREOF (MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT).

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS PARCEL 36-86 IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED JUNE 24, 1968 AS INSTRUMENT NO. 3385 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION, IF ANY, OF SAID LAND DESCRIBED AS PARCEL 36-87 IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED DECEMBER 15, 1967 AS INSTRUMENT NO. 4465 OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

α "A"



CITY OF CARSON
ECONOMIC DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 071207

GENERAL CONDITIONS

1. The subdivider shall comply with all city, county, state and federal regulations applicable to this project.
2. The proposed development is subject to all applicable provisions of the California Subdivision Map Act, including but not limited to, applicable provisions of Government Code Sections 66427.1, 66427.5, 66451 and 66452, and evidence of compliance therewith shall be submitted to the city Department of Development Services, as required by law.
3. The subdivider shall comply with Section 66427.5(f1 and f2) of the California Subdivision Map Act as follows:
 - a. Following the Map Act Rent Date, as to non-purchasing residents who are not lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rate to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period; and
 - b. Following the Map Act Rent Date, as to non-purchasing residents who are lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rent by an amount equal to the average monthly increase in rent in the four years preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.
4. The subdivider shall comply with the findings and recommendations of the Tenant Impact Report prepared for the condominium conversion of the Park Granada Mobile Home Park, including, but not limited to:



- a. Each resident shall be given a right to purchase the air space condominium upon which the mobile home is situated or to continue the existing tenancy in the park pursuant to the provisions of the Tenant Impact Report;
 - b. The subdivider shall not terminate any existing tenancies or any existing leases or require that the residents vacate the property, after the Map Act Rent Date for failure to purchase an air space condominium upon which the mobile home is located.
5. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
6. The recorded map shall conform to the tentative map approved as Exhibit C and to the Conditions of Approval. Two copies of the final recorded map shall be submitted to the Planning Division.
7. Except with respect for claims, damages, actions or proceedings between the subdivider and the City that subdivider shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 071207. The City will promptly notify the subdivider of any such claim, action, or proceeding against the City and the subdivider will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the subdivider's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ENGINEERING SERVICES DIVISION – CITY OF CARSON

9. A construction permit is required for any work to be done in the public right of way.
10. Any improvements damaged during the construction shall be removed and reconstructed per City Standards plan and to the satisfaction of the City Engineer.
11. All infrastructure necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to recordation of the Final Map.



COUNTY OF LOS ANGELES

Geology/Soils

12. If required, a geology/soils report shall be submitted to the County of Los Angeles for review and approval prior to the recordation of the Final Map.

Road

13. The subdivider shall label all interior access streets as private driveway and fire lane.

Subdivision

14. The subdivider shall place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a mobile home park conversion project for 26 units.
15. The subdivider shall label driveways and multiple access strips as a private driveway, and fire lane and delineate on the final map to the satisfaction of the City Engineer.
16. The subdivider shall provide, if required, suitable turnaround and label the driveway private driveway and fire lane on the final map to the satisfaction of the City Engineer.
17. The subdivider shall provide reciprocal easements for adjoining properties for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in the document to the satisfaction of the City Engineer.
18. The subdivider shall provide for the continual maintenance of the common areas. This can be achieved by the formation of a homeowner's association, comprised of the owners of the units, responsible for the maintenance of the common areas.
19. The subdivider shall provide a numeric reference for all tracts to the satisfaction of the City Engineer.
20. The subdivider shall provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
21. The subdivider shall not grant or record private easements within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.



22. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
23. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being to being filed with the Registrar-Recorder/County Clerk's office.

BUSINESS LICENSE DIVISION - CITY OF CARSON

24. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

