



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 8, 2020

SUBJECT: Relocation Impact Report (RIR) No. 03-18

APPLICANT: Richard H. Close, Esq.
Cozen O'Connor
1299 Ocean Ave., Suite 900
Santa Monica, CA 90401

PROPERTY OWNER: Park Avalon Carson, LLC
425 N. Whisman Rd., # 600
Mountain View, CA 94043

REQUEST: Consider Relocation Impact Report No. 03-18 related to the Closure of Park Avalon Mobile Estates Mobile Home Park

PROPERTY INVOLVED: Park Avalon Mobile Estates (750 E. Carson St.; 21739 Bonita St.)

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimentel			Rahman
		Cainglet			Rashad
		Fe'esago			Valdez
		Mitoma			
		Palmer			Alt. Diaz Alt. Hellurud Alt. Zuniga

Item No. 6A

I. Introduction

Applicant

Richard H. Close, Esq.
Cozen O'Connor
1299 Ocean Ave., Suite 900
Santa Monica, CA 90401

Property Owner

Park Avalon Carson, LLC
425 N. Whisman Rd., # 600
Mountain View, CA 94043

NOTE: STAFF'S RECOMMENDATION IS TO CONTINUE THE HEARING (TO A DATE TO BE DETERMINED) UNTIL THE PARK OWNER COMPLIES WITH THE NEW STATE LAW ENACTED PURSUANT TO ASSEMBLY BILL 2782 BY SUBMITTING: (1) AN APPRAISAL OF THE "IN-PLACE MARKET VALUE," WITHIN THE MEANING OF AB 2782, OF THE MOBILEHOMES OF THE RESIDENTS TO BE DISPLACED; AND (2) INFORMATION AS TO WHETHER OR NOT THE ANTICIPATED FUTURE USE OF THE SUBJECT PROPERTY WOULD INCLUDE OR CONTRIBUTE TO HOUSING OPPORTUNITIES OR CHOICES FOR LOW AND/OR MODERATE INCOME HOUSEHOLDS WITHIN THE CITY.

II. Project Description

The applicant requests approval of RIR No. 03-18 to approve the proposed measures to be taken by Park Avalon Carson, LLC (the "Park Owner"), as owner of Park Avalon Mobile Estates mobilehome park (the "Park"), to mitigate the adverse impacts of the Park's closure on the ability of Park residents to find alternative housing.

Carson Municipal Code ("CMC") Section 9128.21 (Relocation Impact Report) requires Planning Commission review of Relocation Impact Reports related to Mobilehome Park Closures.

The applicant claims it intends to close the 133-space Park for subsequent redevelopment, which according to the applicant may include denser housing and potential mixed-use development appropriate to the Carson Street corridor. However, the applicant has not applied to the City for approval of any subsequent development on the subject property, and has not indicated whether the anticipated or contemplated future development would include affordable housing units.

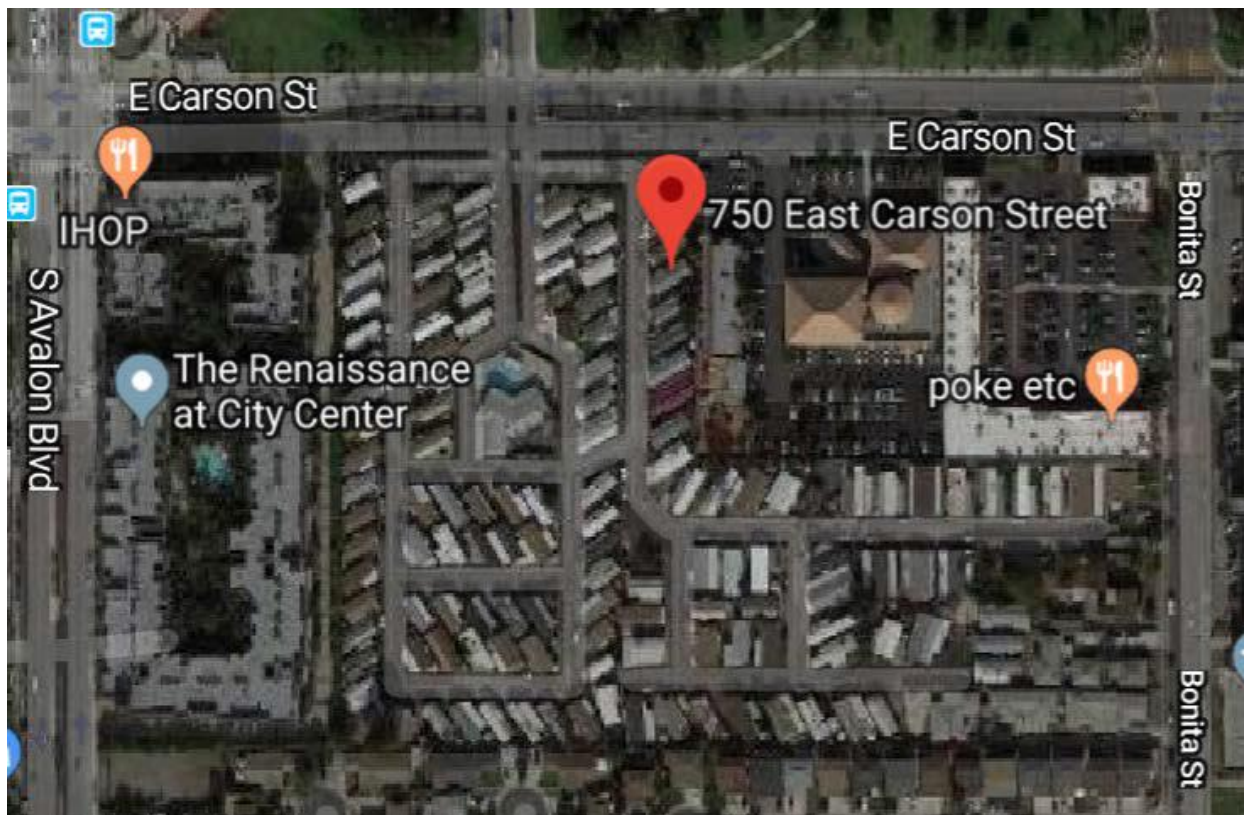
Approval of the proposed RIR does not include, relate to, or commit the City to any potential subsequent development project, or any aspect thereof, related to the subject property or any other property. Instead, the Commission's consideration of the RIR relates only to the determination of the impacts that closure of the Park will have on the residents to be displaced, and what measures the Park Owner will be required to take to mitigate those impacts. Thus, the Commission is tasked with deciding what steps the Park Owner must take to mitigate the adverse impacts of the Park closure on its residents in terms of assisting them in relocating to alternative housing. State law (including the recently-approved bill that changes the state law) and the City's ordinance applicable to approval of relocation impact reports in connection with mobilehome park closures (CMC §9128.21) is discussed in Section IV.C, below.

No specific date of actual Park closure is proposed. Upon effectiveness of any final City approval of the RIR (including a Planning Commission approval and a City Council approval in the event of an appeal), the Park Owner would be required to give Park residents notice of termination of their Park space tenancies in accordance with the Mobilehome Residency Law, which the applicant asserts is six (6) months' notice. Upon effectiveness of such termination of tenancies, the Park Owner would be able to compel residents to vacate the Park.

III. Project Site and Surrounding Land Uses

The Park is located on the south side of E. Carson St. between S. Avalon Blvd. and Bonita St., and is comprised of two parcels. The first, located at 750 E. Carson St., is within the CRD_RM-25 (Residential, Multifamily – up to 25 du/ac) zoning district and has a General Plan Land Use designation of Regional Commercial. The second, located at 21739 Bonita St., is located within the RM-25 zoning district and has a General Plan Land Use designation of High Density Residential.

Land uses surrounding the subject property are commercial and residential.



[Figure (a): Aerial photo of Park Avalon Mobile Estates]

The following table provides a summary of information regarding the subject property:

Site Information	
General Plan Land Use	Regional Commercial; High Density Residential
Zone District	CRD_RM 25; RM 25
Site Size	10.59 acres
Present Use and Development	Mobile home park – Park Avalon Mobile Estates

Surrounding Uses/Zoning	North: Civic Center South: Bonita St. Elementary School; Residential East: Carnegie Middle School; Commercial West: Mixed-Use (Commercial/Residential)
Access	Ingress/Egress: E. Carson St.; Bonita St.

IV. Analysis

A. Site History; Community Outreach; Application Completeness Dispute

The Park was built in 1958, according to the appraisal report submitted by the applicant. In April of 2018, the property was conveyed from L. Wang Family Partners, LP to its current owner, Park Avalon Carson, LLC (the “Park Owner”). The application erroneously listed Park Avalon Carson, Inc. as the park owner, when in fact that is the entity responsible for management of the Park.

The Park Owner first notified residents of its intention to close the Park in February of 2018, before the park closure application was filed with the City on March 15, 2018. The Park Owner also hosted meetings with the residents to discuss Park closure issues and answer questions on March 3, 5 and 6, 2018.

The Park Owner filed the RIR and appraisal reports, together with other related documentation, on September 2, 2020. On September 30, 2020, City issued Park Owner a notice of incompleteness, citing several items which according to staff remained incomplete under CMC Section 9128.21(C), and notifying Park Owner of the passage of a new state law, Assembly Bill 2782 (“AB 2782”), on August 31, 2020, to take effect on January 1, 2021. The notice stated that City was in the process of analyzing AB 2782 and its potential effects on Park Owner’s application, and that there was a possibility that after completion of such analysis, further modifications may be required to the application based on AB 2782. The notice further stated that City expected to complete its analysis within the next two weeks, at which point City would send Park Owner a supplemental letter regarding the issue. (Exhibit 2.A).

On October 7, 2020, the Park Owner submitted a revised relocation impact report (the “RIR”) and related materials to address the CMC §9128.21(C) incompleteness items specified in City’s September 30, 2020 notice of incompleteness, along with a letter objecting to the City’s incompleteness determination and contending that, notwithstanding the revised submittal, the application was complete as submitted on September 2, 2020, and requesting City to deem the application complete by close of business on October 9, 2020. (Exhibit 2.B).

On October 22, 2020, staff issued the Park Owner a letter notifying the Park Owner that City had completed its analysis of AB 2782 and determined that as a result of AB 2782, the Park Owner was obligated to submit two additional application completeness items: (1) an appraisal of the “in-place market value,” within the meaning of AB 2782, of the mobilehomes of the residents to be displaced; and (2) information as to whether or not the anticipated future use of the subject property would include or contribute to housing opportunities or choices for low and/or moderate income households within the City (the “AB 2782 Completeness Items”). The letter also notified the Park Owner that staff had

completed its review of Park Owner's October 7, 2020, re-submittal and determined that the Park Owner had addressed the CMC §9128.21(C) completeness items, subject to submittal of the AB 2782 Completeness Items. (Exhibit 2.C).

On October 26, 2020, the Park Owner sent a response letter objecting to City's October 22, 2020 determination letter in regards to the AB 2782 Completeness Items, asserting that AB 2782 would not become law until January 1, 2021, and therefore that the City was obligated to deem the application complete and set it for hearing by the Planning Commission without submittal of the AB 2782 Completeness Items. The Park Owner also claimed City's October 22, 2020 determination letter violated the Permit Streamlining Act ("PSA"), and that City was attempting to burden, delay or prevent the Park closure because it is politically unpopular and because, as claimed by Park Owner, "City is hoping to delay application completeness until the new law, AB 2782, becomes effective and allows City greater freedom to exact further requirements for closure than are allowed under current law." The Park Owner demanded that City "deem the impact report complete no later than close of business on October 27, 2020, and set it for hearing at the next Planning Commission meeting," and threatened litigation against the City if it did not do so. (Exhibit 2.D)

On November 3, 2020, staff issued a further determination letter to the Park Owner clarifying that the AB 2782 Completeness Items were requested not based on any contention that AB 2782 becomes law prior to January 1, 2021, but rather because relevant hearing and decision-making process timeframes "indicated a significant likelihood that, assuming full compliance with all applicable deadlines and timing requirements, no final administrative decision would be rendered on the Application prior to January 1, 2021, at which point AB 2782 would take effect and apply to the Application. Thus, the City requested submittal of the AB 2782 Completeness Items to ensure its ability to fully evaluate the application prior to moving forward with the hearing and decision-making process irrespective of whether that process happens to conclude before or after January 1, 2021, to protect both the applicant's and the City's interests in ensuring the efficiency of the process by avoiding the risk that the applicant will commence the process only to subsequently become obligated to abandon it and return to the task of completing its application consistent with AB 2782." However, due to Park Owner's insistence to proceed to a Planning Commission hearing ASAP despite being warned by staff that the application is incomplete due to non-submittal of the AB 2782 Completeness Items, staff notified the Park Owner that the application would be set for an initial Planning Commission hearing date of December 8, 2020. The letter also responded to the Park Owner's contentions regarding the PSA, asserting (without limitation) that the Permit Streamlining Act is inapplicable to Park Owner's application. (Exhibit 2.E).

On November 5, 2020, the Director of Community Development ("Director"), with assistance from the applicant, gave the Park residents notice of the December 8, 2020 public hearing before the Commission. The notice of public hearing was posted to the Park property and mailed to each of the residents and coach owners via certified mail together with a cover letter and a copy of the RIR and relevant appraisal information (see details in Section VII below).

The notice of public hearing informed the residents of the opportunities they would have to participate in the public hearing in real-time. Specifically, all residents who wished to submit public comments during the hearing in real-time can do so either from the Community Center, where a projector screen, microphone and podium will be set up allowing residents to observe and participate in the hearing, or can join the Zoom meeting telephonically to do so. These measures are in addition to the multiple options for submitting public comments in advance of the hearing. Residents wishing to simply observe the hearing in real-time without offering public comment can do so by watching it live on the City's PEG channel and/or online on the City's website, where the hearing will be live-streamed.

Public comments submitted in advance of the posting of the Planning Commission Agenda for the relevant meeting are attached hereto as Exhibit 3.

B. State and Local Park Closure Laws; Authority to Require Relocation Assistance

California Government Code ("GC") Section 65863.7 provides that prior to closure or conversion of a mobile home park, the person proposing the change of use shall file a report on the impact of the closure upon the displaced residents. In determining this impact, the report shall address the availability of adequate replacement housing in mobilehome parks and relocation costs.

Pursuant to this requirement and CMC §9128.21, the Park Owner has filed the RIR (Exhibit 1). The proposed RIR details replacement housing resources at pp. 7-9 and attachments F-H. Moving costs are discussed on pp. 9-10, mobile home values are discussed on pp. 10-11 and related appraisal reports, and impacts and proposed mitigation measures are discussed on pp. 11-17.

Also under GC §65863.7 and CMC §9128.21, the Planning Commission is to review the report, prior to any change of use, and may require, as a condition of the change, the Park Owner to take steps to mitigate any adverse impact of the closure on the ability of displaced mobilehome park residents to find adequate alternative housing. However, the steps required to be taken to mitigate shall not exceed the "reasonable costs of relocation." CMC §9128.21(E), in part, provides as follows:

"In approving an RIR, the Commission may impose reasonable measures not exceeding the reasonable costs of relocation to mitigate adverse impacts created by the conversion, which may include, but not be limited to, any of the following:

1. Provision for payment of the cost of physically moving the mobile home to a new site, including tear-down and setup of mobile homes, including, but not limited to, movable improvements such as patios, carports and porches.
2. Payment of a lump sum to compensate for payment of the first and last month's rent and any security deposit at the new mobile home park.
3. Payment of a lump sum to compensate for any differential between rental rates at the closing mobile home park and the new mobile home park during the first year of the new tenancy.
4. For those mobile home residents who move to apartments or other rental housing alternatives, provision for the first and last month's rent, plus security deposit, cleaning

fees, not to exceed the Fair Market Rents for new construction and substantial rehabilitation for the Los Angeles area as established by the U.S. Department of Housing and Urban Development. Mobile home households may be compensated based on the number of bedrooms in the mobile home so that a one (1) bedroom mobile home may be compensated based on a one (1) bedroom apartment, a two (2) bedroom mobile home based on a two (2) room apartment, etc.

5. For those mobile home residents who move to apartments or other rental housing alternatives, a lump sum payment to compensate for any differential between rental rates at the closing mobile home park and the rental housing alternative during the first year of tenancy. Mobile home households may be compensated based on the Fair Market Rents for new construction and substantial rehabilitation for the Los Angeles area as established by the U.S. Department of Housing and Urban Development. Mobile home households may be compensated based on the number of bedrooms in the mobile home so that a one (1) bedroom mobile home may be compensated based on a one (1) bedroom apartment, a two (2) bedroom mobile home based on a two (2) bedroom apartment, etc.

6. Provision of a replacement space within a reasonable distance of the mobile home park or trailer park.

7. A requirement that a resident whose mobile home cannot be relocated within a reasonable distance to a comparable park be compensated by a lump sum payment based upon consideration of the fair market value of the mobile home on-site, including resident improvements (i.e., landscaping, porches, carports, etc.), any mortgage obligations of the resident on the mobile home, and the costs of purchasing a mobile home on-site in a comparable park or acquiring other comparable replacement housing.

8. A provision for setting aside a certain number of units for the residents of the park if the park is to be converted to another residential use.

The total of the mitigation measures required shall be subject to and shall not exceed the limitation in Government Code Section 65863.7 which provides: the steps required to be taken to mitigate shall not exceed the reasonable costs of relocation.”

Pursuant to CMC §9128.21(E), the Commission “shall approve the RIR if it is able to make an affirmative finding that reasonable measures have been provided in an effort to mitigate the adverse impact of the conversion on the ability of the park residents to be displaced to find alternative housing.” Conversely, “if the Commission does not make this finding and is unable to impose reasonable measures to mitigate the adverse impact, the Commission may disapprove the RIR. No other permit or approval shall be granted in furtherance of the proposed conversion and no change of use shall occur until and unless an RIR has been approved.”

C. Change in State Law – AB 2782

AB 2782 was signed by the Governor on August 31, 2020, and takes effect as law on January 1, 2021. AB 2782 amends several statutory provisions including, most notably, Government Code Section 65863.7. AB 2782 (without limitation) makes the following key changes to Gov’t Code §65863.7:

- Requires a relocation impact report, rather than “address[ing] the availability of adequate replacement housing in mobilehome parks and relocation costs,” to include “a replacement and relocation plan that adequately mitigates the impact

upon the ability of the displaced residents of the mobilehome park to be converted or closed to find adequate housing in a mobilehome park.”

- Provides that “if a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change of use shall pay to the displaced resident the in-place market value of the displaced resident’s mobilehome.”
 - To facilitate this requirement, provides that “in-place market value shall be determined by a state-certified appraiser with experience establishing the value of mobilehomes. The appraisal shall be based upon the current in-place location of the mobilehome and shall assume the continuation of the mobilehome park.”
- Requires a city legislative or advisory body, before approving any change of use of the mobile home park property (including a cessation of use of the property as a mobilehome park), to “make a finding as to whether or not approval of the park closure and the park’s conversion into its intended new use, taking into consideration both the impact report as a whole and the overall housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction.”
- Removes the limitation that “the steps required to be taken to mitigate shall not exceed the reasonable costs of relocation.”

The Park Owner contends that AB 2782 does not apply to the Commission’s consideration of the Park Owner’s application, on the basis that AB 2782 does not become law until January 1, 2021. However, CMC §9128.21(E) provides that “[u]pon review of the RIR and consideration of the written and oral evidence received at the hearing, the Commission shall, by resolution, render its decision within forty-five (45) days of the date first set for hearing.” As such, the Commission is not required to make a decision on the RIR at tonight’s meeting. There are many issues to consider, and much public comment is anticipated. These factors may make it difficult for the Commission to render a fully informed decision on the initial hearing date.

Additionally, even if the Commission finds that it is in a position to render a substantive decision on the application at tonight’s meeting, pursuant to CMC §9128.21(F), that decision would become “effective and final fifteen (15) days after the date of [the] decision unless an appeal is filed in accordance with CMC §9173.4.” Thus, the decision is appealable to the City Council within 15 days of the date it is rendered, and in the event of an appeal, the decision would not become final until the appeal is decided (at which point the decision could be affirmed, modified, referred back to the Commission, or reversed, pursuant to CMC §9173.4(C)). Because CMC §9128.21(F) provides that 15 days’ notice is required before any appeal hearing, no such hearing could occur until after January 1, 2021.

Therefore, there is a possibility that even if the Commission renders a substantive decision on the RIR at tonight’s meeting, the decision may be appealed (this is considered highly likely, and occurred in the case of the recent relocation impact report considered by the Commission related to another mobilehome park), and the City’s final

decision on the RIR may thereby become subject to applicability of AB 2782, in which case the Commission's decision would be violative of AB 2782 because the Park Owner has not submitted the AB 2782 Completeness Items which are necessary to enable the Commission to evaluate and act upon the application in accordance with AB 2782.

D. Proposed Relocation Impact Mitigation Measures

The applicant has proposed two primary benefit packages depending on the situations of the respective residents, plus a third option available to no more than 10 residents. The variable that dictates which of the two primary benefit packages would apply is whether it is feasible for the resident's mobilehome to be relocated to another park.

As stated in the RIR, a survey was conducted of (i) all parks located within 30 miles, and (ii) comparable parks located between 30-50 miles, and only 13 available spaces were identified. Furthermore, generally accepted industry standards dictate that parks with available spaces will not accept coaches that are more than 5 or 10 years old, or that are not in good condition. Only 10 of the coaches in the Park meet the 10-year age criteria. Therefore, it is anticipated that no more than 10 coaches will be able to be relocated to a comparable park within a reasonable distance.

Relocation Assistance for Coaches that can be Relocated

In situations where it is feasible to relocate the mobilehome (which as stated above is expected to be fewer than 10 coaches) the Park Owner will pay: (i) actual costs of relocation, including costs to disassemble, transport, reassemble and level the mobile home and all permitted moveable accessory structures; (ii) a lump sum to compensate for first and last month's rent and any security deposit at the new mobile home park; (iii) a lump sum to compensate for any differential between rental rate at the Park and the new mobile home park in the first year of the new tenancy; (iv) the Park Owner will provide transportation of the mobile home and disconnection and reconnection of utilities; (v) costs of moving all personal property; and (vi) up to \$1,500 for necessary modifications to the mobile home to accommodate a disabled person within the replacement park, if the current mobile home has already been modified. Additionally, all residents will have access to up to eight hours' of services of a relocation specialist to help them with all aspects of the relocation process at no charge.

Payment of Appraised Value for Coaches that cannot be Relocated

In situations where it is not feasible to relocate the mobilehome, and the mobile home owner rents or buys a replacement dwelling, the Park Owner proposes to pay the homeowner a lump sum payment equal to the NADA on-site Value as determined by Jim Netzer, MAI (discussed below), in addition to: (1) a lump sum payment in the amount of \$4,800 for a one-bedroom mobilehome, \$5,700 for a two-bedroom mobilehome, and \$7,200 for a three-bedroom mobilehome, as rental assistance in the form of first and last month's rent and security deposit for subsequent housing; (2) costs of moving all personal property; (3) payment of the costs of disposing of the existing mobilehome if the home owner chooses to transfer the mobilehome to the park owner,

subject to certain limitations; (4) a “leaseback option”¹; and (5) services of a relocation specialist as stated above.

As required by CMC §9128.21(C)(6), the on-site and off-site value of all resident-owned mobilehomes in the park was appraised by certified MAI-appraiser James Netzer, and that appraisal was then peer reviewed by certified MAI-appraiser James Brabant. The total appraised on-site value of the 127 resident-owned mobilehomes according to Mr. Netzer’s appraisal was \$4,847,818 (the appraised off-site values were naturally far lower, because they do not take into account the value of being in a rent-controlled mobilehome park, as is the case with the Park.) Mr. Brabant recommended certain adjustments to the valuations pursuant to his peer review report, and the total on-site value as adjusted by Mr. Brabant was \$8,456,485, representing an increase of \$3,608,667 over the Netzer valuations.

One key factor in Mr. Netzer’s determination of the appraised on-site value of the respective homes was how long the resident has owned his or her home in the Park, as this is used by Mr. Netzer to measure the degree to which the resident has recouped or realized his or her investment in the leasehold advantage of having purchased a home in a mobilehome park that is subject to the City’s rent control ordinance.

According to Mr. Netzer’s report (Exhibit 1.A), the “appraised on-site value” represents the physical value of the mobilehome sited in a “standard land-leased community” (i.e., the NADA on-site value, which takes into account the physical properties and condition of the home, a location adjustment, and the contributory value of the landscape and hardscape) PLUS the present worth of the uncaptured investment value on the tenant’s “leasehold interest” resulting from the City’s mobilehome space rent control ordinance, referred to as the “present worth of leasehold interest, adjusted for term of tenancy.” To reach this figure, Mr. Netzer determined the monthly leasehold advantage (the difference between market rent and contract rent) and then capitalized it into a lump sum representing its “present value” by discounting the monthly leasehold advantage at an average rate of 10% (based on a presumed average annual loan interest rate of 10%) for a presumed average loan term/investment holding period of 10 years.

¹ The “leaseback option” provides that “Park residents who wish to opt for early termination of their Park space tenancies shall have the right to do so at any time, subject to compliance with applicable provisions of the Mobilehome Residency Law and execution of an early termination agreement with the [Park] Owner. Upon the transfer of title to the Owner, the resident will have the option to lease back the home until the closure of the Park. A resident who chooses the Leaseback Option must enter into a month-to-month rental agreement for the home and space at the same base rental rate last paid during home ownership, with 5% annual increases thereafter. Such rental agreement will be terminable by either party upon a 60-day written notice.”

The proposed leaseback agreement terms do not comport with the Mobilehome Residency Law (MRL) or the City’s Mobilehome Space Rent Control Ordinance. This suggests the applicant believes such laws would not apply to the leaseback agreements, which would take effect after the existing lease is terminated pursuant to the MRL provision that allows MRL-regulated leases to be terminated after either 6 or 12 months’ notice due to “change of use of the park or any portion thereof.” (Civil Code §798.56(g)). Additionally, because the proposed leaseback agreements would be terminable by Park Owner upon 60 days’ notice, and because no specific Park closure date or subsequent development is proposed by the Park Owner, this proposal raises questions as to whether the Park Owner is seeking approval of the RIR at least partially in an attempt to circumvent rent control and have the ability to lease spaces to residents under unregulated leaseback agreements moving forward for an indefinite period of time.

This value of the “leasehold advantage” according to Mr. Netzer is zero for residents who have lived in the Park 10 or more years, as these residents are deemed to have recaptured the full investment value of their leasehold interest. Among the residents who do receive “leasehold advantage” credit, the amount is lowest for residents who have owned their homes in the Park for almost 10 years, and is highest for residents who purchased their homes in the Park most recently.

Mr. Netzer then added a “pre-closing leasehold benefit” category to the valuation of each home based on the estimated time involved in processing the RIR and closing the Park. A one-year term is used for the “pre-closing leasehold benefit” on the basis that, according to Mr. Netzer’s report (pp.33-34), “the tenants have enjoyed two years of leasehold advantage since they were provided notice of the intent to close the park (2/20/2018), during which time the owner was completing the RIR process. It is anticipated that the RIR will be submitted and approved within six months and the owner has the statutory requirement to provide the tenants six-month notice of closure.”

Mr. Brabant’s review report (Exhibit 1.B) determined that Mr. Netzer’s conclusions as to the average 10% discount rate and 10-year investment holding period were not well-supported, and Mr. Brabant prepared adjusted “special calculations” using a 9% discount rate and a 15-year holding period. Under the special calculations, residents who have owned their mobilehome in the Park for less than 15 years receive “leasehold advantage” credit, with the highest amounts credited to the residents who have owned their homes in the Park for the shortest periods of time, in accordance with the Netzer framework.

Mr. Brabant also determined that Mr. Netzer’s one-year term for calculation of the “pre-closing leasehold benefit” is inadequate and should include the period of time commencing when the Park owner notified the Park residents of its intent to close the Park (2/20/18) and concluding on the Park closure date – some 3 years and 4 months thereafter, based on Park Owner’s anticipated closure date of June 2021 as stated in the Netzer report. Mr. Brabant thus re-calculated the “pre-closing leasehold benefit” accordingly for each coach.

The Park Owner proposes to pay the on-site values as appraised by Mr. Netzer to each mobilehome owner resident whose coach cannot be relocated. However, subject to compliance with applicable law, the Planning Commission has discretion to require payment of the adjusted on-site values reflected in Mr. Brabant’s “special calculations.” The range of appraised on-site values for the various coaches varies widely based on their age, size, condition and other factors. A breakdown of the number of homes falling into various valuation range increments, after Brabant adjustments, is set forth below:

Value Range	Actual Range	Number of Mobile Homes
Less than \$40,000	\$26,890 - \$39,950	48
\$40,000-\$60,000	\$40,785 - \$57,815	11
\$60,000-\$80,000	\$61,925 - \$79,810	20
\$80,000-\$100,000	\$80,185 – \$98,775	29
\$100,000-\$120,000	\$100,135 - \$119,940	8

\$120,000 and Greater	\$122,995 - \$169,830	11
Average Value: \$66,586		

Per the RIR, Park Owner will pay the costs of removal and disposition of the mobilehome IF the homeowner chooses to transfer the mobilehome to the Park Owner. (See RIR p. 17). To transfer the mobilehome to the Park Owner, the homeowner would need to convey title to the mobilehome to the Park Owner free and clear of any liens and encumbrances, so presumably the homeowner would be responsible either for paying off any liens or encumbrances or for paying the costs of removal and disposition of the coach. Additionally, irrespective of any transfer of the mobilehome to the Park Owner, the RIR provides that the homeowner would be responsible for any disposal or disposition of the mobilehome if an existing lien was placed on the home after February 2018, or should a pre-February 2018 loan be in default (See RIR p. 17).

As shown by the above table, even if the Commission imposes mitigation based on the appraised on-site values as adjusted by the Brabant peer review, 48 resident households would receive less than \$40,000 as payment for their homes' on-site value, and that is before factoring in either: (i) payment as necessary to remove any liens or encumbrances from title in order to convey title to the Park Owner; or (ii) payment of the costs of removing and disposing of the mobilehome, as would be the obligation of the resident if free and clear title to the mobilehome is not conveyed to the Park Owner or if an existing lien was placed on the home after February 2018 or a pre-February 2018 loan is in default.

The RIR identified 326 mobilehomes available for purchase within 50 miles of the Park (323 of which were within 30 miles, with purchase prices ranging from \$15,250 to \$299,900, although the majority of the dwellings were listed between \$60,000-\$120,000. In addition, rental apartments were available as follows: (i) 282 studio apartments with monthly rent ranging from \$1,000 to \$1,850; (2) 241 one-bedroom apartments with monthly rent ranging from \$950 to \$1,950; (3) 230 two-bedroom apartments with monthly rent ranging from \$925 to \$2,700; and (4) 165 three-bedroom apartments with rent ranging from \$1,200 to \$3,195. Finally, there were 37 condominiums available for sale at prices ranging from \$141,900 to \$995,000.

As an example of an apartment rental scenario, a resident household that cannot relocate its mobilehome and that nets \$30,000 in payment as relocation impact mitigation assistance in exchange for its mobilehome would be able to use the funds to pay for 20 months' worth of rent for an apartment at \$1,500 per month, 15 months' worth of rent for an apartment at \$2,000 per month, or 12 months' worth of rent for an apartment at \$2,500 per month, before the funds run out. If the household nets \$20,000 in relocation assistance, these numbers drop to 13.33 months at \$1,500 per month, 10 months at \$2,000 per month, or 8 months at \$2,500 per month.

Alternatively, as an example of a mobilehome purchase scenario, a 20% down payment for purchase of a mobilehome costing \$90,000 would be \$18,000, leaving \$12,000 remaining for a household that nets \$30,000 in relocation assistance. However, the household would then be obligated to pay mortgage payments on such purchase

(\$72,000 mortgage amount @ 5% interest for 30 years = \$387) in addition to space rents at rates that may not be subject to local rent control in the jurisdiction in which the home is sited. According to a survey of comparable non-rent-controlled parks in other jurisdictions in the Netzer appraisal report submitted by the applicant, market rental rates for the spaces in the Park (i.e., what the spaces would be rented for under normal market conditions absent rent control) are \$950/month. Assuming a mortgage payment of \$387 per month and a space rent of \$950 per month, a household that receives \$30,000 in relocation assistance would be able to pay for the home using relocation assistance for approximately 9 months before the funds run out. A household that nets \$20,000 in relocation assistance would have just \$2,000 remaining after the down payment for the purchase in this scenario.

The RIR does provide that up to 10 resident households would have the option of relocating into one of two mobilehome parks owned by the Park Owner in Yucaipa, at space rents which are subject to the mobilehome space rent regulations of the City of Yucaipa. However, these parks are located over 80 miles from Park Avalon, and as a result, many residents likely would not find this option attractive if they have a need to remain in the Carson area due to work or family obligations. Also, the RIR states that 56 resident households are extremely low income (30% or less of area median income [AMI]), 39 households are very low income (31-50% of AMI), and 22 households are low income (51-80% of AMI), whereas 8 households had unknown income and only 2 households were known to be above low income. Based on these figures and the proposed mitigation measures as discussed above, there would likely be many more than 10 resident households who would be in need of affordable housing assistance within a short period of time in order to avoid homelessness if displaced from the Park by a closure on the proposed terms. However, apart from the option for 10 households to relocate to rent-controlled parks in Yucaipa, no affordable housing option providing such a safeguard is identified or proposed for such households. By comparison, the relocation impact report recently considered by the Commission for another mobilehome park in the City proposed a guaranteed long-term right of tenancy in rental housing subsidized to affordable housing levels and located in the City of Carson, which was available to all low income (and as ultimately approved, all) displaced residents.

V. Zoning and General Plan Consistency

The proposed RIR does not involve any change to the existing zoning designations or General Plan land use designations.

VI. Environmental Review

The City's consideration of the proposed RIR is not subject to review under the California Environmental Quality Act (CEQA), because it does not constitute a "project" within the meaning of CEQA. (Pub. Res. Code §21065; 14 CCR §15378). Approval of the RIR does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Approval of the RIR relates only to the determination of the measures required to be taken by the applicant to mitigate the adverse impacts on Park residents who will be displaced by the closure of the Park, as authorized and required by applicable law. Additionally, approval of the RIR does not constitute "approval" of any "project" for purposes of CEQA, because the RIR is not a project, and because approval of the RIR does not commit the City to a definite course of action or foreclose options or

alternatives in regard to any project intended to be carried out by any person, including the applicant, and because it does not constitute a commitment to issue or the issuance of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of a project (14 CCR §15352). No application has been filed for any proposed development or use of the subject property after cessation of the mobilehome park use.

VII. Public Notice

Notice of the public hearing was posted to the subject property, and copies of the notice of public hearing and the RIR, together with the applicable individual appraisal documentation, were mailed to all residents and mobile home owners of the Park via certified mail by the Director, on November 5, 2020, in accordance with Carson Municipal Code Section 9128.21 and California Government Code Section 65863.7. The Director verified that all Park residents and mobilehome owners timely received these documents and were therefore notified in accordance with applicable law. The meeting agenda was posted on the City's website and at City Hall no less than 72 hours prior to the Planning Commission meeting.

VIII. Recommendation

That the Planning Commission:

- Continue the public hearing to January 13, 2021 (to be taken up at an adjourned regular meeting of the Planning Commission, adjourned from the Planning Commission's next scheduled regular meeting date of January 12, 2021), or later as may be requested/agreed to by the applicant to allow sufficient time for submittal of the AB 2782 Completeness Items.

IX. Exhibits

1. RIR
 - 1.A Netzer Appraisal Report
 - 1.B Brabant Review Appraisal Report & Special Calculations
2. Correspondence re: Application Completeness Dispute (A-E)
 - A. City Letter Dated September 30, 2020
 - B. Park Owner Letter Dated October 7, 2020
 - C. City Letter Dated October 22, 2020
 - D. Park Owner Letter Dated October 26, 2020
 - E. City Letter Dated November 3, 2020
3. Public Comments

Prepared by: McKina Alexander, Associate Planner



RELOCATION IMPACT REPORT

Park Avalon Mobile Estates

Prepared for

Park Avalon Carson, LLC
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By

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(Revised) October 7, 2020

EXHIBIT NO. 1

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Introduction

The Park Avalon Mobile Estates is a 133-space residential mobile home park (“Park”) situated on real property located in Carson, CA. The property is currently owned and operated by Park Avalon Carson, LLC (“Owner”). The Owner of the Park has submitted an application to the City of Carson to close the Park.

As a result of the proposed Park closure, the Owner is required to prepare a Closure Impact Report in accordance with the State of California Government Code and Mobile Home Residency Law and the City of Carson’s Municipal Code Chapter 8 – 9128.21 (“Ordinance”); the purpose of which is to report on the impact of the proposed Park closure upon the residents of the Park.

In 1978, the California Legislature enacted the Mobile Home Residency Law (Civil Code Section 798 et seq.) (“MRL”) which provides a comprehensive statewide regulatory scheme governing the use and closure of mobile home parks (Civil Code sections 798 et seq. and Government Code sections 65863.7-65863.8.). In anticipation of the need to prepare for closure of the Park, Overland, Pacific & Cutler, LLC (OPC) has been contracted to prepare a Relocation Impact Report (Report or RIR) as required by the MRL, the Government Code and the Ordinance.

Among the mandates of Code Section 65863.7 are the requirements to “...*report on the impact of the conversion, closure or cessation of use upon the displaced residents of the mobile home park to be converted or closed*” and “...*address the availability of adequate replacement housing in mobile home parks and relocation costs.*” The measures required to mitigate any adverse impact of the conversion, closure, or cessation of use on the ability of displaced mobilehome park residents to find adequate housing in a mobilehome park shall not exceed the reasonable costs of relocation pursuant to Section 65863.7. In addition, the Owner must notify residents of the Park of the proposed change in use, in accordance with Section 65863.8.

The Ordinance suggests potential mitigation measures, which will be discussed in detail later in this Report.

Prior to the closure of the Park, the Owner and all residents of the Park shall have the right to, and the availability of, a public hearing before the legislative body on the sufficiency of this Report and the proposed relocation assistance described in Section 65863.7 of the Government Code and Section D of the Ordinance. This Report will address all homeowners and occupants of the Park as of September 2020.

In order to prepare this Report, OPC reviewed resident data that was provided to us by the residents and the Owner and performed a comprehensive study of mobile home park resources and other housing resources. Consistent with MRL, the Government Code, and the Ordinance, this Report presents recommendations concerning the mitigation of relocation impacts associated with the closure of the Park.

Mobile Home Park Location and Description

A. Regional Location

The Park is a residential mobile home park situated on the real property located at 750 E. Carson Street, Carson, CA 90745 within Los Angeles County, CA. (See Figure 1: Regional Mobile Home Park Location.)



Figure 1: Regional Mobile Home Park Location

B. Park Site Location

The Park, situated on approximately 10.59 acres, is bounded by E. Carson Street to the north, E. 220nd Street to the south, Bonita Street to the east, and S. Avalon to the west. (See Figure 2: Mobile Home Park Site Location.) The legal description of the Park property is found in **Exhibit A** and a site map is found in **Exhibit B**.

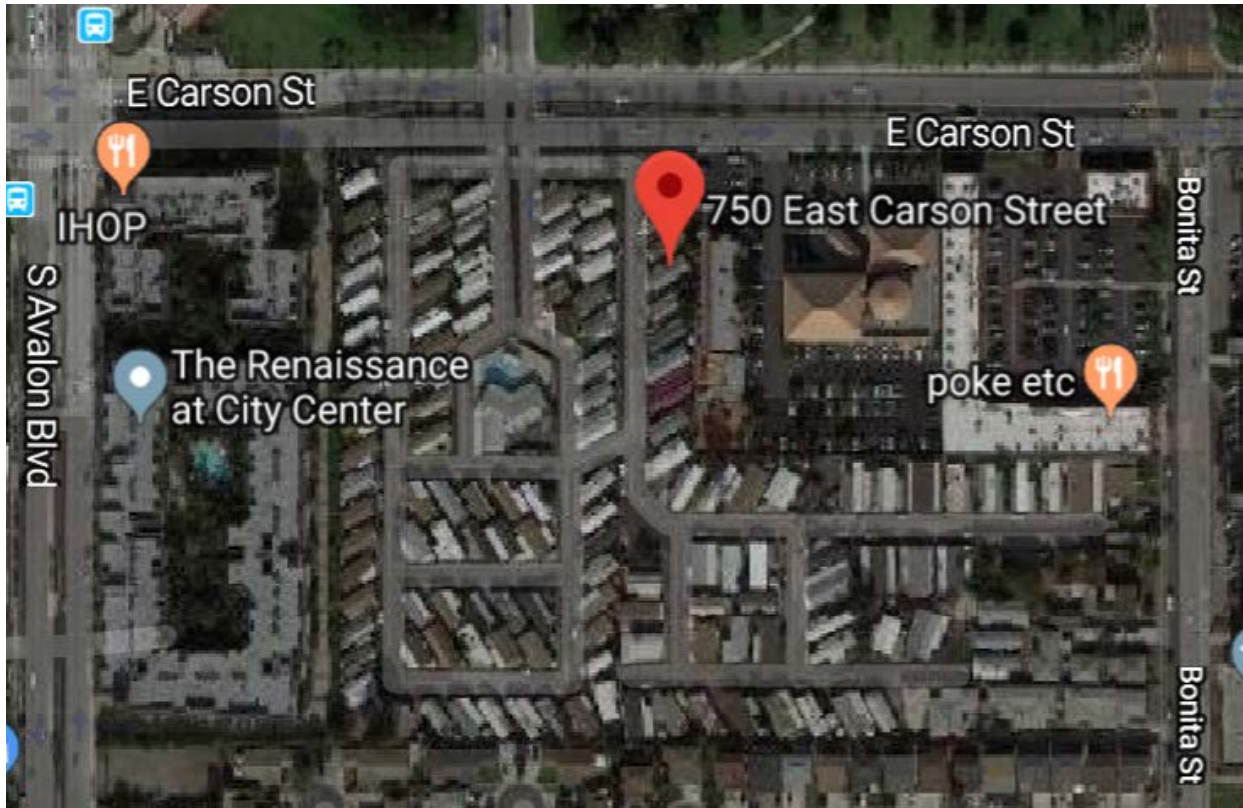


Figure 2: Mobile Home Site Location

C. Mobile Home Park Description

The Park, constructed in 1958, is over 60 years old, much older than the majority of parks in the City. The Park property is located directly across from City Hall and the Civic Center, and directly adjacent to the new City Center. It contains 133 coach spaces and several fixed structures, including a central business office, community room, pool, and two laundry rooms. (There is no Space #96, which is why there are only 133 spaces, although space numbers go through #134.)

The average age of the homes in the Park is 39 years old. Seven of the units are 10 years old or less and only one of those homes is five or less years old. Many of the homes have one or more types of improvements such as porches, patios, and carports.

The internal roadways are paved with asphalt. The Park is landscaped, with the landscaping being in fair condition.

The Park Owner pays for water and trash services. Park residents pay for gas and electric services, and each space has independent meters. A map of the Park is presented in **Exhibit B** of this report.

The Park Owner intends to close the Park for subsequent redevelopment. At this time, there is no proposed replacement development due to uncertain forecasts in the post-pandemic real estate market, the unknown cost and timing of local approval to close the Park, and other factors. The Park Owner anticipates developing the property into denser housing and possible mixed-use appropriate to the City's burgeoning Civic Center area at the intersection of Avalon Boulevard and Carson Street, where the Park remains an underdeveloped parcel.

There is no intent to sell the Park, so Residents have not been offered the option of a long-term lease of the land and purchase of the improvements.

The proposed RIR does not involve any change to the existing zoning designations or General Plan land use designations. The City's consideration of the proposed RIR is not subject to review under the California Environmental Quality Act (CEQA), because it does not constitute a "project" within the meaning of CEQA. (Pub. Res. Code §21065; 14 CCR §15378). Approval of the RIR does not constitute "approval" of any "project" for purposes of CEQA, because the RIR is not a project, and because approval of the RIR does not commit the City to a definite course of action or foreclose options or alternatives in regard to any project (14 CCR §15352).

Mobile Home Park Resident Profile

This Report is being prepared based on the known occupants of the Park as of September 2020. As of the date of this Report, there are 127 owner-occupied spaces, three tenant-occupied spaces (Park-owned units), three vacant spaces and a trash receptacle in another space (would be Space #96).

Residents were first notified of the Park Owner's intent to close the Park on February 20, 2018. Informational meetings for the Residents were held at the Park's clubhouse on March 3, 2018, March 5, 2018 and March 6, 2018 to inform the Park residents of the Park Owner's intention to close the Park. Additional information was provided at each meeting regarding the residents' rights, the park closure process, and the estimated Park closure timeframe, including the requirement to survey the Park residents and prepare the RIR. Residents were given an information sheet to take home with them as well (**Exhibit C**).

In mid-May 2018, resident questionnaires, approved by the City of Carson, were mailed to all Park households and were also made available in the Park office. A letter requesting and encouraging residents to complete and return the questionnaires, in order to be represented in the RIR, and to assist the Park Owner with fully understanding the impacts a Park closure would have on residents, were also mailed at that time (**Exhibit C**). Reminder letters regarding the importance of completing and returning the questionnaires were mailed to all households who had not yet returned a completed questionnaire as of the end of June 2018 (**Exhibit C**). All information and letters throughout the resident outreach process were provided in English and Spanish.

Completed, or partially completed, questionnaires were returned by 127 of the 130 Park households as of September 2020.

Mobile homes in the Park are either owned by the occupant/resident, owned by the Park and rented to the occupant/renter, or owned by an off-site owner and rented to the occupant/renter. Based upon the information provided by the residents, the majority of homes are owner-occupied, there are three Park-owned units occupied by tenants, and there may be a handful of non-Park owned units occupied by tenants. The Park Manager provided information that indicates there may be in fact several sub-tenants on site. Non-owner occupants are not mobile home residents under the MRL or Ordinance and are not entitled to relocation mitigation assistance under the MRL or Ordinance. Verification of ownership will be required as part of the relocation process.

A summary of available Park resident questionnaire responses is provided in **Exhibit D**. (Completed questionnaires with additional personal information regarding the household, i.e. income level, disabilities, etc., was provided to the City of Carson under separate and private cover per the requirements of the Ordinance, together with a Confidential Resident Information spreadsheet.) The resident-reported information has not been confirmed.

There is incomplete household data in some instances due to the lack of response to multiple survey requests, and/or although a household may have completed and returned a questionnaire, some residents declined to provide information about specific aspects of their household. The following data was reported but has not been verified. The residents will be required to provide written documentation of ownership, income, age, occupancy, special needs, loans balances, etc. at the time of relocations.

The 127 respondent households are comprised of a total of 302 adults and 62 children (17 years or younger) for a total of known 364 residents. Fifty households reported having at least one senior member (62 years of age or older), and 44 households reported at least one member with a disability. (In California, disability is defined by the Fair Employment and Housing Act (FEHA) as an actual or perceived physical or mental disability or medical condition that is disabling, potentially disabling or perceived to be disabling or potentially disabling, which limits a major life activity). The total numbers of reported senior and disabled individuals are also depicted in **Table 1** below:

TABLE 1: Tenant Occupancy Data			
Adults	Children	Senior	Disabled
302	62	67	58

Of the 127 households who responded, 119 households provided unsubstantiated information regarding gross household income. According to income standards for Los Angeles County (**Exhibit E**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), the households, as self-reported, would qualify as follows in **Table 2**:

TABLE 2: Park Household Incomes	
Income Level	# of Households
Extremely Low Income (30% or less of area median income)	56
Very Low Income (31% - 50% of area median income)	39
Low Income (51% - 80% of area median income)	22
Above Low Income (> 80% of area median income)	2
Unknown Income	8

Twenty-three of the respondent households reported existing loans on their homes ranging from \$3,000 - \$140,000.

The mobile homes within the Park are reported to be one-bedroom, two-bedroom and three-bedroom units, although some mobile home owners did not allow access to their homes and the bedroom counts are not verified at this time. Bedroom count and size of units is reported in **Exhibit D**.

Replacement Housing Resources

One of the impacts of the proposed closure may be the Park residents' need to identify the availability of replacement sites to which a mobile home could be moved or other replacement housing options. Per the Ordinance, available spaces in comparable mobile home parks within a 50-mile radius have been identified within the RIR. Initially, a search was conducted of all mobile home parks within a 30-mile radius, regardless of actual comparability to the Park.

For parks within 31-50 miles of the Park, the following comparability criterion was applied: size of the park (number of spaces), restrictions (senior versus family), space rent, and amenities. When interviewed, the current Park residents consistently stated they wanted to remain in the Carson community or as close as possible. Therefore, all parks, regardless of comparability, were included in the search up to 30 miles to present more options to the Park residents. Following is information on the availability of replacement sites in mobile home parks; mobile homes for sale and rent; and availability of all types of rental housing.

A. Mobile Home Park Space

A search was conducted to determine the availability of vacant mobile home spaces or pads in parks as described above. A complete list of the parks with the number of available spaces and conditions, and the reported type of mobile homes and residents accepted, is presented in **Exhibit F**.

Based on the survey of mobile home parks and of those parks where a representative was available to answer questions, 13 available vacant spaces were identified. Space rents for these parks range from \$850 to \$1,670 per month, depending on the size and location.

Although some of the mobile homes within the Park are in fair to good condition, there are other limitations to moving them to another park. Generally accepted standards and practices among mobile home park operators allow homes to be moved into the park if they are less than five years old and deny homes that are more than ten years old.

While some park operators may allow homes in excess of 10 years, they are generally not accepted and would have to be approved on an individual basis. Only seven of the existing homes within the Park meet the ten-year age standard based on information provided and may be considered for acceptance by another park in the immediate vicinity.

Therefore, under the above generally accepted standards and practices, it is a reasonable assumption that only a very limited number of Park mobile homes with associated fixed accessory equipment may be relocated to a comparable mobile home park within the vicinity of the Park.

No written commitments from mobile home park owners willing to accept displaced residents were sought or obtained. It is the relocation specialist's universal experience that park owners will not provide written commitments to accept relocated homes without knowing information about the home, when the homeowner seeks to relocate to their park, or whether the park owner will have a vacant space at that unknown future time.

B. Mobile Homes For Sale

A survey of for-sale mobile homes currently on the market identified 326 mobile homes for sale within comparable parks in a 50-mile radius, with prices ranging from \$15,250 to \$299,900, although the majority of dwellings were listed between \$60,000 - \$120,000. Mobile homes with higher sale prices may include the land, making it very much like single family residences or condominium units with common area maintenance monthly dues instead of space rents. Higher prices also indicate more park amenities and newer manufactured homes or mobile homes than exist at the Park.

An additional reason homes in those parks are priced higher is if they are in a rent-controlled City, because lower rents create high home prices. The available mobile homes for sale that were surveyed can also be found in **Exhibit F**. The results are as of March 2020, although it is an ever-changing market, and the results are a snapshot in time.

New mobile homes for sale were also researched with the following results shown in **Table 3** on the following page:

Company	1 BR	2 BR	3 BR	Installation & Shipping
Factory Expo	\$26,900 - \$30,400	\$36,444 – 60,389	\$81,295 - \$92,217	\$10,000-15,000
The Homes Direct	\$42,961 – 49,900	\$50,900 - \$85,900	\$65,637 - \$119,900	\$20,000-26,000
Home Nation	\$39,946 - \$47,280	\$46,130 - \$51,375	\$86,106 - \$98,293	\$5,000-8,000

As an alternative to purchasing a mobile home, a Park resident may consider purchasing a condominium. A survey for available condos for sale within the vicinity was conducted and the results are shown in **Exhibit G**. Thirty-seven condos for sale were identified with list prices ranging from \$141,900 - \$995,000.

C. Rental Housing

A mobile home within another park would be considered the most comparable dwelling to what the residents currently occupy. A rental survey was also performed to identify the availability of mobile homes for rent within the Parks identified in **Exhibit F**. One mobile home was available for rent at a total monthly rental rate of \$2,152 for home and space rent.

Due to the limited availability of mobile homes for rent in the area, a search of other types of available low-density rental units (SFR, duplex, tri-plex, quad-plex), townhomes/condos and apartment rental units was conducted. Additional rental housing was identified and is shown in **Table 4** below as a summary of the availability of these types of rental units within a 15-mile radius of the Park.

Bedroom Size	Studio	One	Two	Three
No. Found	282	241	230	165
Rent Range	\$1,000 - \$1,850	\$950 - \$1,950	\$925 - \$2,700	\$1,200 - \$3,195

Specific listings for rental units can be found in **Exhibit H**.

Moving Costs

Assuming a mobile home could be moved and there was an available location, the Owner will pay for all reasonable costs associated for moving a Park resident’s dwelling to another location. These costs may include, but are not limited to, the cost to

disassemble an existing mobile home and all appurtenances in the Park, to transport the dwelling, and to reassemble the mobile home and all appurtenances in another mobile home park or location.

General moving estimates were secured by two professional movers – both reviewed and approved by the City of Carson. Their estimated ranges of cost are as follows:

Mover 1: Terra Firma

Estimate:

Single wide \$9,000 - \$12,000

Doublewide \$14,000-\$16,000

(ranges are based on appurtenances and the extent of exterior improvements that can be relocated)

Prices include tear down, transportation, setup, and permits.

The price range includes transportation within 50 miles of subject dwelling.

Mover 2: Hemet Valley

Estimate:

Single wide \$7,000 - \$10,000

Doublewide \$12,000-\$15,000

(ranges are based on appurtenances and the extent of exterior improvements that can be relocated)

Prices include tear down, transportation, setup, and permits. The price range includes transportation within 50 miles of subject dwelling; estimates may vary depending on exact height/width of the unit, specifics of route, the condition of axles, number of awnings, and other factors.

These same rates/ranges would apply to moves from Carson to the Yucaipa parks referenced in the proposed relocation mitigation measures.

Estimated costs to relocate the personal property within the mobile home to a replacement dwelling are based on the federal fixed move schedule for the state of California and include utility transfer fees. Payment amount examples include \$1,165 for a one-bedroom unit, \$1,375 for a two-bedroom unit and \$1,665 for a three-bedroom unit.

Mobile Home On-Site and Off-Site Values

Appraisals were completed in June 2020 by MAI-certified appraiser, James B. Netzer, who is qualified to appraise mobile homes, accessory structures and appurtenances. Mr. Netzer was instructed to value each dwelling as defined in Section C (6) of the Ordinance. He personally conducted exterior inspections of the individual tenant coaches on May 26, 2020 and May 27, 2020. His inspections included review and confirmation of physical data included in each individual "Summary Description of

Home" prepared by MAI-certified appraiser James Brabant based on his interior inspections of each individual coach in October 2018. All owners of the units were offered the opportunity to walk the lot and home during inspection to offer information about the dwelling and any improvements.

Mr. Netzer also reviewed the "Homeowner Disclosure Statement" that was prepared by each coach owner and compared it to his exterior inspection of each coach and also to Mr. Brabant's inspections. Subsequently, the City directed Mr. Brabant to review Mr. Netzer's appraisals and provide his opinion. Both Mr. Netzer's and Mr. Brabant's full reports and individual appraised values will be provided with the RIR for each coach owner's review.

The appraised off-site values of the Park units ranged from \$5,575 to \$86,000. The appraised NADA on-site values of the Park units ranged from \$5,899 to \$95,829. Mr. Netzer's appraised on-site values of the Park units ranged from \$12,875 to \$131,200, totaling \$4,867,420 for all coaches. Mr. Brabant's appraised on-site values ranged from \$26,890 to \$169,830 totaling \$8,456,485 for all coaches - \$3,598,065, or 74% higher than Mr. Netzer's valuations.

Impacts and Proposed Mitigation Measures

The relevant statutory law for the closure of a mobile home park and specific requirements for mitigation are California Government Code Section 65863.7, Civil Code Section 798.56(g), and City of Carson Municipal Code 9128.21, which indicates the City prior to closure will review the steps taken by the Park Owner to mitigate adverse impacts of the closure on the ability of the displaced mobile home owners to find adequate housing in a mobile home park.

Given the linkage between mitigation and reasonable relocation costs, the Owner should determine what elements should be considered in determining "*reasonable costs of relocation.*" The scarcity of available mobile home park space and the difficulty or impossibility anticipated in the actual moving and set-up of the majority of the existing mobile homes in the Park allows for the opportunity to provide alternative assistance to secure replacement housing.

A. Impacts to Mobile Home Owners and Park Residents

All residents face the issue of the disposition of their mobile home and relocation to a replacement dwelling. Physical relocation of the existing dwelling to another mobile home park is likely not an option for the majority of the mobile home owners desiring to stay in the immediate vicinity. Finding available alternative space, particularly for older mobile homes, will be a challenge.

The main concern of the Park residents is with the potential financial impact resulting from the loss of affordable pad rent, and where they can afford to relocate. Some of the residents report to be elderly and on fixed incomes, and a high percentage of households reported they are Extremely Low and Very Low Income.

Parents of minor children within the Park expressed the desire to remain within the geographic boundaries of their current schools. Many families have indicated they need to remain in the Carson or nearby area close to employment, current doctors, medical facilities, caregivers, family and other service providers. Nearby access to public transportation is a necessity for some of the households.

Some households reported they have invested money to remodel or improve their Park dwellings and are concerned with recouping their investments. As of the date of this Report, actual improvements and costs have not been verified.

And finally, resident owners with disabilities, including mobility challenges, were reported, which may create a need for these owners to secure replacement housing capable of accommodating the physical disabilities comparable to accommodations in their current dwelling.

B. Relocation Mitigation Measures

Section 65863.7 of the Government Code does not require a local government to impose any mitigation measures, and clearly limits imposition of any measures to mitigate any adverse impact of the closure on the ability of displaced Park resident to find adequate housing in a mobilehome park to the reasonable cost of relocation.

In approving mitigation measures for a prior mobilehome park closure, the City found the following:

The issues, as discussed above, raise questions concerning whether the “Comparable Sales” appraisal method or the “Depreciated Replacement Cost” appraisal method is the most appropriate appraisal methodology in reviewing the adverse impacts of park closures on displaced Mobilehome tenants. As a result of numerous public hearings before the Planning Commission and City Council on other park closure proposals, it has been determined that the mandate of the City's RIR Ordinance and Section 65863.7 of the California Government Code that the relocation benefits imposed not exceed the “Reasonable Costs of Relocation” provide reasons for the use of the Depreciated Replacement Cost appraisal method. This appraisal method is based on a guide, such as the Marshall & Swift Manual. This manual is used to establish the cost of replacing the home and then appraising the then depreciated cost based on the age and condition of the dwelling. This eliminates any value that might be attributable to the Rent Control Ordinance. The use of the Depreciated Replacement Cost appraisal method results in a value for the Mobilehome and no value for the underlying land except to the limited extent that it assumes that the unit can be located on another theoretical site in Southern California.

Park Avalon is over 60 years old, much older than the majority of parks in the City. The Owner has invested over \$350,000.00 in upgrades to the Park since purchasing it only three years ago. The Owner has also spent over \$200,000.00 in plumbing and gas line repairs. However, a substantial investment in below-grade infrastructure (gas lines, water lines, electricity, etc.) estimated to cost over \$2.5 Million dollars will need to be invested if the Park is to continue to operate, necessitating its closure. Furthermore, all of these costs, plus interest, may be passed on to the residents themselves pursuant to Carson Municipal Code section 4704, which would result in large capital improvement rent increases to the residents, and would nonetheless require the Owner to make the initial substantial investment, yet be repaid over an extremely long period of time. In short, the Park is very near the end of its useful life.

The following relocation costs, relocation assistance, and additional benefits will be offered to the mobile home resident-owners.

- A. In situations where it is feasible to relocate a mobile home, payment will be provided as set forth below to Eligible Resident Owners. Eligible Resident Owners are registered owner(s) of their mobilehome, or trustors or beneficiaries of living trusts holding title to the mobilehome or hold a life estate in the

mobilehome, whose mobilehome was located in the park and who have resided in that mobilehome continually since the date Owner notified residents of its intent to close the Park on February 20, 2018.

1. Reimburse the actual cost to relocate the mobile home, including without limitation, to disassemble, transport, reassemble and level the mobile home and all permitted moveable accessory structures (awnings, skirting, porches, carports, storage structures, skirting, etc.) to another mobile home park within 50 miles of the Park. Transportation of the mobilehome will be provided by a licensed, bonded and insured mover, who will disconnect and reconnect all utilities and obtain all required permits;
2. Payment of a lump sum to compensate for first and last month's rent and any security deposit at the new mobile home park;
3. Payment of a lump sum to compensate for any differential between rental rate at the Park and the new park in the first year of the new tenancy;
4. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the State of California and the size of the displacement dwelling and/or professional mover bids;
5. Payment up to \$1,500 for necessary modifications to the mobile home to accommodate a handicapped or disabled person within the replacement park, if the current mobile home has already been modified;
6. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinate moving arrangements and payment of benefits, not to exceed eight hours of assistance from the specialist; and
7. If the mobilehome can be moved and accepted into another mobilehome park, and an available space has been offered to the Eligible Resident Owner, the Park Owner shall allow the Resident Owner a maximum of two (2) weeks to visit the alternate comparable park and make a decision regarding

whether to accept the new location. It is the responsibility of the relocation specialist to document in writing all offers for comparable spaces. If the Resident Owner refuses to accept a valid, documented offer to relocate a movable unit to a comparable park within the 6-month park closure period, the Resident Owner shall forfeit all rights to claims under Subsection “C” below. In this case, the resident is eligible only for the appropriate moving expenses payment. If it is determined that due to the age or physical condition the mobilehome cannot be relocated, the Resident Owner shall be eligible for payment pursuant to Subsection “C” below.

- B. Up to ten (10) Eligible Resident Owners may relocate their mobilehome to either Northview Mobile Estate or Carriage Trade Manor in Yucaipa, CA. For the first ten (10) residents who choose to have their mobilehome relocated to Northview Mobile Estate or Carriage Trade Manor, Owner agrees to the following:
1. Reimburse the actual cost to relocate the mobile home, including without limitation, to disassemble, transport, reassemble and level the mobile home and all permitted moveable accessory structures (awnings, skirting, porches, carports, storage structures, skirting, etc.) to Northview Mobile Estate or Carriage Trade Manor. Transportation of the mobilehome will be provided by a licensed, bonded and insured mover, who will disconnect and reconnect all utilities and obtain all required permits;
 2. Waive payment of first and last month’s rent and security deposit at the new mobile home park;
 3. Space rent shall initially be set at the same space rent the relocating resident last paid at Park Avalon, and thereafter shall be subject to and adjusted according to Yucaipa’s Mobilehome Park Rent Stabilization Ordinance (Yucaipa Muni. Code § 15.20.010 et seq.) and Administrative Rules for the Implementation of the Yucaipa Mobilehome Park Rent Stabilization Ordinance <http://www.yucaipa.org/wp-content/uploads/mhp/AR2020.pdf> (which, in general and together with other provisions such as for capital improvement-related increases, limits annual rent increases to 80% of the change in local CPI); or the Resident Owner and Park management may enter into a long-term lease pursuant to the provisions of Civil Code § 798.17 at any time;

4. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the State of California and the size of the displacement dwelling and/or professional mover bids;
 5. Payment up to \$1,500 for necessary modifications to the mobile home to accommodate a handicapped or disabled person within the replacement park, if the current mobile home has already been modified;
 6. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinate moving arrangements and payment of benefits, not to exceed eight hours of assistance from the specialist.
- C. In situations where it is not feasible to relocate the mobile home, and the mobile home owner rents or buys a replacement dwelling, payment will be provided to Eligible Resident Owners as follows:
1. Lump sum payment equal to the NADA Onsite Value as determined by Mr. Netzer plus additional moving and relocation assistance provided in below;
 2. Lump sum of \$4,800 for a one-bedroom mobilehome, \$5,700 for a two-bedroom, and \$7,200 for a three-bedroom as rental assistance in the form of first and last month's rent and security deposit for subsequent housing;
 3. Payment of moving costs associated with moving all personal property, allowance to be determined based on the most current federal fixed move schedule for the State of California and the size of the displacement dwelling and/or professional mover bids;
 4. Services of a relocation specialist to assist owners through aspects of the relocation to include, but not be limited to, explaining options and relocation assistance program details, identifying replacement units, coordinate moving arrangements and payment of benefits, not to exceed eight hours of assistance from the specialist;

5. If the homeowner chooses to transfer the mobilehome to the Owner, the Owner will be physically and financially responsible for any disposal or disposition of the dwelling unless an existing lien was placed on the home after February 2018, or should a pre-February 2018 loan be in default, in which case it is the homeowner's responsibility to dispose of the dwelling; and
6. Leaseback Option. Park residents who wish to opt for early termination of their Park space tenancies shall have the right to do so at any time, subject to compliance with applicable provisions of the Mobilehome Residency Law and execution of an early termination agreement with the Owner. Upon the transfer of title to the Owner, the resident will have the option to lease back the home until the closure of the Park. A resident who chooses the Leaseback Option must enter into a month-to-month rental agreement for the home and space at the same base rental rate last paid during home ownership, with 5% annual increases thereafter. Such rental agreement will be terminable by either party upon a 60-day written notice.

D. Tenant Assistance

1. While the Owner has no obligation under law to mitigate relocation costs for households occupied by tenants in Park-owned mobilehomes, the Owner will provide a fixed payment based on the federal fixed move schedule for the State of California to such renter to assist the renter with moving their personal property to a replacement dwelling provided the renter and all other occupants permanently vacate the Park;
2. In consideration of Park Rules which prohibit home owners from subleasing to non-owner residents, and because Owner has no obligation under law to mitigate relocation costs for households occupied by non-owner subtenants, no relocation assistance will be provided to subleasing tenants or non-residents. State law does not permit requiring mitigation measures to non-resident mobilehome owners. Any issues or conflicting information concerning home ownership, violation of any Park rules, and verification of residence in the park must be resolved with Park Owner prior to any mitigations being provided.

Relocation Plan / Explanation of Services

It is not known at the time of this Report, how long the actual physical moves of mobile homes would take, nor how many homes will be able to be moved at all. It is the opinion of the author that no mobile home manufactured in 2010 or older will be able to be accepted at any of the mobile home parks within the County of Los Angeles.

There is ample available housing in Carson and other nearby communities for the residents of the Park. While no two communities are alike, the residents undoubtedly have other quality, well-maintained mobile home park communities and other comparable alternatives available for their consideration as housing options. If the objective of Park residents were to continue owning a mobile home, resident owners could be assisted to move their mobile home or provide compensation to assist in the purchase of a replacement mobile home and the other compensation as listed on Pages 13 – 16. We have concluded that it will be challenging to move the majority of the existing mobile homes to another park in the immediate vicinity.

If purchasing a replacement mobile home is considered an option, buyers will find an adequate inventory of for-sale mobile homes in good parks throughout Los Angeles County and surrounding counties.

In the event it is unfeasible to move the mobile home, the condo sale and rental housing market in Carson and Los Angeles County offers another option to residents. An adequate supply of available housing options exists in the market for the existing residents to consider.

Any relocation assistance payments will be conditioned on the completion of actual arrangements to move a mobile home and improvements, or the rental/purchase of replacement housing, and upon the resident permanently vacating the Park on a date certain. The residents must also enter into a relocation agreement, which specifies the resident-selected relocation benefits in accordance with this report or as mutually agreed upon.

Current Park residents will have to select in writing their choice of a relocation assistance option after the date the Planning Commission, or if on appeal thereto, the City Council, adopts a resolution or takes other affirmative action that finds under applicable law that this Report is adequate and sufficient and the resident receives a minimum of a 180-day notice to vacate. Notwithstanding that a resident does not timely

or otherwise select a relocation assistance option, the resident will still be required to vacate the Park no sooner than six (6) months following proper notice pursuant to Civil Code section 798.56(g)(2).

Mobile home owners will be offered the assistance of a relocation counselor to assist in identifying replacement dwellings and to coordinate moving arrangements and the payment of relocation assistance. Requests for funds will be timely processed in a reasonable manner and signed acknowledgments of receipt of payments will be maintained in individual relocation files.

It is not within the scope of this Report to address any disputed issues that may have been raised in the process of exploring the Park's closure. The recommendations which have been made however do provide an equitable basis for determining relocation assistance under current regulatory standards. Under the level of proposed assistance, it is anticipated there is the opportunity for all residents to maintain a residence within or in proximity to Carson and the surrounding communities.

Claim forms or agreements will be provided and payments made based on the option selected within the timeframe specified above. The relocation assistance payments will be based on the mitigation measure option chosen by the Park resident. Upon proof of need, adequate advance payments may be made to assist residents with securing replacement housing and final payments will be made after the resident has vacated the Park.

In situations where it is not feasible to move the mobile home, any mobile home owner that is eligible to receive a relocation payment as the owner of the dwelling will need to provide a valid Department of Motor Vehicles or Department of Housing and Community Development title to confirm ownership. **Any title issues will need to be resolved by the unit owner prior to release of funds.**

The procedures for claiming benefits are to be as follows:

1. Claimants will provide all reasonable and necessary documentation to substantiate eligibility for assistance, including income, ownership status, occupancy, etc.;
2. Assistance amounts will be determined;
3. Required claim forms will be prepared by relocation personnel and relocation agreements will be prepared by an attorney. Signed claims,

cooperation agreements, and supporting documentation will be submitted by relocation personnel to the Owner;

4. The Owner will review and if in conformance with the selected relocation program, will reply with concurrence and approval for processing the payment, or request additional information;
5. The relocation specialist will issue benefit checks, which will be available at their offices for pick-up, delivered personally or mailed, depending on circumstances;
6. A final payment will be issued after confirmation the resident has completely vacated the Park;
7. Receipts of payment will be obtained and maintained in the relocation case file.

Throughout the relocation process, a relocation specialist will be available to assist owners with their relocation assistance needs (limited to eight hours per household) including the following:

1. Be available to provide an explanation of benefits, so residents have a full understanding of the issues related to the closure of the mobile home park.
2. Providing assistance as needed and requested to lessen hardships by working with real estate agents, property managers, lenders, health care providers and others.
3. Search for available replacement dwellings within and outside of Carson or in the area desired by the resident.
4. Provide assistance in claiming relocation assistance funds from the Owner.
5. Other individual assistance that may be required on a case by case basis.

Proposed Timetable for Park Closure

The termination of tenancies (closure) will not occur earlier than six (6) months following proper notice pursuant to Civil Code section 798.56(g)(2). The Owner will adhere to all

noticing requirements as outlined in the Ordinance, Government Code and MRL. Upon all required approvals, residents will receive a minimum of six months' notice to vacate.

Conclusion

It is the Owner's intent to adhere to all state law and local regulations in consideration of the Park closure. Additionally, as discussed in this Report, in its entirety, the assistance the Owner is offering is beyond the minimum requirements of the law to lessen the impact of closing the Park, as follows:

- Payment of a lump sum to acquire the dwelling for any eligible resident homeowner's whose home cannot be moved
- Payment of the actual cost to relocate any mobile home that can be moved.
- Payment of a lump sum to compensate for first and last month's rent and security deposit at a new dwelling.
- Payment of up to \$1,500 for necessary modifications to the relocated mobile home to accommodate a handicapped or disabled Park resident, if the Park resident currently has a modified unit.
- Payment of moving costs associated with moving all personal property.
- Relocation assistance services of a relocation professional to assist all Park residents;
- Absorbing the cost of removing and disposing of the mobile homes left in the Park for unit owners that elect to sell their mobile home to the Owner.

List of Exhibits:

Exhibit A – Legal Description of the Park

Exhibit B – Park Map

Exhibit C – Resident Correspondence

Exhibit D – Park Resident Questionnaire Responses

Exhibit E – HUD Income Limits

Exhibit F – Available Mobile Home Spaces and Units for Rent/Purchase

Exhibit G – Available Condos for Sale

Exhibit H – Available Rental Housing

Exhibit A – Legal Description of the Park

PARCEL 1:

LOT 57 OF TRACT NO, 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35 PAGE 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE NORTHERLY 20 FEET OF SAID LAND.

PARCEL 2:

THE WESTERLY 90 FEET OF LOT 1 OF TRACT NO. 4546, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE NORTHERLY 20 FEET OF SAID LAND.

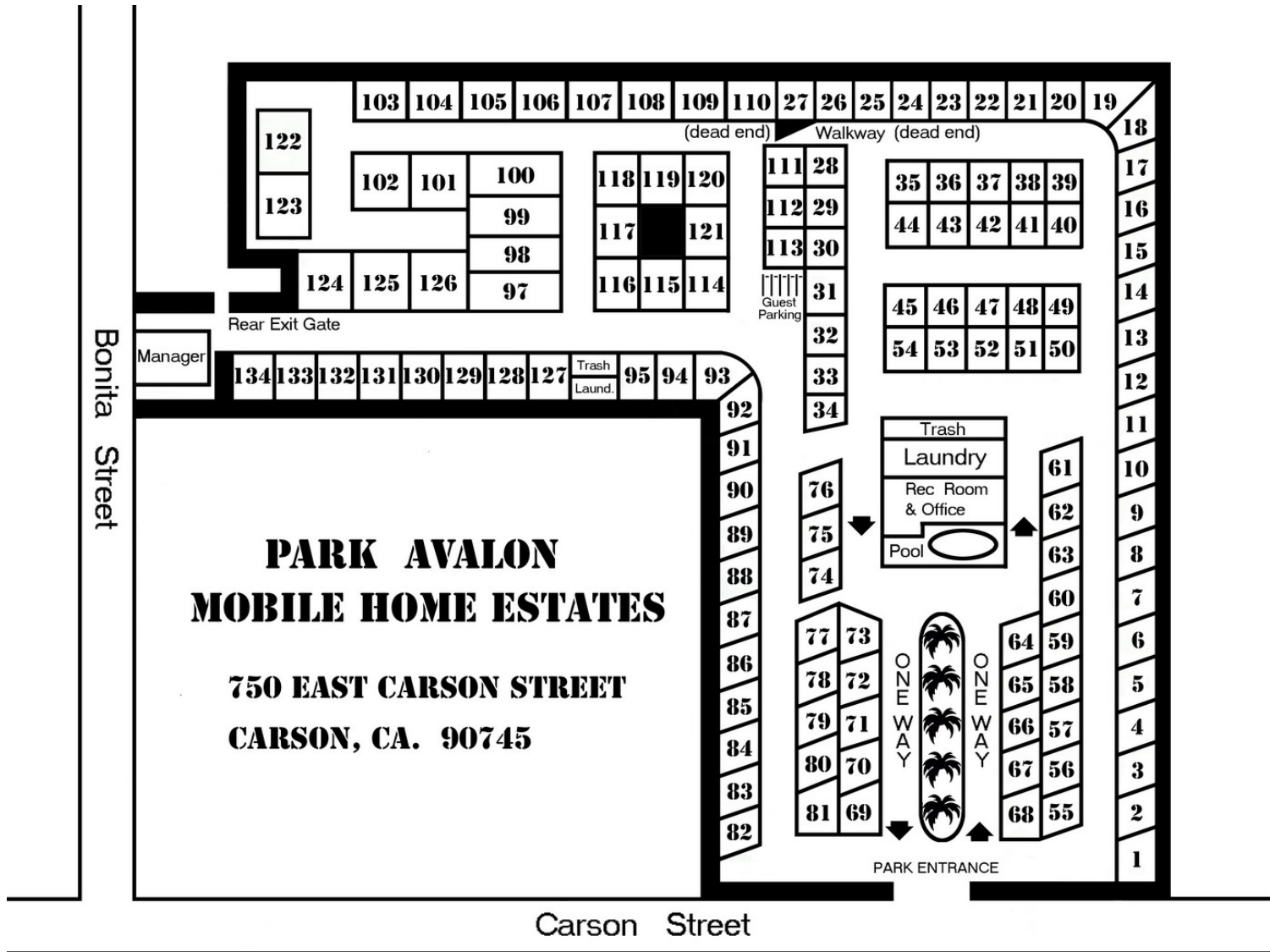
PARCEL 3:

THE EASTERLY 356 FEET OF THE NORTHERLY 198 FEET OF LOT 2 OF TRACT IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA MAP RECORDED IN BOOK 50 PAGES 21 AND 22 OF MAPS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THAT PORTION OF THE SOUTHERLY 99 FEET OF SAID LYING EASTERLY OF THE EASTERLY LINE OF THE WESTERLY 419 FEET OF SAID LAND.

PARCEL 4:

LOT 2 OF TRACT NO. 4.546, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50 PAGES 21 AND 22 OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE NORTHERLY 198 FEET OF THE EASTERLY 356 FEET LOT. ALSO EXCEPT THEREFROM THE SOUTHERLY 66 FEET OF THE EASTERLY 305 SAID LOT. ALSO EXCEPT THEREFROM THE REMAINDER OF SAID LOT THAT PORTION L EASTERLY OF THE EASTERLY LINE OF THE WESTERLY 475 FEET OF SAID LOT.

Exhibit B –Park Map



PARK AVALON MOBILE ESTATES

NOTICE OF INFORMATIONAL MEETING

AND

NOTICE OF INTENT TO SUBMIT APPLICATION FOR CLOSURE

February 20, 2018

Dear Resident and all other Occupants of PARK AVALON MOBILE ESTATES:

Please be aware that the owner of the property known as Park Avalon Mobile Estates (“Mobilehome Park”) located at 750 E Carson St, Carson, California intends to file an Application to the City of Carson for a change of use of the Mobilehome Park which will result in closure of the Mobilehome Park rental spaces.

Please plan to attend an upcoming informational meeting where you will learn more about the closure process and what it will mean for you.

In order to accommodate as many residents as possible, we will be holding the informational meeting on three different days.

DATE: Saturday March 3rd
TIME: 10:00 a.m.

DATE: Monday March 5th
TIME: 6:30 p.m.

DATE: Tuesday March 6th
TIME: 6:30 p.m.

PLACE: Park Avalon Clubhouse

IMPORTANT: Because there is limited space in the clubhouse, there will be sign-up sheets in the Manager’s Office. Please select the day that works best for your schedule and reserve your place at that meeting by signing up. Sign-ups will be first-come first-served, and seats will be limited to those who sign-up.

NOTE: If you will require Spanish translation at the meeting, please call: Norma Jacquez at (800) 400-7346 to confirm a translator will be available.

Park Avalon Mobile Estates Frequently Asked Questions

1. **What is the process for closing the park?** The property owner will submit an application to the City of Carson (City) for a conversion permit to allow them to close the park. The property owner must prepare a Relocation Impact Report (RIR) to describe the impacts a park closure would have on the residents of the park and to propose relocation assistance that will be offered to residents of the park. The property owner must also submit the RIR to the City for approval by the City Council at a public hearing. A relocation company, Overland, Pacific & Cutler, LLC (OPC), has been hired to collect information from all park residents regarding the impacts a park closure may have on them. OPC will mail questionnaires to park residents within the next two weeks. The information you provide will be included in the RIR OPC will prepare. OPC will also research available replacement housing options for park residents.

2. **Will I have to move out?** Yes, once the park closure is approved by the City of Carson, you will be provided with written notice at least six months prior to the date on which everyone will need to relocate permanently.

3. **As an owner of a dwelling within the park, do I have any rights related to the park closure?** Yes, the property owner must follow all requirements of California Mobile Home Residency Law and the City of Carson's Municipal Code Chapter 8 – 9128.21 in order to close the park. This includes providing to all park residents a Relocation Impact Report (RIR) to address the impacts of a closure on current park residents, and advance written notice of the public hearing by the Carson City Council to consider approval of the RIR and the park closure. It also includes financial assistance for the owner of a mobile home to relocate the mobile home and all personal property to an alternate location or an offer to purchase the mobile home, if it cannot be relocated. Additional relocation related benefits will also be available for residents and will be discussed further in the RIR.

4. **Where will I go?** You may choose to relocate your mobile home to another park or property of your choice and the property owner will pay the cost to relocate the dwelling and your personal property, or you may sell your mobile home to the property owner and move into another dwelling at a location of your choice. The RIR will list available mobile homes for sale and for rent as well as available condos and apartments for sale and for rent, and you will receive assistance in identifying replacement housing.

5. **What if my household has special needs or circumstances that would make it difficult for us to move from the park?** OPC relocation specialists will be available to you. You can give them the details of your circumstances and how a park closure may impact your household. The property owner will then propose mitigation measures within the RIR to address impacts to park residents. To schedule a phone interview, please call **(800) 400-7356** and ask for **Norma Jacquez** or **Liset Corona** to schedule an appointment convenient for you.

May 15, 2018

<<Resident Name>>
750 E. Carson Street, Sp# __
Carson, CA 90745

RE: Park Avalon Mobile Estates – Resident Questionnaire

Dear <<NAME>> and all other occupants:

As you know, Park Avalon Mobile Estates, LLC (Park Owner) has submitted an application to close Park Avalon Mobile Estates (Park) located at 750 E. Carson Street, Carson, CA. As previously discussed at several Park resident meetings, one of the requirements of the park closure process is the preparation and approval of a Relocation Impact Report (RIR). The RIR will discuss the impacts to current Park residents when the Park is closed, and it will describe the steps the Park Owner will take to mitigate those impacts and the assistance that will be offered to Park residents.

Overland, Pacific and Cutler has been hired to prepare the RIR. The City of Carson (City) is requiring the Park owner to provide Park households with a questionnaire per Carson Ordinance 9128.21 (Ordinance) for each Park resident to complete, so that information about Park households and potential relocation needs can be incorporated into the RIR. Enclosed you will find the City approved questionnaire. We encourage you to answer the questionnaire completely, as it is important your circumstances are represented in the RIR.

Although some questions may be personal in nature, please be assured that information you provide about household income, disabilities and/or other private sensitive information will not be included in the RIR, which will be a public document. However the City does require the Park owner to attempt to collect all of the information on the enclosed questionnaire and requires the Park Owner to submit all completed questionnaires to the City with the RIR.

Private information you provide will be transmitted to the City confidentially and separately from the RIR. Group statistics will be stated within the RIR, but individual private information will not be part of the report. Your participation and completion of the questionnaire is completely voluntary, although again, we encourage you to answer all questions completely, so that your household's circumstances and the impacts a Park closure would have on your family are understood and presented within the RIR for the City's review when considering approval of the RIR and the Park closure.

Per the Ordinance, residents are to be given 30 days to respond to the questionnaire. Please complete the questionnaire and return it to us in the enclosed self-addressed stamped envelope by **Monday, June 18, 2018**.

If you prefer to schedule an appointment to answer the questions over the phone, or if you have any questions about what is being asked on the questionnaire, please contact **Chris Baquir or Liset Corona (Spanish-speaking) at (800) 400-7356**. The relocation specialists can conduct an interview via the telephone at your convenience and are available to answer any questions you may have.

Thank you for your cooperation in advance.

Respectfully submitted,

Overland, Pacific & Cutler, LLC
Michele Folk, SR/WA, R/W-RAC, R/W-URAC, R/W-NAC
Managing Director, Public Sector, Housing & Development

June 27, 2018

<<NAME
750 E. Carson Street, Sp#____
Carson, CA 90745

RE: Park Avalon Mobile Estates – Resident Questionnaire Reminder

Dear <<NAME>> and all other occupants:

As you know, Park Avalon Mobile Estates, LLC (Park Owner) has submitted an application to close Park Avalon Mobile Estates (Park) located at 750 E. Carson Street, Carson, CA, and Overland, Pacific & Cutler was hired to prepare the required Relocation Impact Report (RIR). As previously discussed at several Park resident meetings, the RIR will discuss the impacts to current Park residents when the Park is closed, and it will describe the steps the Park Owner will take to mitigate those impacts and the assistance that will be offered to Park residents.

The City of Carson (City) is requiring the Park owner to provide Park households with a questionnaire per Carson Ordinance 9128.21 (Ordinance) for each Park resident to complete, so that information about Park households and potential relocation needs can be incorporated into the RIR. You were provided with the questionnaire with a cover letter with instructions dated May 15, 2018. Because we have not received a response from you to date, we have enclosed the City approved questionnaire again. We encourage you to answer the questionnaire completely, as it is important your circumstances are represented in the RIR.

Although the 30 days for residents to respond per the Ordinance has expired, the Park Owner has extended the deadline due to the desire to have as many residents represented in the RIR as possible. Please complete the questionnaire and return it to us in the enclosed self-addressed stamped envelope by **Thursday, July 12, 2018**.

If you prefer to schedule an appointment to answer the questions over the phone, or if you have any questions about what is being asked on the questionnaire, please contact **Chris Baquir or Liset Corona (Spanish-speaking) at (800) 400-7356**. The relocation specialists can conduct an interview via the telephone at your convenience and are available to answer any questions you may have.

Sincerely,

Overland, Pacific & Cutler, LLC

Michele Folk, SR/WA, R/W-RAC, R/W-URAC, R/W-NAC
Vice President, Housing

July 07, 2018

<<NAME>>

750 E. Carson St., Space #
Carson, CA 90745

Subject: Closure of Park Avalon Mobile Estates

Dear <<NAME>> and all other occupants:

Thank you for completing and returning the Resident Questionnaire. The information you provided is being reviewed and entered into a database that will be used in the preparation of the Relocation Impact Report.

The next step in the closure process will be the valuations of the mobilehomes in the park. For those of you who are planning to relocate without your mobilehome, the owner of Park Avalon may be purchasing your home from you (assuming you are the legal owner) upon closure of the park. That means that there have to be appraisals of each home to determine its purchase price. Pursuant to Carson Ordinance 9128.21(C)(6), the appraisals must be conducted two ways, both as a stand-alone structure and as a dwelling within the park with all the rights and amenities of the park.

Depending on the condition of each home when purchased, it may be re-sold or transferred for placement in another park.

Pursuant to the California Civil Code, the seller or transferor of any mobilehome must complete a Homeowner Disclosure Statement. This is a form that will help identify any known defects or hazardous conditions that any future owner/inhabitant should be made aware of. The law states that even if the home is to be sold "as is", seller disclosures are required.

Enclosed is a Homeowner Disclosure form. Please respond to the questions to the best of your knowledge and as completely as possible. *If you are not the legal owner of the mobilehome in which you reside, please notify the park manager as soon as possible so this form may be provided to the owner on title for the home.*

Please complete this form and return it to us in the enclosed self-addressed stamped envelope by **Monday, July 23, 2018.**

Once the completed Homeowner Disclosures have been received we will begin scheduling inspections of the homes by an appraiser, who has been selected by the City.

If you have any questions about what is being asked on the Homeowner Disclosure form, please contact **Chris Baquir or Liset Corona (Spanish-speaking) at (800) 400-7356.**

Sincerely,

Norma Jacquez
Project Manager
Overland, Pacific & Cutler, LLC

Exhibit D – Park Resident Questionnaire Responses

Space	Move In Date	Owner /Tenant	Principal or Secondary Home	Total # Occup	Base Rent Amount	Date of Manuf	Age Yrs	# BRs	# BAs	SF	Make/Model	Improvements / Assesory Structures
1	4/1/02	Owner	Principal	1	\$325.60	1969	49	2	2	900	New Moon	Flooring and landscaping
2	8/1/88	Owner	Principal	2	\$325.60	1969	49	2	1.5	800	UKN	Paint, roof and floors
3	10/1/07	Owner	Principal	4	\$331.67	1978	40	2	2	880	Fuqua	Remodel. Dry wall, window, cabinets, stairs, porch, heater, landscaping and water heater
4	8/4/14	Tenant	Principal	2	\$816.00	UKN	UKN	2	1	600	UKN	N/A
5	11/1/12	Owner	Principal	1	\$306.35	1961	57	1	1	552	Flamingo	Electrical, plumbing, doors, paint, floors, bathroom, patio, lighting, skirting, roof, kitchen, windows, shed, cameras and misc.
6	4/1/90	Owner	Principal	1	\$319.52	1970	48	1	1	624	Sunny Brook	Paint, door, stairs, carpet & storage
7	7/5/91	Tenant	Principal	1	\$306.35	1966	52	1	1	660	Imperial	N/A
8	7/24/15	Owner	Principal	1	\$306.35	2003	15	2	1.75	931	Skyline/River Ridge	Shed and front porch
9	6/1/08	Owner	Principal	4	\$325.60	2012	6	2	1	1,560	Champion	Awning, patio cover and carport
10	1/1/12	Owner	Principal	3	\$312.43	2004	14	3	UKN	1,040	Pineridge PR 4617-CTC	Balcony and Bodega
11	7/1/08	Owner	Principal	2	\$300.28	2012	6	2	2	944	Silvercrest	3 ceiling fans and wall air conditioning
12	6/1/14	Owner	Principal	4	\$319.52	2012	6	2	1	800	CMH MFG West/Golden West	Flooring, shed, patio, lights, kitchen and appliances
13	12/20/11	Owner	Principal	1	\$300.28	2011	7	2	1	1,000	Goldenwest	Washer and dryer/ day and night oxygen supply
14	UKN	Owner	Principal	3	\$300.28	1978	40	3	2	UKN	FMAGO	Windows, stairs, landscaping and bathroom remodel
15	3/1/18	Owner	Principal	5	\$319.52	2014	4	2	2	840	Champion AF2040A	Steps and walkway
16	5/5/02	Owner	Principal	2	\$300.28	1977	41	1	1	480	Redman Kirkwood	Bedroom and bathroom remodel. Replaced drywall, plumbing, outside paneling, windows, roof, driveway, porch, shed, air-conditioner & flooring
17	4/5/00	Owner	Principal	4	\$300.28	1969	49	1	1	828	Kit	Siding, windows, doors, flooring, bathroom remodel, electrical, dry wall, A/C and steps.
18	1/1/04	Owner	Principal	3	\$300.28	1983	35	2	1	720	Paramount Nova	Paint, countertops, sink, roof, flooring, appliances, windows, toilet, A/C, washer/dryer, shed & patio
19	4/1/05	Owner	Principal	5	\$325.60	1969	49	3	2	880	General 00	Porch, awning, siding, roof, windows, wall, flooring, shed, wiring, paint, bathroom remodel, kitchen remodel and addition.
20	1/1/07	Owner	Principal	2	\$312.43	1970	48	2	1	800	Guerdon	Flooring, closet, foor, insulation, roofing, stairs, air conditioning and water heater insulation.
21	2/15/99	Owner	Principal	4	\$312.43	1978	40	1	1	576	Skyline	Flooring, bathroom renovation, air conditioner, stove, washer, dryer, patio, stairs and walls.
22	1/1/95	Owner	Principal	2	\$306.35	1995	23	2	1	672	Silvercrest	Carport awning, shed, patio and landscaping
23	UKN	Owner	Principal	3	\$306.35	1980	38	1	1	576	Fleetwood/Sandpointe	Flooring, kitchen remodel, bathroom, shed, window, and steps
24	2/21/02	Owner	Principal	3	\$306.35	UKN	UKN	1	1	UKN	Skyline	N/A
25	11/1/01	Owner	Principal	1	\$306.35	1963	55	2	1	520	New Moon	Front porch, replace floor, back stairs, bathtub, bathroom floor, shower, door, and airconditioner
26	3/1/09	Owner	Principal	7	\$306.36	1974	44	2	2	960	Freedom	Kitchen counter, flooring, porch, awning, window, bathroom, paint and water heater

27	8/11/96	Owner	Principal	2	\$338.76	1979	39	2	2	880	Goldenwest Sommerset	N/A
28	9/1/90	Owner	Principal	1	\$306.35	1981	37	1	1	560	Goldenwest Villa Nova	N/A
29	2/1/07	Owner	Principal	5	\$306.35	1977	41	2	2	709	Kirkwood	Complete remodel; shed
30	1/1/96	Owner	Principal	4	\$306.35	1973	45	2	1	624	Bayshore	Doors, flooring, bathroom, dry wall, kitchen cabinets, countertops, and landscaping
31	1/1/06	Owner	Principal	3	\$325.60	1968	50	2	1	800	Redman	Door, shed, paint, toilet & staircase
32	UKN	Owner	Principal	3	\$306.35	1973	45	1	2	576	Kingston	Paint, flooring, kitchen cabinets, cooktop, and bathroom
33	4/1/18	Owner	Principal	3	\$306.35	1973	45	1	1	624	Biltmore	Kitchen/Bathroom remodel, new porch, new roof., flooring and paint
34	4/1/11	Owner	Principal	2	\$306.35	1964	54	1	1	864	KTSTA/1964	Kitchen remodel, wall replacement, paint and valve replacement
35	6/1/06	Owner	Principal	6	\$306.35	1983	35	2	1	602	Commodore Corsair Wildwood	Bathroom, flooring, roof walls, bathtub, paint cabinets, windows, A/C, frig, washed dryer, siding
36	7/11/90	Owner	Principal	1	\$306.35	1981	37	2	2	UKN	Somerset SM01P6	Skirting, carport, shed, exterior paint, plumbing, flooring, porch, bathroom faucet and kitchen faucet
37	4/15/15	Owner	Principal	3	\$306.35	1988	30	2	1	648	1965 Kit Home	Kitchen remodel, paint, flooring & misc.
38	2/1/18	Owner	Principal	3	\$306.35	1982	36	2	1	672	New Standard	N/A
39	10/23/15	Owner	Principal	3	\$306.35	1990	28	2	1	640	Goldenwest SM46Q5	Bathroom, lighting, stairs, paint, windows, appliances, landscaping, and addition
40	2/1/00	Owner	Principal	2	\$325.60	1979	39	1	1	480	Flamingo	Kitchen remodel, bathroom remodel, roof, shed, windows, siding, skirt, patio, and carpet
41	12/1/99	Owner	Princial	3	\$306.35	1985	28	UKN	UKN	630	13062	Roof, boiler, driveway, landscaping, skirt, piping, roof, stairs, leveling, electrical, awning, bathroom, flooring, paint, vents, shelving, kitchen remodel, and windows
42	9/1/14	Owner	Principal	2	\$306.35	1965	33	1	1	500	Lakewood	Plumbing, landscaping, concrete, flooring, ceiling/lights, windows, doors and bathroom remodel
43	6/1/15	Owner	Principal	4	\$306.35	1963	55	2	1	864	Angelus	Floors, exterior doors, bathroom, skirting, exterior paint, lighting, AC, roof repair, sink faucet and stairs
44	11/1/96	Owner	Principal	5	\$306.35	1968	50	UKN	UKN	720	Goldenwest	Siding, roof, skirting, flooring & door
45	6/1/07	Owner	Principal	4	\$306.35	2002	16	3	2	960	Pineridge PR 4612-CTC	Porch, landscaping, flooring, paint, door, shed, lighting, ceiling fans, and new appliances
46	4/17/04	Owner	Principal	4	\$306.35	1979	39	2	1	UKN	Woodcrest	2 porches
47	UKN	Owner	Principal	5	\$306.35	1976	UKN	UKN	UKN	UKN	Buddy	Roof, porch, window and landscaping
48	11/1/94	Owner	Principal	2	\$325.60	1969	49	2	1	720	Biltmore	8x20 add-on, shed, landscaping, porch, carport & patio. Recent remodel
49	10/1/14	Owner	Principal	4	\$306.35	2002	16	3	2	736	PR 4602-CTC	Porch, flooring, bedroom addition and exterior paint
50					\$325.60						Champion	
51	9/1/05	Owner	Principal	5	\$306.35	2001	17	3	2	1,000	Skyline	Interiro paint, railing, carport, lighting, flooring, doors, re-leveling, stairs, kitchen and bedrooms
52	4/8/98	Owner	Principal	1	\$306.35	1978	40	1	1	432	Redman Flamingo	Porch, water heater, earthquake brace, stairs, landscaping and paint
53	8/27/17	Owner	Principal	5	\$306.35	2017	1	2	2	UKN	SA109K-A541CT	Added garage, gavel landscape & walls
54	10/1/78	Tenant	Principal	1	\$306.35	1966	52	2	1	600	Fleetwood/CH MP	N/A

55	11/1/00	Owner	Principal	2	\$395.00	1976	42	1	1	624	Skyline Freedom	Living room enlargement, stairs, flooring, electrical, shed, doors, kitchen remodel, skirt, roof and closet addition
56	1/1/99	Owner	Principal	2	\$306.35	1972	46	2	1	576	Sunnybrook	Livingroom/bedroom addition, shed, carport, porch, piping, drywall and remodel
57	2/1/16	Owner	Principal	2	\$325.60	1979	39	1	1	672	Fleetwood/Broadmore	Shed, and roof
58	1/1/16	Owner	Principal	2	\$306.35	1964	54	3	1	520	Biltmore	Water filter, flooring, A/C, window, toilet, stove and hood
59	12/1/10	Owner	Principal	5	\$306.35	1971	47	3	3.5	576	Biltmore	Walls, bathroom remodel, kitchen, flooring, wiring, and exterior remodel
60	3/1/02	Owner	Principal	2	\$306.35	UKN	UKN	2	2	1,040	Pineridge PR607CTC	Flooring, paint, and landscaping
61	UKN	Owner	Principal	2	\$306.35	1986	32	1	1	672	Paramount	Porch, landscaping, carport, windows, steps, shed, toilet, washer, skirt & paint
62	1/1/98	Owner	Principal	1	\$306.35	1971	47	1	1	672	Sunnybrook	Sunroom add-on, shed, flooring, bathroom remodel, paint, sink fixtures and skirting
63	2/1/89	Owner	Principal	1	\$306.35	1977	46	1	1	480	Flamingo	Carport, water heater, appliances, doors, steps, plumbing, carpet, flooring, roof and shed
64	3/1/89	Owner	Principal	2	\$306.35	1974	44	1	1	624	Sommerset	Oxygen concentrator/tanks, landscaping/plants, shed, cement slab, door and water heater
65	2/5/18	Owner	Principal	2	\$306.35	1965	53	1	1	780	Star	Flooring
66	4/1/16	Owner	Principal	4	\$306.35	1964	54	2	1	430	Trailorama	Paint, windows, doors, flooring, toilet, landscaping, storage, and roof
67	4/1/10	Owner	Principal	3	\$306.35	1997	21	2	1	728	Sunvilla	Kitchen and bathroom renovation. A/C, trim/modling, paint, ceiling fans, door, landscaping, carport, stairs, drywall, lights and flooring
68	8/1/03	Owner	Principal	2	\$306.35	1971	47	2	1	694	Biltmore	Electrical, bathroom, plumbing, flooring, and landscaping. Approved by City of Carson to receive windows, door, paint and leveling
69	8/1/16	Owner	Principal	4	\$294.20	2003	15	3	2	1,040	Skyline Pineridge	N/A
70	6/1/16	Owner	Principal	1	\$306.36	2005	13	2	2	896	Skyline Palm SP95	Remodel of entire home
71	9/24/92	Owner	Principal	1	\$306.35	1963	55	1	1	250	Ellis	Patio with awning, stair case, interior wood, water heater, stove exhaust and toilet
72	UKN	Owner	Principal	1	\$306.35	1988	30	2	1	UKN	Brookwood Cavalier	Remodeled bathroom, interior/exterior paint and new garbage disposal
73	5/9/15	Owner	Principal	1	\$325.60	1979	39	2	1	600	Goldenwest/Somerset	Full renovation of interior and roofing
74	8/1/11	Tenant	Principal	1	\$306.35	1968	50	2	1	672	Sahara	N/A
75	4/17/18	Owner	Principal	2	\$306.35	2001	17	2	2	880	Skyline PR 602-CT	Paint, kitchen tile, laminate floor, countertops, water heater, ceiling fans, shed, landscaping, cabinets, baseboards, laundry
76	8/26/16	Owner	Principal	1	\$306.35	2006	12	2	2	920	Skyline/Pineridge	Roofing, landscaping, paint and bathroom windows
77	2/24/15	Owner	Principal	4	\$312.43	1970	48	2	1	640	Cameron	Interior renovation, landscaping and misc upgrades
78	12/1/08	Owner	Principal	5	\$325.60	1977	41	2	2	960	Remic	Shed
79	12/12/13	Owner	Principal	1	\$306.35	1981	37	1	1	644	Villanova	Floor, water heater, plumbing, bed, carport and shed
80	12/9/11	Owner	Principal	3	\$306.35	1991	27	2	2	736	Goldenwest HM	Awning, roof, shed and back stairs

82	7/1/04	Owner	Principal	3	\$312.43	1971	47	2	2	1,200	Goldenwest	Roof, piping, extension, windows, floor, patio, bathroom remodel, doors and siding
83	3/1/15	Owner	Principal	5	\$312.43	2014	4	3	2	1,200	Ambercove	Patio and shed
84	9/1/97	Owner	Principal	3	\$395.00	1990	28	2	1	640	Goldenwest	Porch and paint
85	5/1/09	Owner	Principal	5	\$312.43	1997	21	3	2	864	Goldenwest	Shed, stairs, paint, gutter, sunk, flooring, windows, termite treatment and doors
86	11/1/94	Owner	Principal	1	\$312.43	1962	56	1	1	936	Lakewood	Paint, toilet and roof.
87	3/1/04	Owner	Principal	2	\$312.43	1965	53	1	1	608	Kit	Extension, grass/plants, water heater and bathroom
88	10/1/07	Owner	Principal	2	\$312.43	2007	11	3	3	1,200	Fleetwood	Reveled, replace 2 toilets
89	6/11/18	Tenant	Principal	2	\$312.43	2007	11	3	2	1,008	Golden Pacific	Shed
90	3/26/96	Owner	Principal	6	\$312.43	1973	45	UKN	UKN	648	Cameron 73	Additional room 12x18
91					\$345.59							
92	10/27/82	Owner	Principal	1	\$312.43	1968	50	1	1	720	Flamingo 1968	Extended porch, washer/dryer hook-us, landscaping
93	10/1/02	Owner	Principal	2	\$312.43	1969	49	2	2	672	Buddy BC90503	Patio, carpets, doors, water heater windows, ceiling and shed
94	4/1/02	Owner	Principal	3	\$312.43	1964	54	2	1.5	1,100	Champion	Room addition, roof, drywall, storage, driveway, kitchen, bathroom, flooring, porch, windows, doors, paint & stone
95	3/1/97	Owner	Principal	5	\$325.60	1982	36	2	2	800	Universal 1021	Flooring, cabinet and windows
97	3/1/08	Owner	Principal	4	\$312.43	2007	10	2	2	1,040	Lamplighter 08522K	Landscaping, sheds and awning
98	51/2013	Owner	Principal	3	\$312.43	UKN	UKN	2.5	2	720	Oak 3838CT	Patio, carport and shed
99	3/1/03	Owner	Principal	5	\$312.43	1971	47	2	1	672	Buddy	N/A
100	2/1/02	Owner	Principal	2	\$325.60	1971	47	2	2	672	Sahara	Bathroom remodel.
101	UKN	Owner	Principal	5	\$344.84	1973	45	3	1	960	Goldenwest	Kitchen remodel, porch, shed, doors, flooring, bedroom remodel and heating
102	12/1/07	Owner	Principal	5	\$344.84	1999	UKN	2	UKN	UKN	Champion	2 bedroom addition, porch and shed
103	9/1/95	Owner	Principal	4	\$319.52	1981	37	2	2	840	Goldenwest/ Somerset	Copper pipes, shut off valves, water heater and back stairs
104	8/1/07	Owner	Principal	5	\$338.76	1974	44	3	2	960	Skyline / Homette	Flooring, cabinets, countertops, sinks, faucets, bathroom, carport, sheds, door and landscaping
105	7/1/13	Owner	Principal	3	\$319.52	1969	49	3	1	784	Broadmore	Remodeled kitchen, paint, roof, bathroom and misc.
106	1/1/07	Owner	Principal	2	\$319.52	2006	11	3	2	1,200	Spring Hill Special 352B 2007	Ceiling, carport, storage and flooring
107	3/7/00	Owner	Principal	1	\$319.52	1968	50	UKN	1	912	Airline	Porch, roof, window, floor, siding, paint, flooring, sink, cabinet, tile & heater
108	6/1/96	Owner	Principal	2	\$319.52	UKN	UKN	2	1	800	Angeles	N/A
109	1/1/72	Owner	Principal	1	\$319.52	1972	46	2	1	744	New Moon	Porch and awning
110					\$325.60						Celtic Baywood	
111	7/15/15	Owner	Principal	1	\$325.60	1972	46	2	1	1,600	Pacific Manor	Flooring, roof, bathroom renovation and exterior/interior paint
112	1/1/08	Owner	Principal	1	\$344.84	1978	40	2	2	1,100	Hillcrest	Windows, roof, plumbing, bathroom remodel, bedroom remodel, ceiling fans, electrical, lighting, drywall, ceiling, A/C, patio-porch, and doors
113	10/1/14	Owner	Principal	4	\$344.84	1977	41	2	2	800	Somerset	Re-level, windows, roof, piping, water heater, kitchen faucet, washer, bathroom faucet and carbon monoxide alarms.
114	3/1/08	Owner	Principal	5	\$312.43	2006	12	3	2	480	Fiesta:8483B	Shed
115	1/1/00	Owner	Principal	3	\$312.43	1957	61	3	3	1,960	Somerset	None

116	3/1/13	Owner	Principal	2	\$319.52	1965	53	2	2	1,100	Universal	Flooring, roofing, ceiling, interior paint, re level, porch-deck, skirting, water heater, exterior paint, kitchen faucets
117	2/1/01	Owner	Principal	3	\$306.35	1978	40	1	1	480	Redman HM	Skirt, flooring & exterior/interior paint
118	9/1/06	Owner	Principal	4	\$312.43	1971	47	2	2	576	Kaufman/ Broad	Paint, flooring, doors, faucets, roof, appliances and landscaping
119	3/1/06	Owner	Principal	4	\$312.43	1980	38	2	1.5	450	UKN	Roof, floor, patio and paint.
120	6/1/07	Owner	Principal	3	\$306.35	2001	17	3	2	880	Champion	Windows, flooring, A/C, paint & closets
121	2/1/05	Owner	Principal	3	\$312.43	1978	40	2	2	800	Goldenwest/ Somerset	Piping, redid master bedroom, bathroom remodel, back porch remodel
122	5/1/99	Owner	Principal	1	\$312.43	1991	27	2	2	736	Baron BH 16150	Paint, windows, A/C, flooring, bathroom remodel, electrical work, and washer/dryer
123	9/9/09	Owner	Principal	2	\$312.43	2001	17	3	2	1,080	Skyline	Washer, landscaping, flooring, water heater, refrigerator and paint
124	1/1/00	Owner	Principal	6	\$344.84	1967	51	3	2	1,200	Goldmedal	Remodel : bedroom, bathroom, addition: walls, flooring, kitchen, and roof; central A/C
125	7/1/00	Owner	Principal	4	\$344.84	1978	40	3	2	672	Redman	Porch, driveway, stairs, flooring, bathroom remodel, bedroom remodel, plumbing, paint, landscaping & doors
126	4/1/01	Owner	Principal	3	\$344.84	1967	51	3	2	1,140	Royal Lancer	House renovation, roof replacement, awning, flooring, concrete drive way, kitchen remodel, structural reinforcement, doors, stairs, laundry room, central heating and cooling
127	2/1/03	Owner	Principal	3	\$319.52	1967	51	2	1	675	Lakewood/ Goldmetal	Carport, patio, shed, some interior remodeling, flooring, shower, toilet, and paint
128	8/1/95	Owner	Principal	1	\$319.52	1974	44	1	UKN	576	Champion	2 sheds
129	9/1/95	Owner	Principal	2	\$344.84	1979	39	2	2	1,344	Kaufman/ Broad	Roof, shower, kitchen sink/faucet, toilets, security door and flooring
130	6/2/97	Owner	Principal	3	\$319.52	1976	42	3	2	960	Hillcrest	Shed, bathroom remodel, kitchen stairs and remodel kitchen
131	10/1/01	Owner	Principal	2	\$319.52	1971	47	2	1.5	720	Goldenwest/ Sunnybrook	Skirt, bathroom, shed, washer/dryer, ceiling, lighting, flooring, porch and doors
132	4/10/08	Owner	Principal	4	\$319.52	1971	47	2	1	672	Parkway	Flooring, electrical, gutters, roof, paint, water heater, toilet, landscaping
133	11/1/90	Owner	Principal	2	\$319.52	1968	50	2	1	720	Fleetwood	Porch, awning, shed and carpet
134	4/1/01	Owner	Principal	4	\$319.52	2001	17	3	2	1,600	Skyline Oak Manor	Driveway, awning, shed, gas/electrical/sewer work

Questionnaire and phone messages not returned by resident

Exhibit E – HUD Income Limits

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

Area Median Income: \$97,900			
Family Size	Extremely Low	Very Low	Lower
1 Person	23,700	39,450	63,100
2 Person	27,050	45,050	72,100
3 Person	30,450	50,700	81,100
4 Person	33,800	56,300	90,100
5 Person	36,550	60,850	97,350
6 Person	39,250	65,350	104,550
7 Person	41,950	69,850	111,750
8 Person	44,650	74,350	118,950

Figures are per the Department of Housing and Urban Development (California), **updated in April 2020.**

Exhibit F – Available Mobile Home Spaces/Units for Rent/Purchase Within a 50 Mile Radius of Park Avalon

Mobile Home Parks Within a 30-Mile Radius of 750 E. Carson Street, Carson

PARK NAME	ADDRESS	Distance (in miles) from Park	MHs AVAIL FOR RENT	RENT	MHs AVAIL FOR PURCH	PURCH PRICE	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Garden Terrace Mobile Park	7887 Lampson Ave, Garden Grove, CA 92841	18	NA	NA	3	\$27,900; \$59,800; \$79,900	NA	\$1,485	(714) 899-6043	103	59	Family	Clubhouse, Rec Facility, Pool
Royal Western Mobile Home Park	17705 South Western Ave, Gardena, CA 90248	5	NA	NA	2	\$20,000 - \$28,000	NA	\$1,700	(714) 963-4123	120	54	Family	Rec Facility, Pool
Lincoln Center MHP	9080 Bloomfield St Cypress CA 90630	13	NA	NA	12	\$16,500 - \$59,900	NA	\$1,700	(714) 826-6211	305	52	Family	Rec Facility, Pool
Knolls Manor	24200 Walnut St, Torrance, CA 90501	5	NA	NA	2	\$15,250 - \$78,000	NA	\$1,600	(714) 963-4123	73	51	Family	Rec Facility, Pool
Surf City Beach Cottages	80 Huntington St, Huntington Beach, CA 92648	25	NA	NA	7	\$24,900 - \$119,900	4	\$1,670	(714) 536-3832	252	77	Family	Rec Facilities, Pool
Rancho Huntington Mobile Park	19361 Brookhurst St, Huntington Beach, CA 92646	11	NA	NA	15	\$29,900 - \$124,900	NA	\$1,800	(714) 962-7311	194	51	Family	Rec-Facilities, Pool
Friendly Village MHP	5450 North Paramount Blvd, Long Beach, CA 90805	10	NA	NA	NA	NA	NA	1500	(562) 531-3002	181	NA	Family	Pool
Cinderella Mobile Home Park	8600 Contreras St, Paramount, CA 90723	11	NA	NA	1	\$105,000	NA	\$858	(562) 602-0696	81	59	Senior	Planned activities, Gated, On-site Staff, Fitness Center, Library, Clubhouse, Whirlpool, Spa, Rec-facilities, Pool, Sidewalks
Huntington Shorecliffs	20701 Beach Blvd, Huntington Beach, CA 92648	24	1	\$2,152	6	\$44,444 - \$350,000	NA	\$2,100 - \$4,495	(714) 536-4417	308	46	Family	Rec Facilities, Pool
Magic Lamp Mobile Home Park	7700 Lampson Ave, Garden Grove, CA 92841	18	NA	NA	5	\$51,995 - \$184,995	NA	\$1,146	(714) 894-3381	132	56	Senior	Rec Facility, Pool
Cypress Mobile Home Park	4861 Lincoln Ave, Cypress, CA 90630	16	NA	NA	3	54,995 - 84,995	3	\$999	(714) 527-3362	65	59	Family	NA
Ocean Breeze	525 Fairfax Dr, Costa Mesa, CA 92627	28	NA	NA	NA	NA	1	NA	(714) 829-8280	43	54	Family	Off-Street Parking
Montebello Mobile Home Park	525 S Greenwood Ave, Montebello, CA 90640	21	NA	NA	NA	NA	NA	NA	(562) 412-9333	NA	NA	Family	NA
Plantation Mobile Estates	1835 South Manchester Ave, Anaheim, CA 92802	26	NA	NA	NA	NA	NA	NA	(714) 750-2711	NA	NA	Family	NA

PARK NAME	ADDRESS	Distance (in miles) from Park	MHs AVAIL FOR RENT	RENT	MHs AVAIL FOR PURCH	PURCH PRICE	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Costa Mesa Mobile Home Estates	327 W Wilson St, Costa Mesa, CA 92627	27	NA	NA	2	\$75,000 - \$119,900	NA	\$1,000	(949) 548-1201	111	39	Family	NA
Whittier East Community	16540 Whittier Blvd, Whittier, CA 90603	23	NA	NA	1	\$109,900	NA	\$790	(562) 943-1010	77	NA	Family	Clubhouse
Plaza Village	3101 South Fairview Ave, Santa Ana, CA 92704	25	NA	NA	6	\$65,900 - \$118,999	NA	NA	(714) 545-4205	237	60	Family	Rec Facility, Pool
Crestview Lodge for Mobile Homes	2350 250th St, Lomita, CA 90717	6	NA	NA	3	\$87,500 - \$93,000	NA	\$625	(310) 621-0646	58	NA	Senior	NA
Continental Mobile Manor	2804 West 1st St, Santa Ana, CA 92703	24	NA	NA	2	\$26,999; \$31,000	NA	\$1,650	(909) 494-2280	257	62	Family	Rec Facility, Pool, Off-Street Parking
Beach View Community	17261 Gothard St, Huntington Beach, CA 92647	22	NA	NA	5	\$62,000 - \$139,000	NA	\$1,175	(949) 633-8887	81	49	Senior	Rec Facility, Pool
Driftwood Mobile Park	15621 Beach Blvd, Westminster, CA 92683	19	NA	NA	5	\$58,500 - \$189,900	NA	\$1,300	(714) 893-1166	178	56	Senior	Rec Facility, Pool
Del Mar Mobile Estates	19251 Brookhurst St, Huntington Beach, CA 92646	23	NA	NA	12	\$77,500 - \$299,900	NA	\$1,350	(714) 968-0484	142	48	Senior	Rec Facility, Pool, Off-Street Parking
Thunderbird Mobile Lodge	13102 Partridge St, Garden Grove, CA 92843	23	NA	NA	2	\$21,000 - \$30,000	NA	\$1,500	(714) 534-3478	103	57	Family	Rec Facility, Pool, Off-Street Parking
Gardena Villas	16949 S Western Ave Gardena CA 90247	7	NA	NA	1	\$109,000	NA	\$865 - \$975	(310) 329-7001	194	67	Family	Rec Facility, Pool
Fountain Valley Mobile Estates	9320 Talbert Ave, Fountain Valley, CA 92708	11	NA	NA	2	\$99,000 - \$99,500	NA	\$1,900	(714) 962-2112	192	54	Family	Rec Facility, Pool
Cresta Mobile Park	2345 190th St, Redondo Beach, CA 90278	6	NA	NA	1	\$132,500	NA	\$825	(714) 609-1725	98	69	Senior	Off-Street Parking
La Lampara Mobile Home Club	7271 Katella Ave, Stanton, CA 90680	17	NA	NA	2	\$51,900-\$99,900	NA	\$1,062	(714) 527-1205	102	51	Senior	Pool
Park Terrace	4080 W. First St, Santa Ana, CA 92703	25	NA	NA	2	\$115,900-\$119,900	NA	\$1,495	(714) 206-1176	191	48	Family	Rec Facility, Pool

PARK NAME	ADDRESS	Distance (in miles) from Park	MHs AVAIL FOR RENT	RENT	MHs AVAIL FOR PURCH	PURCH PRICE	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Whittier Downs Mobile Home park	11730 Whittier Blvd, Whittier, CA 90601	21	NA	NA	2	\$87,000 - \$139,000	NA	\$1,299 - \$1,359	(562) 698-3333	75	41	Senior	Planned activities, Gated, On-site staff, Library, Clubhouse, Billiards, Spa, Rec Facilities, Pool
Casa Hermosa	525 N. Gilbert St, Anaheim, CA 92801	18	NA	NA	5	\$169,000-\$259,900	NA	\$898	(714) 828-1060	152	49	Senior	Rec Facility, Pool
Golden Skies Mobile Home Park	100 W Midway Dr, Anaheim, CA 92805	26	NA	NA	1	\$85,000	NA	\$1,350	(714) 778-3000	140	59	Family	Pool
Villa Capri Mobile Estates	8111 Stanford Ave, Garden Grove, CA 92841	18	NA	NA	1	\$129,000	NA	\$1,600	(714) 890-1883	176	39	Family	Rec Facility, Pool, Off-Street Parking
Robins Mobile Home Park	17820 Lakewood Blvd, Bellflower, CA 90706	11	NA	NA	3	\$74,900 - \$95,000	NA	\$995	(949) 248-0554	38	69	Family	None
Arbor Mobile Village	300 East Arbor St, Long Beach, CA 90805	7	NA	NA	NA	NA	NA	NA	(562) 422-3666	61	NA	Senior	Rec Facility, Off-Street Parking
Royal Garden Estates	10200 Bolsa Ave, Westminster, CA 92683	21	NA	NA	4	\$59,000 - \$65,000	NA	\$1,361	(714) 531-0500	152	47	Senior	Staff, Clubhouse, Pool, Billiards, Laundry, Playground, Library
Brookside Country Club	12700 Elliott Ave, El Monte, CA 91732	25	NA	NA	21	\$96,100 - \$124,900	NA	\$1,400	(626) 448-6727	421	69	Family	On-Site Staff, Boat/RV Storage, Laundry, Library, Clubhouse, Billiards, Playground, Rec Facility, Pool, Parking
Plaza Pines Estates	11250 Beach Blvd, Stanton, CA 90680	18	NA	NA	2	\$89,000-\$93,000	NA	\$1,015	(714) 897-4900	144	48	Senior	Pool
Rancho La Paz	501 E Orangethorpe, Anaheim, CA 92801	25	NA	NA	21	\$39,900 - \$229,900	NA	\$1,160	(714) 525-1381	387	64	Senior	Rec Facility, Pool
Bel Aire Park	21425 Avalon Blvd, Carson, CA 90745	1	NA	NA	NA	NA	NA	NA	(213) 570-4892	80	49	Senior	Pool
Stoneridge	12300 Lilac Ave, Santa Ana, CA 92704	23	NA	NA	1	\$149,900	NA	\$1,615	(714) 839-8699	136	54	Family	Rec Facility, Pool, Off-Street Parking
Regal Estates	1845 Monrovia Ave, Costa Mesa, CA 9267	27	NA	NA	1	\$84,500	NA	\$1,075	(949) 548-8703	94	49	Senior	Planned activities, On-site Staff, Library, Clubhouse, Billiards, Spa, Rec Facilities, Pool
Bellwood MHP	15717 Woodruff Ave, Bellflower, CA 90706	13	NA	NA	1	\$139,995	NA	NA	(714) 423-9507	47	57	Senior	Off-Street Parking

PARK NAME	ADDRESS	Distance (in miles) from Park	MHs AVAIL FOR RENT	RENT	MHs AVAIL FOR PURCH	PURCH PRICE	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Kona Kai	4117 West McFadden Ave, Santa Ana, CA 92704	24	NA	NA	2	\$89,500 - \$129,900	NA	\$1,125	(714) 775-6030	208	65	Senior	Rec Facility, Pool
Culver City Terrace	11250 Playa St, Culver City, CA 90230	16	NA	NA	NA	NA	NA	NA	(800) 494-1494	117	NA	Family	Resident Owned
Rancho Fullerton Mobile Estates	1201 W. Valencia Dr, Fullerton, CA 92833	20	NA	NA	11	\$79,000 - \$239,000	3	\$850	(714) 871-8701	229	50	Senior	Rec Facility, Pool, Sidewalks
Le Fontaine Estates	12062 Edinger Ave, Santa Ana, CA 92704	24	NA	NA	1	\$99,990	NA	\$1,200	(714) 423	63	49	Family	Off-Street Parking
Willowick Royal	14300 Clinton St, Garden Grove, CA 92843	23	NA	NA	2	\$134,900- \$189,900	NA	\$1,300	(714) 554-8680	191	46	Family	Rec Facility, Pool
Del Amo Mobile Home Park	4895 Oregon Ave, Long Beach, CA 90805	6	NA	NA	1	\$84,900	NA	\$750	(800) 494-1494	137	69	Senior	Rec Facility, Pool
Buena Villa Mobile Park	6741 Lincoln Ave, Buena Park, CA 90620	20	NA	NA	2	\$119,999; \$209,995	NA	\$1,295	(714) 478-1921	171	44	Senior	Rec Facility, Pool, Off-Street Parking
Summerset Mobile Estates	9200 Westminster Blvd, Westminster, CA 92683	20	NA	NA	NA	NA	NA	\$1,679	(714) 894-7766	116	45	Senior	Clubhouse, Rec Facility, Pool, On-Site Staff
Park La Habra	1731 West Lambert Rd, La Habra, CA 90631	24	NA	NA	1	\$154,900	NA	NA	(562) 326-0557	107	65	Family	Rec Facility, Pool, Off-Street Parking
Coach Royal	215 South Sullivan St, Santa Ana, CA 92704	25	NA	NA	3	\$99,900; \$107,000; \$125,000	NA	\$1,350	(909) 343-0609	228	56	Family	Rec Facility, Pool, Off-street Parking
Coast Mobile Home Park	24815 Normandie Ave, Harbor City, CA 90710	5	NA	NA	NA	NA	NA	\$700 - \$800	(310) 308-7984	100	59	Senior	Pool, Off-Street Parking
Fairview Mobile Home Park	206 South Sullivan St, Santa Ana, CA 92704	25	NA	NA	NA	NA	NA	\$1,250	(714) 448-5968	118	50	Family	Rec Facility, Pool, Off-Street Parking
Fairlane Mobile Lodge	12560 Haster St, Garden Grove, CA 92840	23	NA	NA	1	\$70,000	NA	\$1,263	(714) 251-7932	248	59	Family	Rec Facility, Pool
Beach West Mobile Estates	8051 Acacia Ave, Garden Grove, CA 92841	18	NA	NA	2	\$199,900 - \$209,900	NA	\$1,150	(714) 650-5833	90	NA	Family	Pool, Off-Street Parking
Parque Pacifico Mobile Home Club	12101 Dale Ave, Stanton, CA 90680	20	NA	NA	2	\$90,000- \$115,000	NA	\$975 - \$1,200	(714) 539-5018	110	49	Senior	Pool

PARK NAME	ADDRESS	Distance (in miles) from Park	MHs AVAIL FOR RENT	RENT	MHs AVAIL FOR PURCH	PURCH PRICE	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Thunderbird Villa Mobile Home Park	10001 West Frontage Rd, South Gate, CA 90280	14	NA	NA	2	\$115,000 - \$144,900	NA	\$994	(562) 928-4301	239	53	Senior	Rec Facility, Pool
Harbor Mobile Homes	1535 Superior Ave, Newport Beach, CA 92663	29	NA	NA	NA	NA	NA	\$900	(949) 378-3330	40	66	Family	NA
Huntington Mobile Estates	7652 Garfield Ave, Huntington Beach, CA 92648	22	NA	NA	3	\$147,000 - \$189,000	NA	\$1,315	(714) 847-3888	105	59	Family	Rec Facility, Pool
Las Brisas	400 E Arbor St, Long Beach, CA 90805	7	NA	NA	NA	NA	NA	\$950	(562) 423-5267	94	NA	Family	NA
Bloomfield Mobile Home Community	22221 South Bloomfield, Cypress, CA 90630	15	NA	NA	2	\$159,900 - \$169,900	NA	\$1,150	(323) 385-5952	48	49	Senior	Pool
Americana Mobile Home Park	16600 Downey Ave, Paramount CA, 90723	17	NA	NA	3	\$89,000 - 139,300	NA	\$1,050	(562) 634-7484	174	55	Family	Rec Facilities, Pool
Lakewood Mobile Estates	12550 Carson St, Hawaiian Gardens CA 90716	16	NA	NA	NA	NA	NA	\$700	(562) 421-4982	200	57	Senior	Rec Facilities, Pool
Hyde Park Mobile Estates	2934 W 1st St, Santa Ana, CA 92703	24	NA	NA	2	\$125,000; \$177,500	NA	\$1,150	(714) 541-0181	118	54	Senior	Rec Facility, Pool
Friendly Village of La Habra	1001 W Lambert Rd, La Habra, CA 90631	24	NA	NA	4	\$92,900 - \$239,995	NA	\$1,175	(866) 981-4146	329	48	Senior	Planned activities, On-site Staff, Fitness center, Clubhouse, Billiards, Golf course, Spa, Pool, sidewalks
Rancho La Siesta Mobile Home Park	18194 Bushard St, Fountain Valley, CA 92708	25	NA	NA	8	\$269,000 - \$109,000	NA	\$752-\$1275	(714) 962-3841	213	54	Senior	Rec Facility, Pool, Off-Street Parking
Westland Estates Mobile Home Park	4139 Paramount Blvd, Pico Rivera, CA 90660	21	NA	NA	NA	NA	NA	NA	(562) 699-6525	67	40	Family	Pool
Katella Mobile Home Estates	8681 Katella Ave, Stanton, CA 90680	20	NA	NA	3	\$133,000 - \$249,000	NA	\$1,270	(714) 952-2971	279	55	Family	Rec Facility, Pool
Rowland Heights Mobile Home Park	1441 Paso Real Ave, Rowland Heights, CA 91748	28	NA	NA	NA	NA	NA	NA	(562) 522-5239	327	47	Family	Rec Facility, Pool, Sidewalks
Ponderosa	2300 South Lewis St, Anaheim, CA 92802	25	NA	NA	1	\$99,999	NA	\$1,574	(714) 947-3378	162	56	Family	Rec facility, Swimming Pool

PARK NAME	ADDRESS	Distance (in miles) from Park	MHs AVAIL FOR RENT	RENT	MHs AVAIL FOR PURCH	PURCH PRICE	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Carson Gardens	437 West Carson St, Carson, CA 90745	2	NA	NA	NA	NA	NA	NA	(714) 478-1921	97	85	Family	NA
Villa Nova Mobile Home Park	8509 Beverly Blvd, Pico Rivera, CA 90660	26	NA	NA	NA	NA	NA	NA	(562) 639-9533	153	49	Senior	Rec Facility, Pool, Off-Street Parking
Crestmont Estates	1051 Site Dr, Brea, CA 92821	27	NA	NA	8	\$80,000 - \$269,000	NA	\$1,500	(714) 529-4131	289	48	Family	Rec Facility, Pool, Off-Street Parking
Gables Mobile Estates	4801 W 1st St, Santa Ana, CA 92703	23	NA	NA	3	\$240,000; \$249,900	NA	\$1,065	(714) 890-1883	125	49	Family	Rec Facility, Pool
Prado Verde Mobile Estates	14081 Magnolia Street Westminster CA 92683	19	NA	NA	1	\$89,000	NA	\$1,650	(714) 893-6344	181	54	Family	Rec Facilities, Pool
Park Royale Mobile Home Park	300 North Rampart St, Orange, CA 92868	25	NA	NA	3	\$59,900 - \$139,500	NA	\$1,700	(760) 221-6881	203	48	Family	Rec Facility, Pool
Gold Crest Mobile Home Park	10770 Katella Ave, Anaheim, CA 92804	22	NA	NA	NA	NA	NA	NA	(714) 697-5386	41	44	Family	Rec Facility, Pool, Off-Street Parking
Western Skies Mobile Home Estates	2770 West Lincoln Ave, Anaheim, CA 92801	22	NA	NA	1	\$129,900	NA	\$1,350	(714) 421-0624	58	54	Family	Rec Facility, Pool, Off-Street Parking
Del Prado Mobile Home Park	12861 West St, Garden Grove, CA 92840	22	NA	NA	7	\$70,000- \$135,900	NA	NA	(714) 583-4377	169	NA	Family	Rec Facility, Pool, Off-Street Parking
Dominguez Hills Estates	19009 S Laurel Park Rd, Compton, CA 90220	4	NA	NA	8	\$145,000 - \$249,000	NA	\$1,022	(310) 638-0392	511	39	Family	Rec Facility, Pool, Off-Street Parking, Sidewalks
Sea Aira Mobile Estates	6241 Warner Ave, Huntington Beach, CA 92647	16	NA	NA	7	\$91,500- \$229,000	NA	\$1,292	(714) 847-1121	231	58	Family	Rec Facilities, Pool
Sahara MHP	1517 North Newhope St, Santa Ana, Ca 92703	22	NA	NA	NA	NA	NA	\$1,099	(714) 245-9833	89	59	Family	Pool, Off-Street Parking
Anaheim Mobile Estates	3050 West Ball Road, Anaheim, CA 92804	17	NA	NA	3	\$129,900- \$191,900	NA	\$1,350	(714) 828-6920	229	52	Family	Pool
Californian Mobile Home Estates	7101 E Rosecrans Ave, Paramount, CA 90723	22	NA	NA	2	\$160,000- \$170,000	NA	\$1,250	(562) 630-1867	210	58	Family	Rec Facilities, Pool
Casa De Jardin	10525 East Compton Blvd, Bellflower, CA 90706	8	NA	NA	2	\$99,900; \$114,995	NA	\$1,025	(562) 864-2731	50	59	Family	Pool, Off-Street Parking

PARK NAME	ADDRESS	Distance (in miles) from Park	MHs AVAIL FOR RENT	RENT	MHs AVAIL FOR PURCH	PURCH PRICE	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Del Amo Mobile Home Estates	2601 East Victoria St, Rancho Dominguez, CA 90220	5	NA	NA	15	\$110,000-\$195,000	NA	\$1,000	(310) 537-5515	512	41	Family	Rec Facility, Pool
View Park Mobile Estates	1750 West Lambert Rd, La Habra, CA 90631	24	NA	NA	NA	NA	NA	\$925	(714) 742-4771	143	60	Family	Rec Facility, Pool, Off-Street Parking
Lake Park La Habra	500 South Palm St, La Habra, CA 90631	27	NA	NA	1	\$138,900	2	\$1,142	(714) 992-2770	169	44	Senior	Planned activities, On-site Staff, Waterfront, Library, Clubhouse, Billiards, Spa, Rec-Facilities, Pool, sidewalks
Lake Park La Mirada	13990 Imperial Highway, La Mirada, CA 90638	20	NA	NA	NA	NA	NA	NA	(562) 921-5700	150	43	Senior	Planned activities, Staff, Waterfront, Clubhouse, Library, Billiards, Spa, Pool
Lido Park	22404 Normandie Ave, Torrance, CA 90502	3	NA	NA	1	\$119,000	NA	\$950	(562) 206-6949	NA	NA	Family	NA
New Holiday ME	3224 W. Washington, Santa Ana, CA 92703	23	NA	NA	1	\$130,000	NA	\$1,375	(562) 639-9533	77	NA	Family	Pool
Harbor City MHP	760 Lomita Blvd, Harbor City, CA 90710	4	NA	NA	1	\$165,900	NA	\$1,150	(310) 539-8550	192	49	Family	Rec Facility, Pool, Off-Street Parking
Rancho Del Rey Mobile Homes	16222 Monterey Lane, Huntington Beach, CA 92649	19	NA	NA	10	\$148,900-\$299,000	NA	\$1,450	(714) 846-1429	379	54	Senior	Rec Facilities, Pool
Whittier Mobile Country Club	10550 Dunlap Crossing Rd, Whittier, CA 90606	20	NA	NA	4	\$65,500 - \$172,900	NA	\$820	(562) 692-2755	190	51	Senior	Rec Facility, Pool
Lake Park Brea	625 North Puente St, Brea, CA 92821	26	NA	NA	1	\$199,900	NA	\$1,000	(562) 694-6484	342	39	Senior	Rec Facility, Pool
Orchard Trailer Park	25344 Pennsylvania Ave, Lomita, CA 90717	7	NA	NA	1	\$164,000	NA	\$650	(310) 326-5304	54	74	Family	Off-Street Parking
Belmont Shores	6230 East Marina View Dr, Long Beach, CA 90803	13	NA	NA	NA	\$249,900-\$289,900	NA	\$1,300	(562) 754-5330	347	56	Senior	Rec Facility, Pool, Off-Street Parking
Friendly Village	5815 East La Palma Ave, Anaheim, CA 92807	28	NA	NA	5	\$128,000 - \$179,000	NA	\$1,375	(714) 970-7575	347	47	Family	Rec Facility, Pool, Off-Street Parking
Mariner's Pointe	19350 Ward St, Huntington Beach, CA 92646	13	NA	NA	5	\$129,900-\$248,900	NA	\$1,395	(714) 968-0820	98	48	Senior	Rec Facility, Pool

PARK NAME	ADDRESS	Distance (in miles) from Park	MHs AVAIL FOR RENT	RENT	MHs AVAIL FOR PURCH	PURCH PRICE	AVAIL PADS	SPACE RENT	CONTACT PHONE	TOTAL UNITS ON PROP	AGE OF PARK	TYPE	AMENITIES
Grandview Mobile Home Park	24100 Pennsylvania Ave, Lomita, CA 90717	5	NA	NA	NA	NA	NA	NA	(310) 539-8550	NA	NA	Senior	NA
El Rancho Verde	1501 Palos Verdes Drive N, Harbor City, CA 90710	7	NA	NA	NA	NA	NA	\$950 - \$1,400	(310) 534-1443	131	53	Family	Clubhouse, Rec Facility, Pool
Newport Terrace Mobile Home Park	824 W 15th St, Newport Beach, CA 92663	29	NA	NA	NA	NA	NA	NA	(714) 916-0310	56	69	Family	Rec Facility, Pool, Off-Street Parking
Friendly Village of West Covina	3033 East Valley Blvd, West Covina, CA 91792	30	NA	NA	NA	NA	NA	\$950	(877) 257-5860	157	47	Family	On-Site Staff, Fitness center, Clubhouse, Billiards, Playground, Spa, Pool, Rec Facilities
Colony Cove	17700 South Avalon Blvd, Carson, CA 90746	22	NA	NA	7	\$179,000 - \$282,891	NA	\$680 - \$1,200	(310) 538-3320	404	39	Senior	Pool
Carson Harbor Village	17701 South Avalon Blvd, Carson, CA 90746	3	NA	NA	5	\$209,000 - \$295,000	NA	\$715	(562) 981-6100	418	41	Family	Pool, Off-Street Parking

Comparable Mobile Home Parks Below within 31 to 50-Mile Radius of 750 E Carson St, Carson, CA 90745													
Copacabana MHP	2717 Arrow Hwy, La Verne, CA 91750	43	NA	NA	NA	NA	NA	NA	(818) 802-0209	173	49	Family	Rec Facility, Pool, Off-Street Parking
Crest Mobile Manor	3727 N Equation Rd, Pomona, CA 91767	45	NA	NA	NA	NA	NA	NA	(909) 392-3191	141	60	Family	Rec Facility, Pool, Off-Street Parking
Monterey Manor Mobile Home Park	11250 Ramona Ave, Montclair, CA 91763	46	NA	NA	NA	NA	NA	\$725	(909) 591-4700	138	48	Family	Pool
Upland View Terrace	1515 West Arrow Highway, Upland, CA 91786	47	NA	NA	3	\$169,000; \$179,500	NA	\$710	(626) 428-9910	95	53	Family	Rec Facility, Pool, Off-Street Parking

Exhibit G – Available Condos for Sale

CONDOS FOR SALE WITHIN 20 MILES OF 750 E. Carson Street, Carson, CA						
ADDRESS	DISTANCE (IN MILES) FROM PARK	1BR LIST PRICE	2BR LIST PRICE	3BR LIST PRICE	4BR LIST PRICE	CONTACT NAME/PHONE
1450 Locust Ave APT 425, Long Beach, CA 90813	6	\$250,000				Scott Hamilton (562) 481-3800
2809 E Artesia Blvd # 67, Long Beach, CA 90805	7	\$259,900				Diana Hernandez (562) 863-2121
460 Golden Ave UNIT 212, Long Beach, CA 90802	6	\$260,000				Inna Santoso (310) 424-0391
1525 E 2nd St APT 4, Long Beach, CA 90802	7	\$265,000				Jason Ortegon (714) 549-1708
3565 Linden Ave, Long Beach, CA 90807	5	\$299,000				

ADDRESS	DISTANCE (IN MILES) FROM PARK	1BR LIST PRICE	2BR LIST PRICE	3BR LIST PRICE	CONTACT NAME/PHONE
12121 Centralia Street Unit#111, Lakewood, CA 90715	16	\$318,555			Rachel Tavarez 562-556-8976
505 W 5th St APT 209, Long Beach, CA 90802	6	\$320,000			Laura Anderson (323) 306-4192
2424 S Gaffey St APT 315, Los Angeles, CA 90731	7	\$325,000			Michael Berdelis (562) 521-8265
4045 E 3rd St #107, Long Beach, CA 90814	8	\$399,000			Derrick Cabrera 888-550-4440
2730 E Madison St, Carson, CA 90810	3	\$399,000			Aleta Mondragon (310) 541-8000

ADDRESS	DISTANCE (IN MILES) FROM PARK	1BR LIST PRICE	2BR LIST PRICE	3BR LIST PRICE	CONTACT NAME/PHONE
3939 E Allin St # 108, Long Beach, CA 90803	12	\$429,000			Deadra Stapler 562-489-6000
22516 Normandie Ave SPACE A22, Torrance, CA 90502	3		\$141,900		
223 S Acacia Ave # 214, Compton 90220	8		\$314,800		Laura Rico-Aguilar 310-326-0011
1119 Sepulveda Blvd UNIT H-202, Torrance, CA 90502	3		\$335,000		Albert Lou (310) 373-0021
1826 E M St, Wilmington, CA 90744	4		\$335,000		Bertha Padilla 310-560-7420

ADDRESS	DISTANCE (IN MILES) FROM PARK	1BR LIST PRICE	2BR LIST PRICE	3BR LIST PRICE	CONTACT NAME/PHONE
7304 Exeter St C, Paramount, CA 90723	12		\$339,727		Steven Padilla Steven Padilla
23306 Marigold Ave UNIT W-204, Torrance, CA 90502	2		\$380,000		Augusto OJ Bautista (562) 912-7770
1315 Gulf Ave, Wilmington, CA 90744	4		\$385,000		Adriano Lamboglia (310) 819-0429
25930 Narbonne Ave UNIT 107, Lomita, CA 90717	5		\$388,000		Laura Rico (310) 617-7592
829 Coriander Dr, Torrance, CA 90502	3		\$395,000		Steven Huhta (424) 305-7623

ADDRESS	DISTANCE (IN MILES) FROM PARK	1BR LIST PRICE	2BR LIST PRICE	3BR LIST PRICE	CONTACT NAME/PHONE
1229 W 223rd St UNIT 112, Torrance, CA 90502	4		\$399,999		Steven Huhta (310) 326-8998
22615 Nadine Cir UNIT B, Torrance, CA 90505	5		\$449,000		Derek Hirano (310) 803-0633
22615 Nadine Cir UNIT B, Torrance, CA 90505	6		\$449,000		Derek Hirano (310) 803-0633
1 62nd Pl # 302, Long Beach 90803	16		\$995,000		Moe Shahbani 562-547-3324
6100 Rugby Ave # 206, Huntington Park 90255	14		\$309,900		Avinash Narang 818-288-0697

ADDRESS	DISTANCE (IN MILES) FROM PARK	1BR LIST PRICE	2BR LIST PRICE	3BR LIST PRICE	CONTACT NAME/PHONE
6150 E Bayshore Walk APT 301, Long Beach, CA 90803	16		\$699,990		Melissa Petersen 562-972-5351
7339 Marina Pacifica Drive N, Long Beach, CA 90803	14		\$747,000		Steve Vong 562-209-2927
1 Gold Dust Ln, Carson, CA 90745	2			\$195,000	Keller Williams Palos Verdes (310) 544-6100
2222 S Mesa St Unit 2, San Pedro, CA 90731	8			\$239,000	Marlene Silva (855) 839-2855
1 Scottsdale N # 183, Carson, CA 90745	2			\$305,000	Juan Franco (562) 989-4608

ADDRESS	DISTANCE (IN MILES) FROM PARK	1BR LIST PRICE	2BR LIST PRICE	3BR LIST PRICE	CONTACT NAME/PHONE
4 Fiesta Ln, Carson, CA 90745	2			\$315,000	Bertha Padilla (310) 320-4600
1250 S Brookhurst St Unit 2051, Anaheim, CA 92804	17			\$320,000	
245 E Indigo St, Compton, CA 90220	5			\$346,000	Ing Lin (626) 293-1073
9560 Karmont Ave, South Gate, CA 90280	10			\$372,100	Tiffany Turner (855) 450-9954
2069 E 120th St, Los Angeles 90059	11			\$507,900	HECTOR RUIZ 323-491-0705

ADDRESS	DISTANCE (IN MILES) FROM PARK	1BR LIST PRICE	2BR LIST PRICE	3BR LIST PRICE	4BR LIST PRICE	CONTACT NAME/PHONE
8032 Rose St # 15, Paramount 90723	13			\$349,900		Maria Zuloaga 562-756-2458
115 St Joseph Ave APT 1, Long Beach, CA 90803	12			\$769,000		Starr James 818- 517-3318

Exhibit H – Available Rental Housing Within 15 Miles of Park

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
12333 Cedar Ave, Hawthorne, CA 90250	Apt	\$1,000			
1189 W Vernon Ave, Los Angeles, CA 90037	Apt	\$1,000			
12329 Cedar Ave, Hawthorne, CA 90250	Apt	\$1,050			
Wilmington -521 N Avalon Blvd, Wilmington, 90744	Apt	\$1,095			
922 W 23rd St, Los Angeles, CA 90007	Apt	\$1,145			
East Hawthorne -12926 Doty Avenue #7, Hawthorne, 90250	Apt	\$1,150			
166 S Gardner St, Los Angeles, CA 90036	Apt	\$1,500			
2121 James M Wood Blvd, Los Angeles, CA 90006	Apt	\$1,500			
1902 Pacific Ave, Los Angeles, CA 90291	Apt	\$1,500			
166 S Gardner St, Los Angeles, CA 90036	Apt	\$1,500			
2121 James M Wood Blvd, Los Angeles, CA 90006	Apt	\$1,500			
1902 Pacific Ave, Los Angeles, CA 90291	Apt	\$1,500			
669 S Union Ave, Los Angeles, CA 90017	Apt	\$1,025 - \$1,475			
10404 S Main St, Los Angeles, CA 90003	Apt	\$1,050			
7003 Rita Ave, Huntington Park, CA 90255	Apt	\$1,050			
7003 Rita Ave, Huntington Park, CA 90255	Apt	\$1,050			
870-872 S Gramercy Pl, Los Angeles, CA 90005	Apt	\$1,050			
504 S Bonnie Brae St, Los Angeles, CA 90057	Apt	\$1,050			
5640 Santa Monica Blvd, Los Angeles, CA 90038	Apt	\$1,061 - \$1,439			
210 W 43rd Pl, Los Angeles, CA 90037	Apt	\$1,075			
1609 Beloit Ave, Los Angeles, CA 90025	Apt	\$1,080			
1352 S Union Ave, Los Angeles, CA 90015	Apt	\$1,095			
521 N Avalon Blvd, Los Angeles, CA 90744	Apt	\$1,095			
824 S Orange Grove Ave, Los Angeles, CA 90036	Apt	\$1,097			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
231 W 27th St, Los Angeles, CA 90007	Apt	\$1,099			
231 W 27th St, Los Angeles, CA 90007	Apt	\$1,099			
231 W 27th St, Los Angeles, CA 90007	Apt	\$1,099			
105 S Mathews St, Los Angeles, CA 90033	Apt	\$1,100			
208 W 14th St, Los Angeles, CA 90015	Apt	\$1,100			
1609 Beloit Ave, Los Angeles, CA 90025	Apt	\$1,100			
12129 Manor Dr, Hawthorne, CA 90250	Apt	\$1,100			
1034 1/2-208 N Bonnie Brae St, Los Angeles, CA 90026	Apt	\$1,100			
3551 S Western Ave, Los Angeles, CA 90018	Apt	\$1,100			
7101 Rugby Ave, Huntington Park, CA 90255	Apt	\$1,125			
2205 W 6th St, Los Angeles, CA 90057	Apt	\$1,125			
3348 Andrita St, Los Angeles, CA 90065	Apt	\$1,125			
5849 Sunset Blvd, Los Angeles, CA 90028	Apt	\$1,125			
632 Aerick St, Inglewood, CA 90301	Apt	\$1,150			
4266 Melrose Ave, Los Angeles, CA 90029	Apt	\$1,150			
2134 N Thomas St, Los Angeles, CA 90031	Apt	\$1,150			
4266 Melrose Ave, Los Angeles, CA 90029	Apt	\$1,150			
4266 Melrose Ave, Los Angeles, CA 90029	Apt	\$1,150			
4266 Melrose Ave, Los Angeles, CA 90029	Apt	\$1,150			
4106 Ascot Ave, Los Angeles, CA 90011	Apt	\$1,150			
4205 W 129th St, Hawthorne, CA 90250	Apt	\$1,150			
1153 E 61st St, Los Angeles, CA 90001	Apt	\$1,150			
532 S Coronado St, Los Angeles, CA 90057	Apt	\$1,155			
901 Irolo St, Los Angeles, CA 90006	Apt	\$1,168			
2411 E Gage Ave, Huntington Park, CA 90255	Apt	\$1,175			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
1901-1913 W 3rd St, Los Angeles, CA 90057	Apt	\$1,175			
S. S Coronado St, Los Angeles, CA 90057	Apt	\$1,175			
435 S Alexandria Ave, Los Angeles, CA 90020	Apt	\$1,175 - \$1,275			
6212 La Mirada Ave, Los Angeles, CA 90038	Apt	\$1,175 - \$1,595			
11123 S Inglewood Ave, Inglewood, CA 90304	Apt	\$1,195			
3583 Louise St, Lynwood, CA 90262	Apt	\$1,195			
2608 San Pedro St, Los Angeles, CA 90011	Apt	\$1,195			
950 S Mariposa Ave, Los Angeles, CA 90006	Apt	\$1,195			
3065 Leeward Ave, Los Angeles, CA 90005	Apt	\$1,195			
18450 Normandie Ave, Gardena, CA 90248	Apt	\$1,195			
2918 Leeward Ave, Los Angeles, CA 90005	Apt	\$1,195			
1159 W 39th St, Los Angeles, CA 90037	Apt	\$1,195			
10600 S Inglewood Ave, Lennox, CA 90304	Apt	\$1,195			
10600 S Inglewood Ave, Lennox, CA 90304	Apt	\$1,195			
2431 Sichel St, Los Angeles, CA 90031	Apt	\$1,195			
514 S Union Ave, Los Angeles, CA 90017	Apt	\$1,195			
667 S Carondelet St, Los Angeles, CA 90057	Apt	\$1,195			
762 Hartford Ave, Los Angeles, CA 90017	Apt	\$1,195			
5355 Monroe St, Los Angeles, CA 90038	Apt	\$1,195			
2532 Daly St, Los Angeles, CA 90031	Apt	\$1,195			
526 S Union Ave, Los Angeles, CA 90017	Apt	\$1,195			
1725 N Edgemont St, Los Angeles, CA 90027	Apt	\$1,195			
2819 Leeward Ave, Los Angeles, CA 90005	Apt	\$1,195			
13750 Lemoli Ave, Hawthorne, CA 90250	Apt	\$1,195			
3065 Leeward Ave, Los Angeles, CA 90005	Apt	\$1,195			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
10120 California Ave, South Gate, CA 90280	Apt	\$1,195			
2532 Daly St, Los Angeles, CA 90031	Apt	\$1,195			
526 S Union Ave, Los Angeles, CA 90017	Apt	\$1,195			
1725 N Edgemont St, Los Angeles, CA 90027	Apt	\$1,195			
2819 Leeward Ave, Los Angeles, CA 90005	Apt	\$1,195			
13750 Lemoli Ave, Hawthorne, CA 90250	Apt	\$1,195			
3065 Leeward Ave, Los Angeles, CA 90005	Apt	\$1,195			
10120 California Ave, South Gate, CA 90280	Apt	\$1,195			
233 N Kenmore Ave, Los Angeles, CA 90004	Apt	\$1,195 - \$1,275			
413 S Westlake Ave, Los Angeles, CA 90057	Apt	\$1,199			
2741 San Marino St, Los Angeles, CA 90006	Apt	\$1,199			
413 S Westlake Ave, Los Angeles, CA 90057	Apt	\$1,199			
2741 San Marino St, Los Angeles, CA 90006	Apt	\$1,199			
2743 San Marino St, Los Angeles, CA 90006	Apt	\$1,199 - \$1,250			
2743 San Marino St, Los Angeles, CA 90006	Apt	\$1,199 - \$1,250			
2209 Crenshaw Blvd, Los Angeles, CA 90016	Apt	\$1,200			
530 Glenrock Ave, Los Angeles, CA 90024	Apt	\$1,200			
6732 West Blvd, Los Angeles, CA 90043	Apt	\$1,200			
800 S Burlington Ave, Los Angeles, CA 90057	Apt	\$1,200			
2600 W 8th St, Los Angeles, CA 90057	Apt	\$1,200			
611 S Virgil Ave, Los Angeles, CA 90005	Apt	\$1,200			
806 S Westlake Ave, Los Angeles, CA 90057	Apt	\$1,200			
806 S Westlake Ave, Los Angeles, CA 90057	Apt	\$1,200			
12926 Doty Ave, Hawthorne, CA 90250	Apt	\$1,200			
12926 Doty Ave, Hawthorne, CA 90250	Apt	\$1,200			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
800 S Burlington Ave, Los Angeles, CA 90057	Apt	\$1,200			
1839 S Main St, Los Angeles, CA 90015	Apt	\$1,200			
2209 Crenshaw Blvd, Los Angeles, CA 90016	Apt	\$1,200			
530 Glenrock Ave, Los Angeles, CA 90024	Apt	\$1,200			
6732 West Blvd, Los Angeles, CA 90043	Apt	\$1,200			
800 S Burlington Ave, Los Angeles, CA 90057	Apt	\$1,200			
2600 W 8th St, Los Angeles, CA 90057	Apt	\$1,200			
611 S Virgil Ave, Los Angeles, CA 90005	Apt	\$1,200			
806 S Westlake Ave, Los Angeles, CA 90057	Apt	\$1,200			
806 S Westlake Ave, Los Angeles, CA 90057	Apt	\$1,200			
12926 Doty Ave, Hawthorne, CA 90250	Apt	\$1,200			
12926 Doty Ave, Hawthorne, CA 90250	Apt	\$1,200			
800 S Burlington Ave, Los Angeles, CA 90057	Apt	\$1,200			
1839 S Main St, Los Angeles, CA 90015	Apt	\$1,200			
Kipling Apartments	Apt	\$1,200 - \$1,675			
1811 Tamarind Ave, Los Angeles, CA 90028	Apt	\$1,215			
1811 Tamarind Ave, Los Angeles, CA 90028	Apt	\$1,215			
13444 Prairie Ave, Hawthorne, CA 90250	Apt	\$1,225			
13444 Prairie Ave, Hawthorne, CA 90250	Apt	\$1,225			
835 Rosecrans Ave, Gardena, CA 90247	Apt	\$1,250			
1008 W 24th St, Los Angeles, CA 90007	Apt	\$1,250			
840 S Carondelet St, Los Angeles, CA 90057	Apt	\$1,250			
530 Glenrock Ave, Los Angeles, CA 90024	Apt	\$1,250			
1421 S Westmoreland Ave, Los Angeles, CA 90006	Apt	\$1,250			
830 S Park View St, Los Angeles, CA 90057	Apt	\$1,250			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
2117 Kent St, Los Angeles, CA 90026	Apt	\$1,250			
3205 Descanso Dr, Los Angeles, CA 90026	Apt	\$1,250			
840 S Carondelet St, Los Angeles, CA 90057	Apt	\$1,250			
2921 Francis Ave, Los Angeles, CA 90005	Apt	\$1,250			
14019 Cerise Ave, Hawthorne, CA 90250	Apt	\$1,250			
147 N New Hampshire Ave, Los Angeles, CA 90004	Apt	\$1,250			
13741 Prairie Ave, Hawthorne, CA 90250	Apt	\$1,250			
916 S Lake St, Los Angeles, CA 90006	Apt	\$1,250			
13632 Kornblum Ave, Hawthorne, CA 90250	Apt	\$1,250			
840 S Carondelet St, Los Angeles, CA 90057	Apt	\$1,250			
842 S Carondelet St, Los Angeles, CA 90057	Apt	\$1,250			
1914-1918 W El Segundo Blvd, Gardena, CA 90249	Apt	\$1,250			
984 S Oxford Ave, Los Angeles, CA 90006	Apt	\$1,255 - \$1,265			
420 S Westlake Ave, Los Angeles, CA 90057	Apt	\$1,260			
711 S Rampart Blvd, Los Angeles, CA 90057	Apt	\$1,265			
2007 W 3rd St, Los Angeles, CA 90057	Apt	\$1,275			
1984 Park Grove Ave, Los Angeles, CA 90007	Apt	\$1,275			
1438 Wright St, Los Angeles, CA 90015	Apt	\$1,275			
1438 Wright St, Los Angeles, CA 90015	Apt	\$1,275			
4203 S Olive St, Los Angeles, CA 90037	Apt	\$1,279			
4203 S Olive St, Los Angeles, CA 90037	Apt	\$1,279			
412-430 N Norton Ave, Los Angeles, CA 90004	Apt	\$1,279 - \$1,850			
917 Centinela Ave, Inglewood, CA 90302	Apt	\$1,280			
917 Centinela Ave, Inglewood, CA 90302	Apt	\$1,280			
11920 S Inglewood Ave, Hawthorne, CA 90250	Apt	\$1,285			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
11920 S Inglewood Ave, Hawthorne, CA 90250	Apt	\$1,285			
10800 Wright Rd, South Gate, CA 90280	Apt	\$1,290			
936 Albany St, Los Angeles, CA 90015	Apt	\$1,290			
10800 Wright Rd, South Gate, CA 90280	Apt	\$1,290			
936 Albany St, Los Angeles, CA 90015	Apt	\$1,290			
685 S Lucas Ave, Los Angeles, CA 90017	Apt	\$1,295			
4717 Elmwood Ave, Los Angeles, CA 90004	Apt	\$1,295			
447 S Rampart Blvd, Los Angeles, CA 90057	Apt	\$1,295			
144 N New Hampshire Ave, Los Angeles, CA 90004	Apt	\$1,295			
904 S Catalina St, Los Angeles, CA 90006	Apt	\$1,295			
6043 Romaine St, Los Angeles, CA 90038	Apt	\$1,295			
3940 Sepulveda Blvd, Culver City, CA 90230	Apt	\$1,295			
4717 Elmwood Ave, Los Angeles, CA 90004	Apt	\$1,295			
447 S Rampart Blvd, Los Angeles, CA 90057	Apt	\$1,295			
144 N New Hampshire Ave, Los Angeles, CA 90004	Apt	\$1,295			
904 S Catalina St, Los Angeles, CA 90006	Apt	\$1,295			
6043 Romaine St, Los Angeles, CA 90038	Apt	\$1,295			
3940 Sepulveda Blvd, Culver City, CA 90230	Apt	\$1,295			
1544 Pleasant Ave, Los Angeles, CA 90033	Apt	\$1,300			
300 E Washington Blvd, Los Angeles, CA 90015	Apt	\$1,300			
1147 E Florence Ave, Los Angeles, CA 90001	Apt	\$1,300			
10404 S Main St, Los Angeles, CA 90003	Apt	\$1,300			
407 S Alvarado St, Los Angeles, CA 90057	Apt	\$1,300			
307 Witmer St, Los Angeles, CA 90017	Apt	\$1,300			
7809 Crockett Blvd, Los Angeles, CA 90001	Apt	\$1,300			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
3528 W Adams Blvd, Los Angeles, CA 90018	Apt	\$1,300			
1504 Madrid Ave, Torrance, CA 90501	Apt	\$1,300			
409 S Alvarado St, Los Angeles, CA 90057	Apt	\$1,300			
1609 Beloit Ave, Los Angeles, CA 90025	Apt	\$1,300			
3636 W Imperial Hwy, Inglewood, CA 90303	Apt	\$1,300			
2208 W 8th St, Los Angeles, CA 90057	Apt	\$1,305 - \$1,845			
744 Beacon Ave, Los Angeles, CA 90017	Apt	\$1,320			
329 S Manhattan Pl, Los Angeles, CA 90020	Apt	\$1,325			
335 S Berendo St, Los Angeles, CA 90020	Apt	\$1,325			
1112 N Kingsley Dr, Los Angeles, CA 90029	Apt	\$1,325			
1416 W Olympic Blvd, Los Angeles, CA 90015	Apt	\$1,325			
1416 W Olympic Blvd, Los Angeles, CA 90015	Apt	\$1,325			
2816 Sunset Pl, Los Angeles, CA 90005	Apt	\$1,325			
3715 W 1st St, Los Angeles, CA 90004	Apt	\$1,325			
815 Irolo St, Los Angeles, CA 90005	Apt	\$1,325			
170 S Mountain View Ave, Los Angeles, CA 90057	Apt	\$1,325			
12111 Hawthorne Way, Hawthorne, CA 90250	Apt	\$1,325			
945 Beacon Ave, Los Angeles, CA 90015	Apt	\$1,325			
516 N Harvard Blvd, Los Angeles, CA 90004	Apt	\$1,325			
901 Irolo St, Los Angeles, CA 90006	Apt	\$1,325			
6228-6238 De Longpre Ave, Los Angeles, CA 90028	Apt	\$1,325			
109 Normandie Ave, Los Angeles, CA 90004	Apt	\$1,325			
667 S Carondelet St, Los Angeles, CA 90057	Apt	\$1,325			
862 S Catalina St, Los Angeles, CA 90005	Apt	\$1,325 - \$1,385			
245 S Serrano Ave, Los Angeles, CA 90004	Apt	\$1,340			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
2820 W 8th St, Los Angeles, CA 90005	Apt	\$1,340			
1601 Beloit Ave, Los Angeles, CA 90025	Apt	\$1,345			
1601 Beloit Ave, Los Angeles, CA 90025	Apt	\$1,345			
1601 Beloit Ave, Los Angeles, CA 90025	Apt	\$1,345			
2538 4th Ave, Los Angeles, CA 90018	Apt	\$1,345			
14108 Doty Ave, Hawthorne, CA 90250	Apt	\$1,345			
1230 N Berendo St, Los Angeles, CA 90029	Apt	\$1,345 - \$1,385			
3176-3188 W 8th St, Los Angeles, CA 90005	Apt	\$1,345 - \$1,425			
5171 Marathon St, Los Angeles, CA 90038	Apt	\$1,350			
1101 Victoria Ave, Los Angeles, CA 90291	Apt	\$1,350			
5727 Virginia Ave, Los Angeles, CA 90038	Apt	\$1,350			
11515 Ohio Ave, Los Angeles, CA 90025	Apt	\$1,350			
123 W Palm Ave, El Segundo, CA 90245	Apt	\$1,350			
15003 Lemoli Ave, Gardena, CA 90249	Apt	\$1,350 - \$1,425			
1162 N Kingsley Dr, Los Angeles, CA 90029	Apt	\$1,395			
720 S Plymouth Blvd, Los Angeles, CA 90005	Apt	\$1,395			
401 S Kenmore Ave, Los Angeles, CA 90020	Apt	\$1,395			
2737 Francis Ave, Los Angeles, CA 90005	Apt	\$1,395			
147 S Catalina St, Los Angeles, CA 90004	Apt	\$1,395			
1197 N Ardmore Ave, Los Angeles, CA 90029	Apt	\$1,395			
619 S Rampart Blvd, Los Angeles, CA 90057	Apt	\$1,395			
1317 Amherst Ave, Los Angeles, CA 90025	Apt	\$1,395			
819 N Alta Vista Blvd, Los Angeles, CA 90046	Apt	\$1,395			
2121 James M Wood Blvd, Los Angeles, CA 90006	Apt	\$1,395			
5407 Sierra Vista Ave, Los Angeles, CA 90038	Apt	\$1,395			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
1930 Whitley Ave, Los Angeles, CA 90068	Apt	\$1,395			
6333 Lexington Ave, Los Angeles, CA 90038	Apt	\$1,395			
2960 James M Wood Blvd, Los Angeles, CA 90006	Apt	\$1,395			
1417 N Laurel Ave, West Hollywood, CA 90046	Apt	\$1,395			
608 S Westlake Ave, Los Angeles, CA 90057	Apt	\$1,395			
1301 N Stanley Ave, Los Angeles, CA 90046	Apt	\$1,395			
5737 Lexington Ave, Los Angeles, CA 90038	Apt	\$1,395			
410 S Lake St, Los Angeles, CA 90057	Apt	\$1,395			
10822 Ventura Blvd, Los Angeles, CA 91604	Apt	\$1,395			
S. S Kingsley Dr, Los Angeles, CA 90020	Apt	\$1,395			
801 Gramercy Dr, Los Angeles, CA 90005	Apt	\$1,395			
1197 N Ardmore Ave, Los Angeles, CA 90029	Apt	\$1,395			
1325 Ingraham St, Los Angeles, CA 90017	Apt	\$1,395 Townhome e for			
201 N Toluca St, Los Angeles, CA 90026	Apt	\$1,450			
1817 Ivar Ave, Los Angeles, CA 90028	Apt	\$1,450			
2222 Cambridge St, Los Angeles, CA 90006	Apt	\$1,450			
508 S Serrano Ave, Los Angeles, CA 90020	Apt	\$1,450			
1840 N Berendo St, Los Angeles, CA 90027	Apt	\$1,450			
1415 Alvarado Terrace, Los Angeles, CA 90006	Apt	\$1,450			
1585 W 35th Pl, Los Angeles, CA 90018	Apt	\$1,450			
407 S Kenmore Ave, Los Angeles, CA 90020	Apt	\$1,450			
1587 W 35th Pl, Los Angeles, CA 90018	Apt	\$1,450 Townhome e for			
354 Normandie Ave, Los Angeles, CA 90020	Apt	\$1,500			
1735 N Gramercy Pl, Los Angeles, CA 90028	Apt	\$1,500			
1432 Barry Ave, Los Angeles, CA 90025	Apt	\$1,500			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
2341 Portland St, Los Angeles, CA 90007	Apt	\$1,500			
2121 Michigan Ave, Los Angeles, CA 90033	Apt	\$1,500			
1000 Mariposa St, Glendale, CA 91205	Apt	\$1,500			
1723 N Beverly Glen Blvd, Los Angeles, CA 90077	Apt	\$1,500			
2321 Magnolia Ave, Los Angeles, CA 90007	Apt	\$1,500			
354 Normandie Ave, Los Angeles, CA 90020	Apt	\$1,500			
1735 N Gramercy Pl, Los Angeles, CA 90028	Apt	\$1,500			
1432 Barry Ave, Los Angeles, CA 90025	Apt	\$1,500			
843 S Curson Ave, Los Angeles, CA 90036	Apt	\$1,500 Home for Rent			
843 S Curson Ave, Los Angeles, CA 90036	Apt	\$1,500 Home for Rent			
4316 Alla Rd, Los Angeles, CA 90066	Apt	\$1,625			
2440 Ocean Park Blvd, Santa Monica, CA 90405	Apt	\$1,625			
405 S Gramercy Pl, Los Angeles, CA 90020	Apt	\$1,625			
2505 W 6th St, Los Angeles, CA 90057	Apt	\$1,625			
5569 W Adams Blvd, Los Angeles, CA 90016	Apt	\$1,625			
40 Brooks Ave, Los Angeles, CA 90291	Apt	\$1,625			
4316 Alla Rd, Los Angeles, CA 90066	Apt	\$1,625			
2440 Ocean Park Blvd, Santa Monica, CA 90405	Apt	\$1,625			
405 S Gramercy Pl, Los Angeles, CA 90020	Apt	\$1,625			
2505 W 6th St, Los Angeles, CA 90057	Apt	\$1,625			
5569 W Adams Blvd, Los Angeles, CA 90016	Apt	\$1,625			
40 Brooks Ave, Los Angeles, CA 90291	Apt	\$1,625			
752 S Main St, Los Angeles, CA 90014	Apt	\$700 - \$1,000			
230 W 23rd St, Los Angeles, CA 90007	Apt	\$775			
233 S Market St, Inglewood, CA 90301	Apt	\$895			

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
739 Garland Ave, Los Angeles, CA 90017	Apt	\$895 - \$1,095			
729 S Union Ave, Los Angeles, CA 90017	Apt	\$975			
2411 E Gage Ave, Huntington Park, CA 90255	Apt	\$975			
3441 W 2nd St, Los Angeles, CA 90004	Apt	\$975 - \$1,200			
10300 National Blvd, Los Angeles, CA 90034	Apt	\$975 - \$995			
521 N Avalon Blvd, Los Angeles, CA 90744	Apt	\$990			
742-748 Brooks Ave, Venice, CA 90291	Apt	\$995 - \$1,095			
1403 E 23rd St, Los Angeles, CA 90011	Apt	\$999			
1831 W 11th Pl, Los Angeles, CA 90006	Apt		\$950		
100 S Alameda St, Los Angeles, CA 90012	Apt		\$1,000		
2015 Michigan Ave, Los Angeles, CA 90033	Apt		\$1,000		
822 E 25th St, Los Angeles, CA 90011	Apt		\$1,000		
Harbor Gateway North · S Vermont Ave, Los Angeles, 90044	Apt		\$1,100		
1220 S Harvard Blvd, Los Angeles, CA 90006	Apt		\$1,195		
810 W 137th St, Compton, CA 90222	Apt		\$1,195		
Congress Southeast · 9620 S. Figueroa St, Los Angeles, 90003	Apt		\$1,200		
3931 Brighton Ave, Los Angeles, CA 90062	Apt		\$1,200		
Wilmington · 324 -326 W Opp Street, Wilmington, 90744	Apt		\$1,250		
Willmore City · 968 N. Loma Vista Dr., Long Beach, 90813	Apt		\$1,250		
Central Long Beach · 1535 E Hellman St #2, Long Beach, 90813	Apt		\$1,250		
123 1/2-123 1/2 E Ave 44, Los Angeles, CA 90031	Apt		\$1,250		
Central Long Beach · 1436 Walnut Ave., Long Beach, 90813	Apt		\$1,275		
Lee School · 1745 Redondo Ave, Long Beach, 90804	Apt		\$1,275		
Downtown Long Beach · 332 Magnolia Ave., Long Beach, 90802	Apt		\$1,295		
Lee School · 1425 Freeman Ave, Long Beach, 90804	Apt		\$1,295		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
Washington School ·1428 Chestnut Ave., Long Beach, 90813	Apt		\$1,295		
On Broadway ·1765 Magnolia Ave., Long Beach, 90813	Apt		\$1,295		
South Gate ·9518 California Ave., South Gate, 90280	Apt		\$1,295		
Willowbrook ·13812 Avalon Blvd., Los Angeles, 90061	Apt		\$1,295		
Wilmington ·132 E. I St., Wilmington, 90744	Apt		\$1,295		
South Wrigley ·1910 Cedar Ave., Long Beach, 90806	Apt		\$1,295		
Downtown Long Beach ·530 Chestnut Avenue, Long Beach, 90802	Apt		\$1,295		
4053 S Hoover St, Los Angeles, CA 90037	Apt		\$1,295		
Harbor City ·1653 W. Anaheim St, Harbor City, 90710	Apt		\$1,300		
Congress Southeast ·10404 S. Main Street, Los Angeles, 90003	Apt		\$1,300		
Central Long Beach ·730 Alamitos Ave., Long Beach, 90813	Apt		\$1,300		
South Wrigley ·1854 San Francisco Ave, Long B	Apt		\$1,300		
10120 California Ave, South Gate, CA 90280	Apt		\$1,300		
10404 S Main St, Los Angeles, CA 90003	Apt		\$1,300		
2720 Randolph St, Huntington Park, CA 90255	Apt		\$1,300		
747 Micheltorena St, Los Angeles, CA 90026	Apt		\$1,300		
1726 W 146th St, Gardena, CA 90247	Apt		\$1,325		
10130 S Inglewood Ave, Inglewood, CA 90304	Apt		\$1,350		
12129 Manor Dr, Hawthorne, CA 90250	Apt		\$1,350		
1354 W 45th St, Los Angeles, CA 90037	Apt		\$1,350		
18424 Normandie Ave, Gardena, CA 90248	Apt		\$1,350		
2411 E Gage Ave, Huntington Park, CA 90255	Apt		\$1,350		
3930 Roxanne Ave, Los Angeles, CA 90008	Apt		\$1,350		
565 Broadway St, Los Angeles, CA 90291	Apt		\$1,350		
8454 Victoria Ave, South Gate, CA 90280	Apt		\$1,350		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
14000 Cordary Ave, Hawthorne, CA 90250	Apt		\$1,375		
1807 Speyer Ln, Redondo Beach, CA 90278	Apt		\$1,375		
1057 W 101st St, Los Angeles, CA 90044	Apt		\$1,395		
13750 Lemoli Ave, Hawthorne, CA 90250	Apt		\$1,395		
14111 Cordary Ave, Hawthorne, CA 90250	Apt		\$1,395		
14517 Vermont Ave, Gardena, CA 90247	Apt		\$1,395		
2118 Michigan Ave, Los Angeles, CA 90033	Apt		\$1,395		
814 N Eucalyptus Ave, Inglewood, CA 90302	Apt		\$1,395		
8459 Otis Ave, South Gate, CA 90280	Apt		\$1,395		
1027 W 91st St, Los Angeles, CA 90044	Apt		\$1,400		
10305 Buford Ave, Inglewood, CA 90304	Apt		\$1,400		
13616 Kornblum Ave, Hawthorne, CA 90250	Apt		\$1,400		
2209 Crenshaw Blvd, Los Angeles, CA 90016	Apt		\$1,400		
6215 Cedar St, Huntington Park, CA 90255	Apt		\$1,400		
631 W 47th St, Los Angeles, CA 90037	Apt		\$1,400		
6320 Malabar St, Huntington Park, CA 90255	Apt		\$1,400		
9036 Carson St, Culver City, CA 90232	Apt		\$1,400		
14005 Kornblum Ave, Hawthorne, CA 90250	Apt		\$1,425		
2256 Cambridge St, Los Angeles, CA 90006	Apt		\$1,425		
3247-3255 Santa Ana St, Huntington Park, CA 90255	Apt		\$1,425		
11827 S Figueroa St, Los Angeles, CA 90061	Apt		\$1,445		
12645 Ramona Ave, Hawthorne, CA 90250	Apt		\$1,450		
21220 S Western Ave, Torrance, CA 90501	Apt		\$1,450		
2308 Workman St, Los Angeles, CA 90031	Apt		\$1,450		
2653 E 57th St, Huntington Park, CA 90255	Apt		\$1,450		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
323 Warren Ln, Inglewood, CA 90302	Apt		\$1,450		
3839 Stevely Ave, Los Angeles, CA 90008	Apt		\$1,450		
412 W Regent St, Inglewood, CA 90301	Apt		\$1,450		
4609-4663 Coliseum St, Los Angeles, CA 90016	Apt		\$1,450		
5820 Camerford Ave, Los Angeles, CA 90038	Apt		\$1,450		
807 N Hudson Ave, Los Angeles, CA 90038	Apt		\$1,450		
915 S Carondelet St, Los Angeles, CA 90006	Apt		\$1,450		
3815 Lockland Dr, Los Angeles, CA 90008	Apt		\$1,465		
601 W Hyde Park Blvd, Inglewood, CA 90302	Apt		\$1,475		
1736 Marine Ave, Gardena, CA 90249	Apt		\$1,485		
6119 Brynhurst Ave, Los Angeles, CA 90043	Apt		\$1,485		
Belmont Heights -363 Newport Avenue #315, Long Beach, 90814	Apt		\$1,495		
10320 Felton Ave, Inglewood, CA 90304	Apt		\$1,495		
10522 S Inglewood Ave, Inglewood, CA 90304	Apt		\$1,495		
11710 Budlong Ave, Los Angeles, CA 90044	Apt		\$1,495		
1322 Prado St, Los Angeles, CA 90023	Apt		\$1,495		
14900 Lemoli Ave, Gardena, Ca 90249	Apt		\$1,495		
1630 W 3rd St, Los Angeles, CA 90017	Apt		\$1,495		
3602 W 60th St, Los Angeles, CA 90043	Apt		\$1,495		
400 S Harvard Blvd, Los Angeles, CA 90020	Apt		\$1,495		
411 E Palmer Ave, Glendale, CA 91205	Apt		\$1,495		
4702 W 17th St, Los Angeles, CA 90019	Apt		\$1,495		
4905 W Adams Blvd, Los Angeles, CA 90016	Apt		\$1,495		
611 E 9th St, Los Angeles, CA 90014	Apt		\$1,495		
717 S Carondelet St, Los Angeles, CA 90057	Apt		\$1,495		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
727 S Coronado St, Los Angeles, CA 90057	Apt		\$1,495		
23038 Arlington Ave, Torrance, CA 90501	Apt		\$1,497		
1125 N Westmoreland Ave, Los Angeles, CA 90029	Apt		\$1,499		
11296 Brookhaven Ave, Los Angeles, CA 90064	Apt		\$1,499		
11419-11421 S New Hampshire Ave, Los Angeles, CA 90044	Apt		\$1,500		
2663 E 57th St, Huntington Park, CA 90255	Apt		\$1,500		
2905 Leeward Ave, Los Angeles, CA 90005	Apt		\$1,500		
3204 Larga Ave, Los Angeles, CA 90039	Apt		\$1,500		
407 S Kenmore Ave, Los Angeles, CA 90020	Apt		\$1,500		
4171 S Figueroa St, Los Angeles, CA 90037	Apt		\$1,500		
4686 Woodside Dr, Los Angeles, CA 90065	Apt		\$1,500		
5714 Carlton Way, Los Angeles, CA 90028	Apt		\$1,500		
748 Wilcox Ave, Los Angeles, CA 90038	Apt		\$1,500		
8758 S Avalon Blvd, Los Angeles, CA 90003	Apt		\$1,500		
118 N Lake St, Los Angeles, CA 90026	Apt		\$1,525		
14031 Cerise Ave, Hawthorne, CA 90250	Apt		\$1,525		
1818 W El Segundo Blvd, Gardena, CA 90249	Apt		\$1,525		
200 W Arbor Vitae St, Inglewood, CA 90301	Apt		\$1,525		
22003-22017 S Vermont Ave, Torrance, CA 90502	Apt		\$1,525		
23008 Arlington Ave, Torrance, CA 90501	Apt		\$1,525		
4312 180th St, Torrance, CA 90504	Apt		\$1,525		
515 S Lafayette Park Pl, Los Angeles, CA 90057	Apt		\$1,525		
544 S St Louis St, Los Angeles, CA 90033	Apt		\$1,525		
946 N Mariposa Ave, Los Angeles, CA 90029	Apt		\$1,525		
10800 Crenshaw Blvd, Inglewood, CA 90303	Apt		\$1,535		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
2901 E Olympic Blvd, Los Angeles, CA 90023	Apt		\$1,540		
1830 W El Segundo Blvd, Gardena, CA 90249	Apt		\$1,545		
336 S Alexandria Ave, Los Angeles, CA 90020	Apt		\$1,545		
1341 W Carson St, Torrance, CA 90501	Apt		\$1,549		
2622 San Marino St, Los Angeles, CA 90006	Apt		\$1,550		
3919 Ursula Ave, Los Angeles, CA 90008	Apt		\$1,550		
4729 San Vicente Blvd, Los Angeles, CA 90019	Apt		\$1,550		
526 S St Andrews Pl, Los Angeles, CA 90020	Apt		\$1,550		
1010 Larch St, Inglewood, CA 90301	Apt		\$1,575		
1227 S Central Ave, Glendale, CA 91204	Apt		\$1,575		
1443 S Bonnie Brae St, Los Angeles, CA 90006	Apt		\$1,575		
1520 Menlo Ave, Los Angeles, CA 90006	Apt		\$1,575		
4307 W 142nd St, Hawthorne, CA 90250	Apt		\$1,575		
4318 Santo Tomas Dr, Los Angeles, CA 90008	Apt		\$1,575		
709 S Mariposa Ave, Los Angeles, CA 90005	Apt		\$1,575		
14810 Halldale Ave, Gardena, CA 90247	Apt		\$1,585		
744 Beacon Ave, Los Angeles, CA 90017	Apt		\$1,585		
1121 S Norton Ave, Los Angeles, CA 90019	Apt		\$1,595		
1154 S Bronson Ave, Los Angeles, CA 90019	Apt		\$1,595		
13317-13321 S Vermont Ave, Gardena, CA 90247	Apt		\$1,595		
1355 S Hope St, Los Angeles, CA 90015	Apt		\$1,595		
13717 Chadron Ave, Hawthorne, CA 90250	Apt		\$1,595		
1376 N Serrano Ave, Los Angeles, CA 90027	Apt		\$1,595		
16925 Prairie Ave, Torrance, CA 90504	Apt		\$1,595		
1918 Grace Ave, Los Angeles, CA 90068	Apt		\$1,595		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
20627 Amie Ave, Torrance, CA 90503	Apt		\$1,595		
20900 Amie Ave, Torrance, CA 90503	Apt		\$1,595		
310 S Eucalyptus Ave, Inglewood, CA 90301	Apt		\$1,595		
3917 Halldale Ave, Los Angeles, CA 90062	Apt		\$1,595		
4068 9th Ave, Los Angeles, CA 90008	Apt		\$1,595		
410 S Mariposa Ave, Los Angeles, CA 90020	Apt		\$1,595		
415 Union Dr, Los Angeles, CA 90017	Apt		\$1,595		
4239 Degnan Blvd, Los Angeles, CA 90008	Apt		\$1,595		
4335 Don Tomaso Dr, Los Angeles, CA 90008	Apt		\$1,595		
436 E Ave 28, Los Angeles, CA 90031	Apt		\$1,595		
5526 Carlton Way, Los Angeles, CA 90028	Apt		\$1,595		
621-625 E Hyde Park Blvd, Inglewood, CA 90302	Apt		\$1,595		
701 S Louise St, Glendale, CA 91205	Apt		\$1,595		
733 S Mariposa Ave, Los Angeles, CA 90005	Apt		\$1,595		
765 Irolo St, Los Angeles, CA 90005	Apt		\$1,595		
800 N Mariposa Ave, Los Angeles, CA 90029	Apt		\$1,595		
801 Gramercy Dr, Los Angeles, CA 90005	Apt		\$1,595		
909 Irolo St, Los Angeles, CA 90006	Apt		\$1,595		
N. N Serrano Ave, Los Angeles, CA 90027	Apt		\$1,595		
1902 Rockefeller Ln, Redondo Beach, CA 90278	Apt		\$1,625		
4730 St Charles Pl, Los Angeles, CA 90019	Apt		\$1,625		
710-712 E Chevy Chase Dr, Glendale, CA 91205	Apt		\$1,625		
124 N Westmoreland Ave, Los Angeles, CA 90004	Apt		\$1,645		
1344 N Serrano Ave, Los Angeles, CA 90027	Apt		\$1,645		
1237 Arapahoe St, Los Angeles, CA 90006	Apt		\$1,650		
1330 N Orange Dr, Los Angeles, CA 90046	Apt		\$1,650		
1345 N Orange Dr, Los Angeles, CA 90028	Apt		\$1,650		
1454 S Norton Ave, Los Angeles, CA 90019	Apt		\$1,650		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
1550 N Harvard Blvd, Los Angeles, CA 90027	Apt		\$1,650		
1605 N Martel Ave, Los Angeles, CA 90046	Apt		\$1,650		
1900 Grace Ave, Los Angeles, CA 90068	Apt		\$1,650		
2639 E 4th St, Los Angeles, CA 90033	Apt		\$1,650		
2933 W 8th St, Los Angeles, CA 90005	Apt		\$1,650		
328 Normandie Ave, Los Angeles, CA 90020	Apt		\$1,650		
333 S Virgil Ave, Los Angeles, CA 90020	Apt		\$1,650		
343 N Avenue 52, Los Angeles, CA 90042	Apt		\$1,650		
376 Loma Dr, Los Angeles, CA 90017	Apt		\$1,650		
3939 Roxanne Ave, Los Angeles, CA 90008	Apt		\$1,650		
4114 Rosewood Ave, Los Angeles, CA 90004	Apt		\$1,650		
444 S Occidental Blvd, Los Angeles, CA 90057	Apt		\$1,650		
4517 Pickford St, Los Angeles, CA 90019	Apt		\$1,650		
5111 Harold Way, Los Angeles, CA 90027	Apt		\$1,650		
5406 Lexington Ave, Los Angeles, CA 90029	Apt		\$1,650		
644 Pier Ave, Santa Monica, CA 90405	Apt		\$1,650		
701 S Kingsley Dr, Los Angeles, CA 90005	Apt		\$1,650		
742 S Berendo St, Los Angeles, CA 90005	Apt		\$1,650		
961 N Hobart Blvd, Los Angeles, CA 90029	Apt		\$1,650		
963 N Hobart Blvd, Los Angeles, CA 90029	Apt		\$1,650		
166 N Normandie Ave, Los Angeles, CA 90004	Apt		\$1,660		
1146 Gordon St, Los Angeles, CA 90038	Apt		\$1,670		
1336 N Kenmore Ave, Los Angeles, CA 90027	Apt		\$1,675		
1520 W Carson St, Torrance, CA 90501	Apt		\$1,675		
1726 6th Ave, Los Angeles, CA 90019	Apt		\$1,675		
3634 Spencer St, Torrance, CA 90503	Apt		\$1,675		
502 S Westmoreland Ave, Los Angeles, CA 90020	Apt		\$1,675		
622 E Windsor Rd, Glendale, CA 91205	Apt		\$1,675		
919 E Acacia Ave, Glendale, CA 91205	Apt		\$1,675		
1045 S Norton Ave, Los Angeles, CA 90019	Apt		\$1,695		
144 S Westmoreland Ave, Los Angeles, CA 90004	Apt		\$1,695		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
1516 W 85th St, Los Angeles, CA 90047	Apt		\$1,695		
1781 Orchid Ave, Los Angeles, CA 90028	Apt		\$1,695		
1909 N Beachwood Dr, Los Angeles, CA 90068	Apt		\$1,695		
906 E Imperial Ave, El Segundo, CA 90245	Apt		\$1,695		
Wilson High · 1061 Park Avenue #113, Long Beach, 90804	Apt		\$1,700		
1915 Vassar St, Glendale, CA 91204	Apt		\$1,700		
401-407 Union Dr, Los Angeles, CA 90017	Apt		\$1,700		
5761 San Vicente Blvd, Los Angeles, CA 90019	Apt		\$1,700		
1240 N Cherokee Ave, Los Angeles, CA 90038	Apt		\$1,725		
1735 N Normandie Ave, Los Angeles, CA 90027	Apt		\$1,725		
215 E Maple St, Glendale, CA 91205	Apt		\$1,725		
4651 Cahuenga Blvd, Los Angeles, CA 91602	Apt		\$1,725		
5837 Virginia Ave, Los Angeles, CA 90038	Apt		\$1,725		
968 Tularosa Dr, Los Angeles, CA 90026	Apt		\$1,725		
West Carson · 23304 Sesame Street #G, Torrance, 90502	Apt		\$1,750		
1750 El Cerrito Pl, Los Angeles, CA 90028	Apt		\$1,750		
1815 E 2nd St, Los Angeles, CA 90033	Apt		\$1,750		
248 N Hoover St, Los Angeles, CA 90004	Apt		\$1,750		
3252 Overland Ave, Los Angeles, CA 90034	Apt		\$1,750		
3945 W 8th St, Los Angeles, CA 90005	Apt		\$1,750		
4167 1/2-4167 1/2 Leimert Blvd, Los Angeles, CA 90008	Apt		\$1,750		
4253 Garthwaite Ave, Los Angeles, CA 90008	Apt		\$1,750		
Downtown Long Beach · 140 Linden Avenue #302, Long Beach, 90802	Apt		\$1,795		
1759 Winona Blvd, Los Angeles, CA 90027	Apt		\$1,795		
20909 Anza Ave, Torrance, CA 90503	Apt		\$1,795		
4203 Sutro Ave, Los Angeles, CA 90008	Apt		\$1,795		
932 S Westmoreland Ave, Los Angeles, CA 90006	Apt		\$1,795		
4814 Wall St, Los Angeles, CA 90011	Apt		\$1,800		
1063 S Curson Ave, Los Angeles, CA 90019	Apt		\$1,825		
12740 Venice Blvd, Los Angeles, CA 90066	Apt		\$1,825		

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
1737 Whitley Ave, Los Angeles, CA 90028	Apt		\$1,825		
7616 Hollywood Blvd, West Hollywood, CA 90046	Apt		\$1,825		
8233 Crenshaw Blvd, Inglewood, CA 90305	Apt		\$1,825		
855 S Harvard Blvd, Los Angeles, CA 90005	Apt		\$1,825		
Bixby Park ·1831 E Appleton Street #6, Long Beach, 90802	Apt		\$1,850		
1748 N Kenmore Ave, Los Angeles, CA 90027	Apt		\$1,890		
3755 Westwood Blvd, Los Angeles, CA 90034	Apt		\$1,895		
4461 W 4th St, Los Angeles, CA 90020	Apt		\$1,895		
Rolling Hills Estates ·3602 W Estates Lane #119	Apt		\$1,950		
1505 Crest Dr, Manhattan Beach, CA 90266	Apt		\$1,950		
432 E Spruce Ave, Inglewood, CA 90301	Apt			925	
3212 Oregon St, Los Angeles, CA 90023	Apt			1150	
3700-3782 S Figueroa St, Los Angeles, CA 90007	Apt			1185	
1719 N Mariposa Ave, Los Angeles, CA 90027	Apt			1295	
8321.5 Grape St, Los Angeles, CA 90001	Apt			1350	
1140 W 120th St, Los Angeles, CA 90044	Apt			1400	
3516 Martin Luther King Jr Blvd, Lynwood, CA 90262	Apt			1450	
Central Long Beach ·1844 E. 15th St., Long Beach, 90813	Apt			\$1,495	
Saint Mary ·1245 Pine Ave, Long Beach, 90813	Apt			\$1,495	
Washington School ·1612 Cedar Ave #2, Long Beach, 90813	Apt			\$1,495	
Saint Mary ·1069 -1071 Alamos Avenue, Long Beach, 90813	Apt			\$1,495	
Ramona ·4441 West 134th Street, Hawthorne, 90250	Apt			\$1,500	
Southeast Wrigley ·1856 Pacific Ave., Long Beach, 90806	Apt			\$1,550	
Franklin School ·1126 E. 5th Street, Long Beach, 90802	Apt			\$1,550	
Central Long Beach ·1050 Cerritos Ave., Long Beach, 90813	Apt			\$1,550	
1621 W 226th St, Torrance, CA 90501	Apt			1550	
1939 W 75th St, Los Angeles, CA 90047	Apt			1550	
Central Long Beach ·1410 Lemon Avenue, Long Beach, 90813	Apt			\$1,595	

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
Willmore City ·428 W 8th Street, Long Beach, 90813	Apt			\$1,595	
Franklin School ·933 -37 5th St., Long Beach, 90802	Apt			\$1,595	
Downtown Long Beach ·624 W. 5th St., Long Beach, 90802	Apt			\$1,595	
Dairy ·477 E. South St. #10, Long Beach, 90805	Apt			\$1,595	
Eastside ·916 Obispo Ave, Long Beach, 90804	Apt			\$1,595	
Eastside ·1030 Coronado Ave., Long Beach, 90804	Apt			\$1,595	
Artesia Freeway Corridor ·6769 Cherry Ave., Long Beach, 90805	Apt			\$1,595	
16201 S Figueroa St, Gardena, CA 90248	Apt			1595	
810-810-4 E 79th St, Los Angeles, CA 90001	Apt			1595	
4343 Elizabeth St, Cudahy, CA 90201	Apt			1595	
Lindbergh ·628 E 53rd Street, Long Beach, 90805	Apt			\$1,599	
West Athens ·11500 S. Budlong Ave., Los Angeles, 90044	Apt			\$1,600	
11500 Budlong Ave, Los Angeles, CA 90044	Apt			1600	
Eastside ·2501 E. 4th Street, Long Beach, 90814	Apt			\$1,625	
1342 W 227th St, Torrance, CA 90501	Apt			1645	
524 W Olive St, Inglewood, CA 90301	Apt			1650	
1637 W Anaheim St, Los Angeles, CA 90710	Apt			1650	
1652 W 146th St, Gardena, CA 90247	Apt			1650	
10415 S Broadway, Los Angeles, CA 90003	Apt			1650	
2110 W El Segundo Blvd, Gardena, CA 90249	Apt			1650	
12100 S Vermont Ave, Los Angeles, CA 90044	Apt			1659	
11711 Gale Ave, Hawthorne, CA 90250	Apt			1675	
16201 S Figueroa St, Gardena, CA 90248	Apt			1695	
2313 Vanderbilt Ln, Redondo Beach, CA 90278	Apt			1695	
204 N Spring Ave, Compton, CA 90221	Apt			1695	
6423 Corona Ave, Bell, CA 90201	Apt			1695	
6423 Corona Ave, Bell, CA 90201	Apt			1695	
137 N Eastwood Ave, Inglewood, CA 90301	Apt			1700	
110 S Rampart Blvd, Los Angeles, CA 90057	Apt			1700	
856 W 42nd St, Los Angeles, CA 90037	Apt			1700	
6821 S Broadway, Los Angeles, CA 90003	Apt			1700	

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
1547 Torrance Blvd, Torrance, CA 90501	Apt			1700	
1850 E 71st St, Los Angeles, CA 90001	Apt			1700	
5971 West Blvd, Los Angeles, CA 90043	Apt			1700	
851 1/2 W 74th St, Los Angeles, CA 90044	Apt			1700	
830 Austin Ave, Inglewood, CA 90302	Apt			1725	
943 Arapahoe St, Los Angeles, CA 90006	Apt			1745	
Harbor Gateway South · 1530 West 224th Street #2, Torrance, 90501	Apt			\$1,747	
1530 W 224th St, Torrance, CA 90501	Apt			1747	
1043 W 58th St, Los Angeles, CA 90037	Apt			1749	
1559 W 224th St, Torrance, CA 90501	Apt			1750	
637 E 87th St, Los Angeles, CA 90002	Apt			1750	
724-728 W 80th St, Los Angeles, CA 90044	Apt			1750	
9113 Compton Ave, Florence-Graham, CA 90002	Apt			1750	
924 Larch St, Inglewood, CA 90301	Apt			1750	
21724 S Western Ave, Torrance, CA 90501	Apt			1750	
4838 W 117th St, Hawthorne, CA 90250	Apt			1750	
322 W Ave 38, Los Angeles, CA 90065	Apt			1765	
4220 Santa Rosalia Dr, Los Angeles, CA 90008	Apt			1775	
466 N Westmoreland Ave, Los Angeles, CA 90004	Apt			1775	
22628 S Figueroa St, Carson, CA 90745	Apt			1775	
6019 8th Ave, Los Angeles, CA 90043	Apt			1775	
4318 Santo Tomas Dr, Los Angeles, CA 90008	Apt			1775	
805 N Santa Fe Ave, Compton, CA 90221	Apt			1790	
805 N Santa Fe Ave, Compton, CA 90221	Apt			1790	
362 W Palmer Ave, Glendale, CA 91204	Apt			1795	
1005 N Serrano Ave, Los Angeles, CA 90029	Apt			1795	
2404 Mathews Ave, Redondo Beach, CA 90278	Apt			1795	
6210 S Halldale Ave, Los Angeles, CA 90047	Apt			1795	
4712 Lomita St, Los Angeles, CA 90019	Apt			1795	
330 W 223rd St, Carson, CA 90745	Apt			1795	
705 W 47th St, Los Angeles, CA 90037	Apt			1795	
10974 S Figueroa St, Los Angeles, CA 90061	Apt			1795	

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
940-942 S Flower St, Inglewood, CA 90301	Apt			1795	
3774 S Gramercy Pl, Los Angeles, CA 90018	Apt			1795	
16120 Harvard Blvd, Gardena, CA 90247	Apt			1795	
542 W 76th St, Los Angeles, CA 90044	Apt			1795	
525 Britannia St, Los Angeles, CA 90033	Apt			1800	
1454 W 179th St, Gardena, CA 90248	Apt			1800	
3816 W Slauson Ave, View Park-Windsor Hills, CA 90043	Apt			1800	
10420 Regent St, Los Angeles, CA 90034	Apt			1800	
5614 S Western Ave, Los Angeles, CA 90062	Apt			1800	
3923 Gibraltar Ave, Los Angeles, CA 90008	Apt			1800	
3615 W 104th St, Inglewood, CA 90303	Apt			1800	
1353 W 109th Pl, Los Angeles, CA 90044	Apt			1800	
553-603 W 45th St, Los Angeles, CA 90037	Apt			1800	
4822 Rosewood Ave, Los Angeles, CA 90004	Apt			1810	
433 S Lake St, Los Angeles, CA 90057	Apt			1825	
932 S Burlington Ave, Los Angeles, CA 90006	Apt			1825	
238 S Alexandria Ave, Los Angeles, CA 90004	Apt			1825	
621 N Market St, Inglewood, CA 90302	Apt			1825	
3200 W 99th St, Inglewood, CA 90305	Apt			1825	
Gardena · 1834 W 145th Street #4, Gardena, 90249	Apt			\$1,850	
10227 S 8th Ave, Inglewood, CA 90303	Apt			1850	
808 W Redondo Beach Blvd, Gardena, CA 90247	Apt			1850	
632 Aerick St, Inglewood, CA 90301	Apt			1850	
1504 Magnolia Ave, Los Angeles, CA 90006	Apt			1850	
2314 S Rimpau Blvd, Los Angeles, CA 90016	Apt			1850	
807 Walnut St, Inglewood, CA 90301	Apt			1850	
2314 1/2 S Rimpau Blvd, Los Angeles, CA 90016	Apt			1850	
7221 S La Cienega Blvd, Los Angeles, CA 90045	Apt			1850	
315 W 65th St, Los Angeles, CA 90003	Apt			1850	
3965 S Wilton Pl, Los Angeles, CA 90062	Apt			1850	
1246-1270 E 70th St, Los Angeles, CA 90001	Apt			1850	
308 W Queen St, Inglewood, CA 90301	Apt			1850	

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
6209 S Hoover St, Los Angeles, CA 90044	Apt			1850	
330 W 223rd St, Carson, CA 90745	Apt			1865	
214 E Hyde Park Blvd, Inglewood, CA 90302	Apt			1875	
6332 Crenshaw Blvd, Los Angeles, CA 90043	Apt			1875	
6509 Brynhurst Ave, Los Angeles, CA 90043	Apt			1875	
3212 Oregon St, Los Angeles, CA 90023	Apt			1875	
3212 Oregon St, Los Angeles, CA 90023	Apt			1875	
14108 Doty Ave, Hawthorne, CA 90250	Apt			1875	
1735 1/2 W 84th Pl, Los Angeles, CA 90047	Apt			1885	
1021 W 161st St, Gardena, CA 90247	Apt			1885	
437 W Windsor Rd, Glendale, CA 91204	Apt			1890	
1844 Plaza Del Amo, Torrance, CA 90501	Apt			1910	
1817 South La Brea Ave, Los Angeles, CA 90019	Apt			1920	
12531 Eucalyptus Ave, Hawthorne, CA 90250	Apt			1920	
8733 Ramsgate Ave, Westchester, CA 90045	Apt			1925	
212 S Union Ave, Los Angeles, CA 90026	Apt			1925	
23301 Arlington Ave, Torrance, CA 90501	Apt			1925	
200 W Arbor Vitae St, Inglewood, CA 90301	Apt			1925	
1535 W 35th St, Los Angeles, CA 90018	Apt			1935	
2002 Thurman Ave, Los Angeles, CA 90016	Apt			1944	
3904 Gibraltar Ave, Los Angeles, CA 90008	Apt			1945	
14518 Condon Ave, Lawndale, CA 90260	Apt			1950	
1625 W 55th St, Los Angeles, CA 90062	Apt			1950	
3850 W 59th St, Los Angeles, CA 90043	Apt			1950	
708 N Eucalyptus Ave, Inglewood, CA 90302	Apt			1950	
1519 Plaza del Amo, Torrance, CA 90501	Apt			1950	
14518 Condon Ave, Lawndale, CA 90260	Apt			1950	
1625 W 55th St, Los Angeles, CA 90062	Apt			1950	
3850 W 59th St, Los Angeles, CA 90043	Apt			1950	

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
11525 Bradson Pl, Culver City, CA 90230	Apt			1950	
808 W Redondo Beach Blvd, Gardena, CA 90247	Apt			1950	
1835 W 85th St, Los Angeles, CA 90047	Apt			1950	
701 S Oxford Ave, Los Angeles, CA 90005	Apt			1950	
7120 Brynhurst Ave, Los Angeles, CA 90043	Apt			1950	
2215 Obama Blvd, Los Angeles, CA 90018	Apt			1950	
10235 Woodworth Ave, Inglewood, CA 90303	Apt			1950	
708 N Eucalyptus Ave, Inglewood, CA 90302	Apt			1950	
1260-1302 W 51st Pl, Los Angeles, CA 90037	Apt			1950	
1519 Plaza del Amo, Torrance, CA 90501	Apt			1950	
9731 Acacia Ave, Garden Grove, CA 92841	Apt			1950	
1817 South La Brea Ave, Los Angeles, CA 90019	Apt			1970	
Traffic Circle -1770 Ximeno Avenue #213, Long Beach, 90815	Apt			\$1,995	
6720 West Blvd, Los Angeles, CA 90043	Apt			1995	
1315 Wilcox Ave, Los Angeles, CA 90028	Apt			1995	
4702 W 17th St, Los Angeles, CA 90019	Apt			1995	
4702 W 17th St, Los Angeles, CA 90019	Apt			1995	
717 W 214th St, Torrance, CA 90502	Apt			1995	
4065 Coco Ave, Los Angeles, CA 90008	Apt			1995	
1125 N Van Ness Ave, Los Angeles, CA 90038	Apt			1995	
10845 Camarillo St, Los Angeles, CA 91602	Apt			1995	
825 S Osage Ave, Inglewood, CA 90301	Apt			1995	
23301 Arlington Ave, Torrance, CA 90501	Apt			1995	
3125 Carlyle St, Los Angeles, CA 90065	Apt			1995	
16825 Crenshaw Blvd, Torrance, CA 90504	Apt			1995	
2400 Maple Ave, Los Angeles, CA 90011	Apt			1995	
143 N Commonwealth Ave, Los Angeles, CA 90004	Apt			1995	
4510 Pinafore, Los Angeles, CA 90008	Apt			1995	
4140 1/4 Somerset Dr, Los Angeles, CA 90008	Apt			1995	

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
1170 S Fairfax Ave, Los Angeles, CA 90019	Apt			1995	
356 S Rampart Blvd, Los Angeles, CA 90057	Apt			1995	
6113 8th Ave, Los Angeles, CA 90043	Apt			1995	
6693 De Longpre Ave, Los Angeles, CA 90028	Apt			1999	
128 1/4 E 121st St, Los Angeles, CA 90061	Apt			1999	
Downtown Long Beach ·730 W 4th Street #306, Long Beach, 90802	Apt			\$2,000	
3446 Roxanne Ave, Long Beach, 90808	House			\$2,000	
3001 Edgehill Dr, Los Angeles, CA 90018	Apt			2000	
1116 E 66th St, Inglewood, CA 90302	Apt			2000	
5121 Clinton St, Los Angeles, CA 90004	Apt			2000	
3421 Arlington Ave, Los Angeles, CA 90018	Apt			2000	
4641 La Mirada Ave, Los Angeles, CA 90029	Apt			2045	
320 N Market St, Inglewood, CA 90302	Apt			2050	
921 Arlington Ave, Torrance, CA 90501	Apt			2050	
132 E Adams Blvd, Los Angeles, CA 90011	Apt			2050	
921 Arlington Ave, Torrance, CA 90501	Apt			2050	
20710 Anza Ave, Torrance, CA 90503	Apt			2050	
2501 W 182nd St, Torrance, CA 90504	Apt			2050	
2100 Perkins Ln, Redondo Beach, CA 90278	Apt			2050	
1252 Havenhurst Dr, West Hollywood, CA 90046	Apt			2050	
2743 Fairmount St, Los Angeles, CA 90033	Apt			2050	
2511 Pennsylvania Ave, Los Angeles, CA 90033	Apt			2050	
354 S Rampart Blvd, Los Angeles, CA 90057	Apt			2070	
3336 Drew St, Los Angeles, CA 90065	Apt			2075	
3623 Garnet St, Torrance, CA 90503	Apt			2075	
356 S Rampart Blvd, Los Angeles, CA 90057	Apt			2075	
411 N Kenmore Ave, Los Angeles, CA 90004	Apt			2090	
1026 E Imperial Ave, El Segundo, CA 90245	Apt			2100	
16685 Crenshaw Blvd, Torrance, CA 90504	Apt			2100	
219 E Chestnut St, Glendale, CA 91205	Apt			2100	
2711 S Redondo Blvd, Los Angeles, CA 90016	Apt			2100	
2514 Grant Ave, Redondo Beach, CA 90278	Apt			2100	

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
Franklin School ·550 Orange Avenue #344, Long Beach, 90802	Apt			\$2,145	
Bixby Park ·1013 E Appleton Street #1, Long Beach, 90802	Apt			\$2,150	
438 E 98th St, Los Angeles, CA 90003	Apt			2150	
360/2-1822 W Maryland St, Los Angeles, CA 90057	Apt			2150	
10961 S Figueroa St, Los Angeles, CA 90061	Apt			2151	
1554 E 21st St, Los Angeles, CA 90011	Apt			2151	
1541 W 60th St, Los Angeles, CA 90047	Apt			2151	
7711 San Pedro St, Los Angeles, CA 90003	Apt			2151	
6125 S Victoria Ave, Los Angeles, CA 90043	Apt			2151	
1025 Grand Ave, Long Beach, CA 90804, USA	House			\$2,195	
Civic Center ·2296 Gaviota Avenue #11, Signal Hill, 90755	Apt			\$2,200	
Bodger Park - El Camino Village ·14405 Cerise Avenue #10, Hawthorne, 90250	Apt			\$2,200	
New Horizons South Bay ·22950 Nadine Circle #B, Torrance, 90505	Apt			\$2,200	
22913 Nadine Circle #B, Torrance, 90505	Apt			\$2,200	
18425 Devlin Ave, Artesia, CA 90701, USA	House			\$2,200	
3573 Chesapeake Ave, Los Angeles, CA 90016	Apt			2295	
2729 Fletcher Dr, Los Angeles, CA 90039	Apt			2295	
4112 Grand View Blvd, Los Angeles, CA 90066	Apt			2295	
3101 Eagle Rock Blvd, Los Angeles, CA 90065	Apt			2295	
North Redondo Beach ·2607 Rockefeller Lane #3, Redondo Beach, 90278	Apt			\$2,300	
16615 Firmona Ave, Lawndale, CA 90260, USA	House			\$2,300	
919 W School St, Compton, CA 90220, USA	House			\$2,395	
Old Ranch ·12200 Montecito Road #A204, Seal Beach, 90740	Apt			\$2,400	
Downtown Long Beach ·525 E Seaside Way #904, Long Beach, 90802	Apt			\$2,650	
Rancho Palos Verdes ·2110 Palos Verdes Driv	Apt			\$2,700	
620-624 Aerick St, Inglewood, CA 90301	Apt			\$1,250 - \$1,995	

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
941-945 N Cedar St, Inglewood, CA 90302	Apt			\$1,464 - \$1,575	
901 S Curson Ave, Los Angeles, CA 90036	Apt				\$1,200
1000 Granville Ave, Los Angeles, CA 90049	Apt				\$1,250
Lakewood Mutual ·2835 Freckles Road, Lakewood, 90712	Apt				\$1,500
Carson Park ·4468 Stevely Avenue, Lakewood, 90713	House				\$1,500
520 W Compton Blvd, Compton, 90220	Apt				\$1,595
520 W Compton Blvd, Compton, CA 90220	Apt				\$1,595
South Gate ·3935 Tweedy Boulevard #B, South Gate, 90280	Apt				\$1,749
Downtown Long Beach ·553 Cedar Avenue, Long Beach, 90802	Apt				\$1,795
Washington School ·1478 Henderson Ave, Long Beach, 90813	Apt				\$1,799
Central Long Beach ·2024 - 28 Chestnut Avenue, Long Beach, 90806	Apt				\$1,825
Wilmington ·606 -638 Bayview Ave, Wilmington, 90744	Apt				\$1,825
10019 S Burin Ave, Inglewood, CA 90304	Apt				\$1,875
204 N. Spring Ave, Compton, 90221	Apt				\$1,895
204 N Spring Ave, Compton, CA 90221	Apt				\$1,895
Franklin School ·1126 E. 5th Street, Long Beach, 90802	Apt				\$1,950
8209-8211 S Broadway, Los Angeles, CA 90003	Apt				\$1,975
Artesia Freeway Corridor ·6721 Curtis Avenue #B, Long Beach, 90805	Apt				\$1,995
Lee School ·1622 Obispo, Long Beach, 90804	House				\$1,995
828 W 79th St, Los Angeles, CA 90044	Apt				\$1,995
Ramona Park ·2912 -26 E. 65th Street, Long Beach, 90805	Apt				\$1,999
22003-22017 S Vermont Ave, Torrance, CA 90502	Apt				\$2,050
1040 W 91st St, Los Angeles, CA 90044	Apt				\$2,050
Eastside ·3027 E. 6th St., Long Beach, 90814	Apt				\$2,075
Dairy ·5580 Dairy Ave, Long Beach, 90805	Apt				\$2,095
Carson ·3 Eastridge Ln, Carson, 90745	House				\$2,095
1040 W 91st St, Los Angeles, CA 90044	Apt				\$2,095
6423 Corona Ave, Bell, CA 90201	Apt				\$2,095
North Hawthorne ·12524 Birch Ave., Hawthorne, 90250	Apt				\$2,100

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
Carson ·330 W. 223rd St. #26, Carson, 90745	Apt				\$2,100
Carson ·330 W. 223rd St. #47, Carson, 90745	Apt				\$2,100
21210 S Western Ave, Torrance, CA 90501	Apt				\$2,100
330 W 223rd St, Carson, CA 90745	Apt				\$2,100
330 W 223rd St, Carson, CA 90745	Apt				\$2,100
836 W 79th St, Los Angeles, CA 90044	Apt				\$2,100
510-508-502 E 35th St, Los Angeles, CA 90011	Apt				\$2,100
4056 Dalton Ave, Los Angeles, CA 90062	Apt				\$2,100
19408 Northwood Ave, Carson, CA 90746	Apt				\$2,100
2422 W 77th St, Inglewood, CA 90305	Apt				\$2,100
2307-2315 W 54th St, Los Angeles, CA 90043	Apt				\$2,150
Central Long Beach ·1148 Hoffman Ave, Long Beach, 90813	Apt				\$2,195
Lee School ·1335 Stanley Avenue, Long Beach, 90804	Apt				\$2,195
1515 E. Rosecrans Ave, Compton, 90221	Apt				\$2,200
1515 Rosecrans Ave, Compton, CA 90221	Apt				\$2,200
4209 1/2-4209 1/2 W 147th St, Lawndale, CA 90260	Apt				\$2,200
1515 E Rosecrans Ave, Compton, CA 90222	Apt				\$2,200
3205 Bartdon Ave, Inglewood, 90303	Apt				\$2,250
3622 4th Ave, Los Angeles, CA 90018	Apt				\$2,250
3205 Bartdon Ave, Inglewood, CA 90303	Apt				\$2,250
1640 E 49th St, Los Angeles, CA 90011	Apt				\$2,250
5700 S Van Ness Ave, Los Angeles, CA 90062	Apt				\$2,250
3622 4th Ave, Los Angeles, CA 90018	Apt				\$2,250
20917 Amie Ave, Torrance, CA 90503	Apt				\$2,275
16825 Crenshaw Blvd, Torrance, CA 90504	Apt				\$2,295
11688 S Central Ave, Los Angeles, CA 90059	Apt				\$2,295
4252 Woodlawn Ave, Los Angeles, CA 90011	Apt				\$2,295
16825 Crenshaw Blvd, Torrance, CA 90504	Apt				\$2,295
2804 Santa Ana St, South Gate, CA 90280	Apt				\$2,295
Willowbrook ·128 E 121st Street, Los Angeles, 90061	House				\$2,299
128 E 121st St, Los Angeles, CA 90061	Apt				\$2,299

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
3344 Chapman St, Los Angeles, CA 90065	Apt				\$2,300
4234 W 106th St, Inglewood, CA 90304	Apt				\$2,300
125 E Buckthorn St, Inglewood, CA 90301	Apt				\$2,300
1428 Plaza del Amo, Torrance, CA 90501	Apt				\$2,300
1530 Meadowbrook Ave, Los Angeles, CA 90019	Apt				\$2,300
1428 W 84th Pl, Los Angeles, CA 90047	Apt				\$2,300
2705 Rosecrans Ave, Gardena, CA 90249	Apt				\$2,300
547 W 88th St, Los Angeles, CA 90044	Apt				\$2,350
10226 Woodworth Ave, Inglewood, CA 90303	Apt				\$2,350
11306 S Figueroa St, Los Angeles, CA 90061	Apt				\$2,350
4822 W 116th St, Hawthorne, CA 90250	Apt				\$2,375
530 W Olive St, Inglewood, CA 90301	Apt				\$2,395
229 W Queen St, Inglewood, CA 90301	Apt				\$2,395
2010 Hauser Blvd, Los Angeles, CA 90016	Apt				\$2,395
10952 Wilmington Ave, Los Angeles, CA 90059	Apt				\$2,395
3221 W 21st St, Los Angeles, CA 90018	Apt				\$2,395
6127-6135 Brynhurst Ave, Los Angeles, CA 90043	Apt				\$2,395
4114-4120 Beck Ave, Bell, CA 90201	Apt				\$2,395
Harbor Gateway South ·1549 West 224th Street #203, Torrance, 90501	Apt				\$2,397
1549 W 224th St, Torrance, CA 90501	Apt				\$2,397
1549 W 224th St, Torrance, CA 90501	Apt				\$2,397
Lakewood Mutual ·5528 Hayter Avenue, Lakewood, 90712	House				\$2,400
4747 W 164th St, Lawndale, CA 90260	Apt				\$2,400
605 N Kenmore Ave, Los Angeles, CA 90004	Apt				\$2,400
2213 W Court St, Los Angeles, CA 90026	Apt				\$2,400
11435 S New Hampshire Ave, Los Angeles, CA 90044	Apt				\$2,400
11435 S New Hampshire Ave, Los Angeles, CA 90044	Apt				\$2,400
11435 S New Hampshire Ave, Los Angeles, CA 90044	Apt				\$2,400
828 W 79th St, Los Angeles, CA 90044	Apt				\$2,425
14027 Doty Ave, Hawthorne, CA 90250	Apt				\$2,425
11943 Truro Ave, Hawthorne, CA 90250	Apt				\$2,450
2842 Sierra St, Los Angeles, CA 90031	Apt				\$2,450

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
4135 W 139th Street #A, Hawthorne, 90250	House				\$2,475
Lakewood Estates ·5052 Stevely Avenue, Lakewood, 90713	House				\$2,495
210 E 23rd St, Los Angeles, CA 90011	Apt				\$2,495
1539 W 207th St, Torrance, CA 90501	Apt				\$2,495
347 E Plymouth St, Inglewood, CA 90302	Apt				\$2,495
4442 W 133rd St, Hawthorne, CA 90250	Apt				\$2,495
12444 Oxford Ave, Hawthorne, CA 90250	Apt				\$2,495
1704 W 146th St, Gardena, CA 90247	Apt				\$2,499
Paramount ·15550 Cypria Circle, Paramount, 90723	Apt				\$2,500
Eastern Lakewood ·12121 Centralia Street #104, Lakewood, 90715	Apt				\$2,500
Westmont ·1339 W. 103rd St, Los Angeles, 90044	House				\$2,500
4948 W 119th Pl, Hawthorne, CA 90250	Apt				\$2,500
8903 Beach St, Los Angeles, CA 90002	Apt				\$2,500
2701 W Jefferson Blvd, Los Angeles, CA 90018	Apt				\$2,500
1471 W 37th Dr, Los Angeles, CA 90018	Apt				\$2,500
3846 W 110th St, Inglewood, CA 90303	Apt				\$2,500
3423 W 190th St, Torrance, CA 90504	Apt				\$2,500
1319 E 59th Pl, Los Angeles, CA 90001	Apt				\$2,500
10400 Wilmington Ave, Los Angeles, CA 90002	Apt				\$2,500
10603-10603-10602 S Main St, Los Angeles, CA 90003	Apt				\$2,500
1339 W 103rd St, Los Angeles, CA 90044	Apt				\$2,500
W. W 110th St, Inglewood, CA 90303	Apt				\$2,500
14427 Lemoli Ave, Hawthorne, CA 90250	Apt				\$2,500
2911 S Palm Grove Ave, Los Angeles, CA 90016	Apt				\$2,535
West Carson ·23318 Marigold Ave #Q102, Torrance, 90502	Apt				\$2,544
11849 Gale Ave, Hawthorne, CA 90250	Apt				\$2,545
Lakewood Park ·5538 Lorelei Ave, Lakewood, 90712	House				\$2,550
Artesia ·183 Rd. St And Norwalk Blvd., Artesia, 90701	House				\$2,550
347 E Plymouth St, Inglewood, CA 90302	Apt				\$2,550
6516 Brynhurst Ave, Los Angeles, CA 90043	Apt				\$2,550
6104 1/2-6518 1/2 Brynhurst Ave, Los Angeles, CA 90043	Apt				\$2,550
verified	House				\$2,595

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
Northwest Torrance · 18034 Glenburn, Torrance, 90504	House				\$2,595
Bixby Knolls · 4548 Pasadena Ave., Long Beach, 90807	House				\$2,595
Mayfair · 5828 Whitewood Ave., Lakewood, 90712	House				\$2,595
Saint Mary · 827 Olive Ave., Long Beach, 90813	House				\$2,595
239 E 108th St, Los Angeles, CA 90061	Apt				\$2,595
3860 W 132nd St, Hawthorne, CA 90250	Apt				\$2,595
611 1/2 W Imperial Hwy, Los Angeles, CA 90044	Apt				\$2,595
18034 Glenburn Ave, Torrance, CA 90504	Apt				\$2,595
Harbor Gateway South · 1652 W 204th Street #9, Torrance, 90501	Apt				\$2,600
Norwalk · 12268 Hermosura Street, Norwalk, 90650	House				\$2,600
Downey · 9334 Sideview Drive, Downey, 90240	House				\$2,600
Harbor Gateway South · 1507 227th St. #A, Torrance, 90501	Duplex				\$2,600
Southeast Signal Hill · 1958 Dawson Ave, Signal Hill	House				\$2,600
1170 Esperanza St, Los Angeles, CA 90023	Apt				\$2,600
2923 141st Pl, Gardena, CA 90249	Apt				\$2,600
1420 Seward St, Los Angeles, CA 90028	Apt				\$2,600
16912 S Vermont Ave, Gardena, CA 90247	Apt				\$2,600
10502 Crenshaw Blvd, Inglewood, CA 90303	Apt				\$2,600
1920 Curtis Ave, Redondo Beach, CA 90278	Apt				\$2,625
7823-7829 McKinley Ave, Los Angeles, CA 90011	Apt				\$2,641
10937 Bloomfield St, Studio City, CA 91602	Apt				\$2,650
1307 Rolland Curtis Pl, Los Angeles, CA 90062	Apt				\$2,650
10937 Bloomfield St, Los Angeles, CA 91602	Apt				\$2,650
1650 Tremont St, Los Angeles, CA 90033	Apt				\$2,650
833 Victor Ave, Inglewood, CA 90302	Apt				\$2,650
112 E 88th Pl, Los Angeles, CA 90003	Apt				\$2,650
12524 Birch Ave, Hawthorne, CA 90250	Apt				\$2,650
4440 W 172nd St, Lawndale, CA 90260	Apt				\$2,675
715 N Marlborough Ave, Inglewood, CA 90302	Apt				\$2,675
7817 S Western Ave, Los Angeles, CA 90047	Apt				\$2,695

Address	Type of Unit	Studio	1 Bed	2 Bed	3 Bed
11529 Birch Ave, Hawthorne, CA 90250	Apt				\$2,695
11651 Gorham Ave, Los Angeles, CA 90049	Apt				\$2,695
173 E 35th St, Los Angeles, CA 90011	Apt				\$2,695
4539 W 159th St, Lawndale, CA 90260	Apt				\$2,695
1442 W 27th St, Los Angeles, CA 90007	Apt				\$2,700
1131 W 39th Pl, Los Angeles, CA 90037	Apt				\$2,700
2971 W 235th St, Torrance, CA 90505	Apt				\$2,700
Santa Fe Springs ·10563 Lavender Circle, Santa Fe Springs, 90670	Apt				\$2,800
Bellflower ·9327 Alondra Boulevard, Bellflower, 90706	Apt				\$2,950
Southwood ·21345 Hawthorne Boulevard #102, Torrance, 90503	Apt				\$2,975
2931 Plaza Del Amo #28, Torrance, 90503	Apt				\$3,000
Bluff Park ·45 Coronado Ave, Long Beach, 90803	Apt				\$3,195

APPRAISAL REPORT

**PARK AVALON MOBILE ESTATES
TENANT OWNED COACHES
750 E. CARSON STREET
CARSON, CALIFORNIA**

DATE OF VALUE

MAY 27, 2020

PREPARED FOR

**PARK AVALON CARSON LLC
ATTN: SUSY FORBATH
COZEN O'CONNOR
1299 OCEAN AVENUE, SUITE 900
SANTA MONICA, CALIFORNIA 90401**

PREPARED BY

**NETZER & ASSOCIATES
170 E. SEVENTEENTH STREET, SUITE 206
COSTA MESA, CALIFORNIA 92627
FILE NO. 2020-013**

EXHIBIT NO. 1A

NETZER & ASSOCIATES

Real Estate Appraisal & Consulting

June 29, 2020
File No. 2020-013

Park Avalon Carson LLC
Attn: Susy Forbath
Cozen O'Connor
1299 Ocean Avenue, Suite 900
Santa Monica, CA 90401

Re: Appraisal Services
Park Avalon Mobile Estates - Tenant Owned Coaches
750 E. Carson Street
Carson, California

Dear Ms. Forbath:

In accordance with your request and authorization, I have undertaken the investigations and analyses necessary to estimate the "Appraised Off-Site Value" and the "Appraised On-Site Value", per Carson Municipal Code Section 9128.21(C)(6), of the above referenced properties, which are the subject of this report. James B. Netzer conducted exterior inspections of the individual tenant coaches on May 26, 2020 and May 27, 2020. The inspections included a review and confirmation of the physical data included in each individual "Summary Description of Home", that was prepared by Anderson & Brabant, based on their interior inspections of each individual coach that were completed in October 2018. I have also reviewed the "Homeowner Disclosure Statement" that was prepared by each coach owner, and compared it to the Anderson & Brabant information and my exterior inspection of each coach.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that each individual coach has an "Appraised Off-Site Value" and an "Appraised On-Site Value", as of May 27, 2020, as summarized in the following tables:

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
1	1992	\$7,500	\$9,021.89	\$0.00	\$6,715.96	\$15,750
2	1988	\$10,975	\$11,575.29	\$0.00	\$6,715.96	\$18,300
3	2007	\$21,425	\$23,671.27	\$0.00	\$6,639.76	\$30,325
5	2012	\$13,075	\$13,573.62	\$13,256.06	\$6,957.79	\$33,800
6	1990	\$8,175	\$9,038.79	\$0.00	\$6,792.29	\$15,850
8	2015	\$49,900	\$55,073.11	\$28,789.89	\$6,957.79	\$90,825
9	2012	\$52,350	\$59,058.73	\$12,795.34	\$6,715.96	\$78,575
10	2012	\$38,350	\$42,310.04	\$13,110.43	\$6,881.35	\$62,325

Park Avalon Carson LLC

June 29, 2020

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Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
11	2012	\$68,275	\$75,883.53	\$13,401.26	\$7,034.00	\$96,325
12	2014	\$52,275	\$57,817.55	\$23,544.53	\$6,792.29	\$88,175
13	2011	\$60,600	\$66,740.10	\$7,034.00	\$7,034.00	\$80,825
14	2006	\$20,350	\$21,623.20	\$0.00	\$7,034.00	\$28,675
15	2018	\$68,075	\$75,926.60	\$39,353.07	\$6,792.29	\$122,100
16	2002	\$11,100	\$11,703.65	\$0.00	\$7,034.00	\$18,750
17	2000	\$17,125	\$18,371.55	\$0.00	\$7,034.00	\$25,425
18	2004	\$21,325	\$23,278.50	\$0.00	\$7,034.00	\$30,325
19	2005	\$27,175	\$28,663.13	\$0.00	\$6,715.96	\$35,400
20	2007	\$11,500	\$12,664.02	\$0.00	\$6,881.35	\$19,550
21	1999	\$13,125	\$14,069.68	\$0.00	\$6,881.35	\$20,975
22	1995	\$23,925	\$25,883.28	\$0.00	\$6,957.79	\$32,850
23	1995	\$11,250	\$11,998.44	\$0.00	\$6,957.79	\$18,975
24	2002	\$14,725	\$15,289.63	\$0.00	\$6,957.79	\$22,250
25	2001	\$6,650	\$7,212.93	\$0.00	\$6,957.79	\$14,175
26	2009	\$18,800	\$20,017.81	\$0.00	\$6,957.79	\$27,000
27	1996	\$12,225	\$13,313.03	\$0.00	\$6,550.69	\$19,875
28	1990	\$7,200	\$7,997.74	\$0.00	\$6,957.79	\$14,975
29	2007	\$20,550	\$22,051.44	\$0.00	\$6,957.79	\$29,025
30	2001	\$17,300	\$18,277.62	\$0.00	\$6,957.79	\$25,250
31	2006	\$10,700	\$11,197.71	\$0.00	\$6,715.96	\$17,925
32	2011	\$9,525	\$10,231.02	\$6,957.79	\$6,957.79	\$24,150
33	1998	\$7,600	\$8,226.75	\$0.00	\$6,957.79	\$15,200
34	2010	\$7,675	\$7,973.73	\$0.00	\$6,957.79	\$14,950
35	2008	\$13,025	\$14,081.60	\$0.00	\$6,957.79	\$21,050
36	1990	\$16,700	\$18,103.81	\$0.00	\$6,957.79	\$25,075
37	2018	\$11,950	\$12,784.47	\$40,311.94	\$6,957.79	\$60,075
38	2017	\$17,000	\$18,197.86	\$36,846.77	\$6,957.79	\$62,000
39	2015	\$19,350	\$20,854.01	\$28,789.89	\$6,957.79	\$56,600
40	2000	\$14,300	\$14,936.02	\$0.00	\$6,715.96	\$21,675
41	1999	\$14,875	\$15,854.05	\$0.00	\$6,957.79	\$22,825
42	2014	\$7,700	\$8,173.59	\$24,118.21	\$6,957.79	\$39,250
43	2015	\$12,725	\$13,229.91	\$28,789.89	\$6,957.79	\$49,000
44	1997	\$15,575	\$16,949.93	\$0.00	\$6,957.79	\$23,925
45	2007	\$51,850	\$57,224.72	\$0.00	\$6,957.79	\$64,200
46	2004	\$16,550	\$17,355.33	\$0.00	\$6,957.79	\$24,325
48	1977	\$17,475	\$18,398.17	\$0.00	\$6,715.96	\$25,125
49	2013	\$46,050	\$50,581.13	\$18,957.34	\$6,957.79	\$76,500
50	2012	\$31,600	\$34,838.16	\$12,795.34	\$6,715.96	\$54,350
51	2005	\$48,775	\$53,750.07	\$0.00	\$6,952.10	\$60,725
52	1998	\$7,150	\$7,503.32	\$0.00	\$6,957.79	\$14,475
53	2017	\$71,950	\$80,006.74	\$36,846.77	\$6,957.79	\$123,825
55	2000	\$14,050	\$14,858.69	\$0.00	\$5,844.22	\$20,725
56	1999	\$14,350	\$15,373.73	\$0.00	\$6,957.79	\$22,350

Park Avalon Carson LLC

June 29, 2020

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Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
57	2016	\$10,500	\$11,711.78	\$31,871.16	\$6,715.96	\$50,300
58	2016	\$12,825	\$13,318.94	\$33,018.75	\$6,957.79	\$53,300
59	2010	\$22,950	\$24,280.02	\$0.00	\$6,957.79	\$31,2250
60	2002	\$49,950	\$55,143.50	\$0.00	\$6,957.79	\$62,125
61	2012	\$17,600	\$18,932.51	\$13,256.06	\$6,957.79	\$39,150
62	2002	\$12,625	\$13,262.85	\$0.00	\$6,957.79	\$20,225
63	1989	\$6,625	\$6,953.40	\$0.00	\$6,957.79	\$13,925
64	1989	\$7,475	\$7,955.72	\$0.00	\$6,957.79	\$14,925
65	2018	\$8,000	\$8,440.04	\$40,292.17	\$6,954.37	\$57,725
66	2006	\$8,300	\$9,083.51	\$0.00	\$6,957.79	\$16,050
67	2010	\$23,000	\$24,702.27	\$0.00	\$6,957.79	\$31,675
68	2003	\$7,225	\$7,743.00	\$0.00	\$6,957.79	\$14,725
69	2016	\$53,975	\$60,329.08	\$33,742.60	\$7,110.32	\$101,200
70	2016	\$44,375	\$48,703.86	\$33,018.75	\$6,957.79	\$88,700
71	1995	\$7,225	\$7,474.98	\$0.00	\$6,957.79	\$14,450
72	1988	\$9,325	\$10,013.19	\$0.00	\$6,957.79	\$16,975
73	2015	\$10,675	\$11,444.27	\$27,789.28	\$6,715.96	\$45,950
75	2015	\$48,075	\$52,552.60	\$28,789.89	\$6,957.79	\$88,300
76	2006	\$50,925	\$56,399.72	\$0.00	\$6,957.79	\$63,375
77	2015	\$10,775	\$11,414.56	\$28,473.61	\$6,881.35	\$46,775
78	2008	\$14,475	\$15,444.58	\$0.00	\$6,715.96	\$22,175
79	2013	\$13,275	\$14,211.76	\$18,957.34	\$6,957.79	\$40,150
80	2011	\$27,550	\$31,565.57	\$6,957.79	\$6,957.79	\$45,500
82	2004	\$18,925	\$20,637.07	\$0.00	\$6,881.35	\$27,525
83	2015	\$86,000	\$95,829.86	\$28,473.61	\$6,881.35	\$131,200
84	1997	\$12,525	\$13,841.64	\$0.00	\$5,844.22	\$19,700
85	2009	\$33,250	\$36,132.60	\$0.00	\$6,881.35	\$43,025
86	1988	\$6,175	\$6,604.58	\$0.00	\$6,881.35	\$13,500
87	2004	\$9,900	\$12,192.09	\$0.00	\$6,881.35	\$19,075
88	2007	\$49,525	\$54,984.30	\$0.00	\$6,881.35	\$61,875
90	1996	\$9,275	\$9,644.77	\$0.00	\$6,881.35	\$16,550
91	1978	\$8,925	\$10,118.98	\$0.00	\$6,881.35	\$17,000
92	1982	\$8,800	\$9,513.79	\$0.00	\$6,881.35	\$16,400
93	2002	\$9,275	\$9,759.97	\$0.00	\$6,881.35	\$16,650
94	2004	\$39,225	\$48,882.16	\$0.00	\$6,881.35	\$55,775
95	2003	\$16,775	\$19,334.74	\$0.00	\$6,715.96	\$26,075
97	2008	\$53,050	\$58,980.46	\$0.00	\$6,881.35	\$65,875
98	2005	\$58,125	\$64,289.80	\$0.00	\$6,881.35	\$71,175
99	2003	\$7,775	\$8,297.12	\$0.00	\$6,881.35	\$15,200
100	2002	\$8,725	\$9,257.41	\$0.00	\$6,715.96	\$15,975
101	2010	\$20,500	\$23,575.14	\$0.00	\$6,474.26	\$30,050
102	2008	\$43,600	\$49,147.93	\$0.00	\$6,474.26	\$55,625
103	1995	\$14,525	\$15,526.46	\$0.00	\$6,792.29	\$22,325
104	2007	\$21,800	\$24,870.32	\$0.00	\$6,550.69	\$31,425
105	2013	\$18,025	\$18,894.66	\$18,506.42	\$6,792.29	\$44,200

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
106	2008	\$52,375	\$57,713.37	\$0.00	\$6,792.29	\$64,525
107	2000	\$17,175	\$18,872.93	\$0.00	\$6,792.29	\$25,675
108	1996	\$10,425	\$10,790.62	\$0.00	\$6,792.29	\$17,600
109	1972	\$5,9125	\$6,318.26	\$0.00	\$6,792.29	\$13,125
110	2015	\$17,000	\$17,971.57	\$27,789.28	\$6,715.96	\$52,500
111	2015	\$14,100	\$15,132.58	\$27,789.28	\$6,715.96	\$49,650
112	2008	\$23,375	\$24,929.46	\$0.00	\$6,474.26	\$31,425
113	2013	\$16,825	\$17,739.18	\$17,639.90	\$6,474.26	\$41,875
114	2008	\$39,625	\$43,571.34	\$0.00	\$6,881.35	\$50,475
115	2001	\$9,900	\$11,300.51	\$0.00	\$6,881.35	\$18,200
116	2013	\$14,650	\$15,659.77	\$18,506.42	\$6,792.29	\$40,975
117	2001	\$5,575	\$5,898.87	\$0.00	\$6,957.79	\$12,875
118	2006	\$23,725	\$25,534.50	\$0.00	\$6,881.35	\$32,425
119	2006	\$22,050	\$23,776.39	\$0.00	\$6,881.35	\$30,675
120	2007	\$26,975	\$29,333.12	\$0.00	\$6,957.79	\$36,300
121	2005	\$7,475	\$8,024.70	\$0.00	\$6,881.35	\$14,925
122	1999	\$18,875	\$19,943.93	\$0.00	\$6,881.35	\$26,850
123	2009	\$50,075	\$55,342.35	\$0.00	\$6,881.35	\$62,225
124	2004	\$45,475	\$49,728.12	\$0.00	\$6,474.26	\$56,225
125	2000	\$28,875	\$32,004.20	\$0.00	\$6,474.26	\$38,500
126	2001	\$47,750	\$53,040.11	\$0.00	\$6,474.26	\$59,525
127	Unknown	\$11,450	\$12,053.39	\$0.00	\$6,792.29	\$18,850
128	1995	\$8,475	\$9,090.15	\$0.00	\$6,792.29	\$15,900
129	1995	\$20,675	\$22,044.46	\$0.00	\$6,474.26	\$28,525
130	1997	\$13,825	\$15,922.37	\$0.00	\$6,792.29	\$22,725
131	2001	\$11,925	\$12,911.25	\$0.00	\$6,792.29	\$19,725
132	2008	\$9,575	\$12,765.58	\$0.00	\$6,792.29	\$19,575
133	1990	\$10,700	\$11,157.13	\$0.00	\$6,792.29	\$17,950
134	2002	\$66,200	\$72,757.80	\$0.00	\$6,792.29	\$79,550

It should be noted that, the spaces/coaches that HCD Title information was not available or uncovered (Spaces 34, 71 & 91) are in bold. It should be noted that Space 34 (DF5142) and Space 71 (DC6208) have license plates and are titled/licensed through the Department of Motor Vehicles.

The outbreak of COVID-19, commonly referred to as the coronavirus, has caused significant disruption of the financial markets, both in the United States and worldwide. Because of the rapidly changing environment, market participants (buyers, sellers, brokers, lenders, appraisers, tenants) in the real estate market have yet to formulate their opinions on the impact the virus and related stay-at-home orders, business closures and social distancing recommendations, in making their real estate investment decisions. I have relied on the economic trends and comparable sale transactions, which occurred before the global pandemic, in this analysis. In the short-term it is very possible that there may be a significant slowdown in real estate transaction activity, which may impact pricing, return requirements and investment expectations. In addition, it may have an

Park Avalon Carson LLC
June 29, 2020
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impact on operating expenses and occupancy levels. Only time will reveal how this pandemic will affect property value and the long-term impact on pricing cannot be predicated at this time and will depend on the length and severity of the global pandemic. I reserve the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

This letter of transmittal must remain attached to this Appraisal Report, which contains 69 pages plus related exhibits in order for the value opinions set forth to be considered valid. The individual Appraisal Summaries are provided under a separate cover or electronically.

I invite your attention to the following investment value Narrative Appraisal Report, which includes the Hypothetical Condition that the Park is not closing and the Extraordinary Assumption that the Park tenant has an interest in its investment expectation it had when it entered into a rental agreement with the Park Owner, and has been prepared in accordance with the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and is in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), and sets forth the data and analysis that my opinion is, in part, predicated. Thank you for the opportunity of serving you in this matter.

Respectfully submitted,


James B. Netzer, MAI
California General Appraiser No. AG003143

SUMMARY OF SALIENT FACTS

VESTING OF OWNERSHIP:	Park Avalon Carson LLC
PROPERTY ADDRESS:	750 E. Carson Street Carson, California
ASSESSOR PARCEL NOS.:	7332-001-034 & 7332-001-035
LEGAL DESCRIPTION:	Not Provided
PROPERTY TYPE:	MHP – Tenant Owned Coaches/Homes
PROPERTY RIGHTS APPRAISED:	Appraised Off-site Value & Appraised On-Site value of the mobile coaches, per Carson Municipal Code Section 9128.21(C)
SITE AREA:	10.57 acres, 460,330 Sq.Ft.
ZONING DATA:	CR, Commercial Regional RM-25-D, Residential, Multiple Dwelling
LAND USE DESIGNATION:	Regional Commercial Low Density Residential
YEAR BUILT:	1958
IMPROVEMENTS:	133-Space Mobile Home Park
HIGHEST AND BEST USE:	Redevelopment
EXPOSURE & MARKETING TIME:	3 to 6 Months
VALUE CONCLUSIONS:	See cover letter & body of report

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I. PART ONE - INTRODUCTION

A. Certification

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that this the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant professional assistance to the person signing this report.

In accordance with the USPAP Competency Provision, I certify that I have the knowledge and experience to complete this assignment and have appraised this property type before.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. In furtherance of the aims of the Institute to develop higher standards of professional performance by its Members, the appraisers may be required to submit authorized committees of said Institute copies of this report and any subsequent changes or modifications thereof.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic

educational certification. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

B. Summary of Important Conclusions

I have personally conducted an exterior inspection of the individual tenant owned mobile home coaches that are situated in the Park Avalon Mobile Home Park (“Park”) located at 750 E. Carson Street, Carson, California at the request of Park Avalon Carson, LLC (“Park Owner”). I have also reviewed the “Individual Summary Description of Home” for each individual coach, that were prepared by Anderson & Brabant based on their inspection of the interior of each coach in 2018. The appraisal contained herein is a self-contained “investment” value type of appraisal and the format of this report is the “narrative” type format. This Report is based on the extraordinary assumption and/or hypothetical condition that, despite the Park Owner’s announced disclosure of intended closure of the Park in February 20, 2018¹, the City of Carson might consider the mobile/manufactured home owners’ pre-existing investment decisions as to “on-site value” of their individual coaches resulting from City rent control regulation as one factor in the City’s review of the amount and type of alternative relocation mitigation payments for relocating home owners, as part of the City’s determination to approve the Park Owner’s Relocation Impact Report (“RIR”). The approach used is an “income capitalization” approach, because the use of a “sales comparison” approach is prejudiced by the Park Owner’s announcement of closure under a “market” value type of appraisal, which announcement depressed the value of the coaches towards their depreciated cost, which is the value that would be calculated under a “cost” approach type of appraisal. Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the final opinion of defined value that each individual coach has an “appraised off-site value” (essentially the cost of the homes under the cost approach) and an “appraised on-site value” (essentially the investment value of the coaches under the income capitalization approach), as of May 27, 2020, as summarized in the following tables:

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
1	1992	\$7,500	\$9,021.89	\$0.00	\$6,715.96	\$15,750
2	1988	\$10,975	\$11,575.29	\$0.00	\$6,715.96	\$18,300
3	2007	\$21,425	\$23,671.27	\$0.00	\$6,639.76	\$30,325
5	2012	\$13,075	\$13,573.62	\$13,256.06	\$6,957.79	\$33,800
6	1990	\$8,175	\$9,038.79	\$0.00	\$6,792.29	\$15,850
8	2015	\$49,900	\$55,073.11	\$28,789.89	\$6,957.79	\$90,825
9	2012	\$52,350	\$59,058.73	\$12,795.34	\$6,715.96	\$78,575
10	2012	\$38,350	\$42,310.04	\$13,110.43	\$6,881.35	\$62,325

^{1/} The Park Owner’s February 20, 2018 disclosure of intended Park closure is included as Addendum 1.

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
11	2012	\$68,275	\$75,883.53	\$13,401.26	\$7,034.00	\$96,325
12	2014	\$52,275	\$57,817.55	\$23,544.53	\$6,792.29	\$88,175
13	2011	\$60,600	\$66,740.10	\$7,034.00	\$7,034.00	\$80,825
14	2006	\$20,350	\$21,623.20	\$0.00	\$7,034.00	\$28,675
15	2018	\$68,075	\$75,926.60	\$39,353.07	\$6,792.29	\$122,100
16	2002	\$11,100	\$11,703.65	\$0.00	\$7,034.00	\$18,750
17	2000	\$17,125	\$18,371.55	\$0.00	\$7,034.00	\$25,425
18	2004	\$21,325	\$23,278.50	\$0.00	\$7,034.00	\$30,325
19	2005	\$27,175	\$28,663.13	\$0.00	\$6,715.96	\$35,400
20	2007	\$11,500	\$12,664.02	\$0.00	\$6,881.35	\$19,550
21	1999	\$13,125	\$14,069.68	\$0.00	\$6,881.35	\$20,975
22	1995	\$23,925	\$25,883.28	\$0.00	\$6,957.79	\$32,850
23	1995	\$11,250	\$11,998.44	\$0.00	\$6,957.79	\$18,975
24	2002	\$14,725	\$15,289.63	\$0.00	\$6,957.79	\$22,250
25	2001	\$6,650	\$7,212.93	\$0.00	\$6,957.79	\$14,175
26	2009	\$18,800	\$20,017.81	\$0.00	\$6,957.79	\$27,000
27	1996	\$12,225	\$13,313.03	\$0.00	\$6,550.69	\$19,875
28	1990	\$7,200	\$7,997.74	\$0.00	\$6,957.79	\$14,975
29	2007	\$20,550	\$22,051.44	\$0.00	\$6,957.79	\$29,025
30	2001	\$17,300	\$18,277.62	\$0.00	\$6,957.79	\$25,250
31	2006	\$10,700	\$11,197.71	\$0.00	\$6,715.96	\$17,925
32	2011	\$9,525	\$10,231.02	\$6,957.79	\$6,957.79	\$24,150
33	1998	\$7,600	\$8,226.75	\$0.00	\$6,957.79	\$15,200
34	2010	\$7,675	\$7,973.73	\$0.00	\$6,957.79	\$14,950
35	2008	\$13,025	\$14,081.60	\$0.00	\$6,957.79	\$21,050
36	1990	\$16,700	\$18,103.81	\$0.00	\$6,957.79	\$25,075
37	2018	\$11,950	\$12,784.47	\$40,311.94	\$6,957.79	\$60,075
38	2017	\$17,000	\$18,197.86	\$36,846.77	\$6,957.79	\$62,000
39	2015	\$19,350	\$20,854.01	\$28,789.89	\$6,957.79	\$56,600
40	2000	\$14,300	\$14,936.02	\$0.00	\$6,715.96	\$21,675
41	1999	\$14,875	\$15,854.05	\$0.00	\$6,957.79	\$22,825
42	2014	\$7,700	\$8,173.59	\$24,118.21	\$6,957.79	\$39,250
43	2015	\$12,725	\$13,229.91	\$28,789.89	\$6,957.79	\$49,000
44	1997	\$15,575	\$16,949.93	\$0.00	\$6,957.79	\$23,925
45	2007	\$51,850	\$57,224.72	\$0.00	\$6,957.79	\$64,200
46	2004	\$16,550	\$17,355.33	\$0.00	\$6,957.79	\$24,325
48	1977	\$17,475	\$18,398.17	\$0.00	\$6,715.96	\$25,125
49	2013	\$46,050	\$50,581.13	\$18,957.34	\$6,957.79	\$76,500
50	2012	\$31,600	\$34,838.16	\$12,795.34	\$6,715.96	\$54,350
51	2005	\$48,775	\$53,750.07	\$0.00	\$6,952.10	\$60,725
52	1998	\$7,150	\$7,503.32	\$0.00	\$6,957.79	\$14,475
53	2017	\$71,950	\$80,006.74	\$36,846.77	\$6,957.79	\$123,825
55	2000	\$14,050	\$14,858.69	\$0.00	\$5,844.22	\$20,725
56	1999	\$14,350	\$15,373.73	\$0.00	\$6,957.79	\$22,350
57	2016	\$10,500	\$11,711.78	\$31,871.16	\$6,715.96	\$50,300
58	2016	\$12,825	\$13,318.94	\$33,018.75	\$6,957.79	\$53,300
59	2010	\$22,950	\$24,280.02	\$0.00	\$6,957.79	\$31,2250

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
60	2002	\$49,950	\$55,143.50	\$0.00	\$6,957.79	\$62,125
61	2012	\$17,600	\$18,932.51	\$13,256.06	\$6,957.79	\$39,150
62	2002	\$12,625	\$13,262.85	\$0.00	\$6,957.79	\$20,225
63	1989	\$6,625	\$6,953.40	\$0.00	\$6,957.79	\$13,925
64	1989	\$7,475	\$7,955.72	\$0.00	\$6,957.79	\$14,925
65	2018	\$8,000	\$8,440.04	\$40,292.17	\$6,954.37	\$57,725
66	2006	\$8,300	\$9,083.51	\$0.00	\$6,957.79	\$16,050
67	2010	\$23,000	\$24,702.27	\$0.00	\$6,957.79	\$31,675
68	2003	\$7,225	\$7,743.00	\$0.00	\$6,957.79	\$14,725
69	2016	\$53,975	\$60,329.08	\$33,742.60	\$7,110.32	\$101,200
70	2016	\$44,375	\$48,703.86	\$33,018.75	\$6,957.79	\$88,700
71	1995	\$7,225	\$7,474.98	\$0.00	\$6,957.79	\$14,450
72	1988	\$9,325	\$10,013.19	\$0.00	\$6,957.79	\$16,975
73	2015	\$10,675	\$11,444.27	\$27,789.28	\$6,715.96	\$45,950
75	2015	\$48,075	\$52,552.60	\$28,789.89	\$6,957.79	\$88,300
76	2006	\$50,925	\$56,399.72	\$0.00	\$6,957.79	\$63,375
77	2015	\$10,775	\$11,414.56	\$28,473.61	\$6,881.35	\$46,775
78	2008	\$14,475	\$15,444.58	\$0.00	\$6,715.96	\$22,175
79	2013	\$13,275	\$14,211.76	\$18,957.34	\$6,957.79	\$40,150
80	2011	\$27,550	\$31,565.57	\$6,957.79	\$6,957.79	\$45,500
82	2004	\$18,925	\$20,637.07	\$0.00	\$6,881.35	\$27,525
83	2015	\$86,000	\$95,829.86	\$28,473.61	\$6,881.35	\$131,200
84	1997	\$12,525	\$13,841.64	\$0.00	\$5,844.22	\$19,700
85	2009	\$33,250	\$36,132.60	\$0.00	\$6,881.35	\$43,025
86	1988	\$6,175	\$6,604.58	\$0.00	\$6,881.35	\$13,500
87	2004	\$9,900	\$12,192.09	\$0.00	\$6,881.35	\$19,075
88	2007	\$49,525	\$54,984.30	\$0.00	\$6,881.35	\$61,875
90	1996	\$9,275	\$9,644.77	\$0.00	\$6,881.35	\$16,550
91	1978	\$8,925	\$10,118.98	\$0.00	\$6,881.35	\$17,000
92	1982	\$8,800	\$9,513.79	\$0.00	\$6,881.35	\$16,400
93	2002	\$9,275	\$9,759.97	\$0.00	\$6,881.35	\$16,650
94	2004	\$39,225	\$48,882.16	\$0.00	\$6,881.35	\$55,775
95	2003	\$16,775	\$19,334.74	\$0.00	\$6,715.96	\$26,075
97	2008	\$53,050	\$58,980.46	\$0.00	\$6,881.35	\$65,875
98	2005	\$58,125	\$64,289.80	\$0.00	\$6,881.35	\$71,175
99	2003	\$7,775	\$8,297.12	\$0.00	\$6,881.35	\$15,200
100	2002	\$8,725	\$9,257.41	\$0.00	\$6,715.96	\$15,975
101	2010	\$20,500	\$23,575.14	\$0.00	\$6,474.26	\$30,050
102	2008	\$43,600	\$49,147.93	\$0.00	\$6,474.26	\$55,625
103	1995	\$14,525	\$15,526.46	\$0.00	\$6,792.29	\$22,325
104	2007	\$21,800	\$24,870.32	\$0.00	\$6,550.69	\$31,425
105	2013	\$18,025	\$18,894.66	\$18,506.42	\$6,792.29	\$44,200
106	2008	\$52,375	\$57,713.37	\$0.00	\$6,792.29	\$64,525
107	2000	\$17,175	\$18,872.93	\$0.00	\$6,792.29	\$25,675
108	1996	\$10,425	\$10,790.62	\$0.00	\$6,792.29	\$17,600
109	1972	\$5,9125	\$6,318.26	\$0.00	\$6,792.29	\$13,125

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
110	2015	\$17,000	\$17,971.57	\$27,789.28	\$6,715.96	\$52,500
111	2015	\$14,100	\$15,132.58	\$27,789.28	\$6,715.96	\$49,650
112	2008	\$23,375	\$24,929.46	\$0.00	\$6,474.26	\$31,425
113	2013	\$16,825	\$17,739.18	\$17,639.90	\$6,474.26	\$41,875
114	2008	\$39,625	\$43,571.34	\$0.00	\$6,881.35	\$50,475
115	2001	\$9,900	\$11,300.51	\$0.00	\$6,881.35	\$18,200
116	2013	\$14,650	\$15,659.77	\$18,506.42	\$6,792.29	\$40,975
117	2001	\$5,575	\$5,898.87	\$0.00	\$6,957.79	\$12,875
118	2006	\$23,725	\$25,534.50	\$0.00	\$6,881.35	\$32,425
119	2006	\$22,050	\$23,776.39	\$0.00	\$6,881.35	\$30,675
120	2007	\$26,975	\$29,333.12	\$0.00	\$6,957.79	\$36,300
121	2005	\$7,475	\$8,024.70	\$0.00	\$6,881.35	\$14,925
122	1999	\$18,875	\$19,943.93	\$0.00	\$6,881.35	\$26,850
123	2009	\$50,075	\$55,342.35	\$0.00	\$6,881.35	\$62,225
124	2004	\$45,475	\$49,728.12	\$0.00	\$6,474.26	\$56,225
125	2000	\$28,875	\$32,004.20	\$0.00	\$6,474.26	\$38,500
126	2001	\$47,750	\$53,040.11	\$0.00	\$6,474.26	\$59,525
127	Unknown	\$11,450	\$12,053.39	\$0.00	\$6,792.29	\$18,850
128	1995	\$8,475	\$9,090.15	\$0.00	\$6,792.29	\$15,900
129	1995	\$20,675	\$22,044.46	\$0.00	\$6,474.26	\$28,525
130	1997	\$13,825	\$15,922.37	\$0.00	\$6,792.29	\$22,725
131	2001	\$11,925	\$12,911.25	\$0.00	\$6,792.29	\$19,725
132	2008	\$9,575	\$12,765.58	\$0.00	\$6,792.29	\$19,575
133	1990	\$10,700	\$11,157.13	\$0.00	\$6,792.29	\$17,950
134	2002	\$66,200	\$72,757.80	\$0.00	\$6,792.29	\$79,550

It should be noted that, the spaces/coaches that HCD Title information was not available or uncovered (Spaces 34, 71 & 91) are in bold. It should be noted that Space 34 (DF5142) and Space 71 (DC6208) have license plates and are titled/licensed through the Department of Motor Vehicles. The outbreak of COVID-19, commonly referred to as the coronavirus, has caused significant disruption of the financial markets, both in the United States and worldwide. Because of the rapidly changing environment, market participants (buyers, sellers, brokers, lenders, appraisers, tenants) in the real estate market have yet to formulate their opinions on the impact the virus and related stay-at-home orders, business closures and social distancing recommendations, in making their real estate investment decisions. I have relied on the economic trends and comparable sale transactions, which occurred before the global pandemic, in this analysis. In the short-term it is very possible that there may be a significant slowdown in real estate transaction activity, which may impact pricing, return requirements and investment expectations. In addition, it may have an impact on operating expenses and occupancy levels. Only time will reveal how this pandemic will affect property value and the long-term impact on pricing cannot be predicated at this time and

will depend on the length and severity of the global pandemic. I reserve the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

Respectfully submitted,


James B. Netzer, MAI
California General Appraiser No. AG003143

II. PART TWO - IDENTIFICATION OF PROBLEM AND SCOPE OF WORK

A. Identification of Type of Appraisal and Report Format

As set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the appraisal type is an Appraisal Report presented in a narrative format.

B. Identification of the Client

This report is prepared at the request of and for the benefit of Park Avalon Carson, LLC, the Park Owner of the Park Avalon Mobile Estates.

C. Intended Users of the Report

In addition to the Park Owner, the City of Carson is an intended user of the Report, to assist the City in reviewing the amount and type of alternative relocation mitigation payments for relocating home owners, as part of the City's approval of the Park Owner's Relocation Impact Report. The home owners, although not intended users, will receive an individualized summary of the appraisal with respect to their individual homes, per the City's process for RIR review.

D. Statement of Intended Use

The intended use of the report is, as stated above, is to assist the City in reviewing the amount and type of alternative relocation mitigation payments for relocating home owners, as part of the City's approval of the Park Owner's Relocation Impact Report. The report will therefore be included with the Park Owner's application for approval of the RIR, and the appraisal results will become part of the RIR. The City of Carson Municipal Code, Section 9128.21.C.6, states:

C. Content of RIR. The RIR shall contain:

- 6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.*

This Appraisal Report is the "Master Report" that describes the Park, the valuation process, the global market data and conclusions. An individual "Appraisal Summary" for each tenant-owned mobile home coach is contained in a "Restricted Appraisal Report,"² included as a separate Appraisal Addenda (Volumes I - III) to this "Master Report."

E. Identification of Subject Property

The subject properties are the individual homes within the Park, (not the land) as listed by their rental space numbers listed in section I.B. of this report, all which spaces are located on that specific parcel of land comprising the Park, with a street address of 750 East Carson Street, Carson,

²/ The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, Standards Rule 2-2, 2020-2021 Edition, (Washington, DC), p. 20-23.

CA. A complete legal description was not provided. The subject site is identified as Los Angeles County Assessor Parcel Nos. 7332-001-034 and 7332-034-035.

F. Identification of Property Rights Appraised

The property rights appraised are what the City of Carson describes as the estimated “appraised on-site value” and the estimated “appraised off-site value” of each of the individual tenant-owned mobile home coaches located in the Park.

G. Type and Definition of Value

The type of value estimate required by the City ordinance for “on-site” value is investment value, not market value, as confirmed by the definitions for each. Market Value is widely defined as:

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.³

Market value would thus take into account present information about the property and applicable law regarding park closure, including the Park Owner’s February 20, 2018 disclosure of intended Park closing and the potentially preemptive provisions of State law Government Code section 65863.7 (e) that limit tenant relocation mitigation that the City may require for the RIR under its Ordinance to “the reasonable costs of relocation” [to another mobile home park]. To treat the City Ordinance as requiring a market glimpse of “on-site” value would require significant downward adjustments of comparable sales towards the depreciated cost (the “off-site” value), plus a speculative guess as to what the City might apply as relocation mitigation for a particular tenant.

Instead, the City’s Ordinance requirement for appraisal of “on-site” value is more appropriately considered an investment value, which is generally defined as:

The specific value of a property to a particular investor or class of investors based on individual investment requirements; distinguished from market value, which is impersonal and detached.⁴

More appropriate to the City’s appraisal requirement, investment value reflects “the subjective relationship between a particular investor and a given investment.”⁵ Investment value is used precisely in the type of situation called for by this assignment, to advise public agencies “on the probable effects of proposed actions being reviewed by the agency,” such as Park closure in this

³ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2015), p. 58.

⁴ Appraisal Institute, The Appraisal of Real Estate, Thirteenth Edition, (Chicago, 2008), p. 29.

⁵ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2015), p. 63.

instance.⁶ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁷ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value. The “on-site” value is determined by the cost and income capitalization approaches, as will be explained below under the scope of work section of this report.

The type of value estimate required by the City ordinance for “off-site” value is similarly investment value. It cannot be market value, because it does not take into account the property on which it is located or the remaining tenancy, with its associated potential relocation benefits. The “off-site” value is determined by the cost approach, as will be explained below under the scope of work section of this report.

H. Effective Date

Exterior inspections (125 coaches) were completed on May 26, 2020 and May 27, 2020. The date of value presented in this report is May 27, 2020. The inspections included a review and confirmation of the physical data included in each individual “Summary Description of Home”, that was prepared by Anderson & Brabant, based on their interior inspections of each individual coach that were completed in October 2018. I have also reviewed the “Homeowner Disclosure Statement” that was prepared by each coach owner, and compared it to the Anderson & Brabant information and my exterior inspection of each coach.

I. Extraordinary Assumptions and Hypothetical Conditions

As explained above, the City Ordinance, by requiring an appraisal of “on-site” value, asks the appraiser to assume the hypothetical condition that the Park is *not* closing and to make the extraordinary assumption that the Park tenant has an interest in its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value. Additionally, by requiring an appraisal of “off-site” value, the City Ordinance asks the appraiser to make the extraordinary assumption that there is no tenancy and to assume the hypothetical condition that the coach has not been set up on a mobile home park site.

⁶ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2015), p. 9.

⁷ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2015), p. 52-57.

The outbreak of COVID-19, commonly referred to as the coronavirus, has caused significant disruption of the financial markets, both in the United States and worldwide. Because of the rapidly changing environment, market participants (buyers, sellers, brokers, lenders, appraisers, tenants) in the real estate market have yet to formulate their opinions on the impact the virus and related stay-at-home orders, business closures and social distancing recommendations, in making their real estate investment decisions. I have relied on the economic trends and comparable sale transactions, which occurred before the global pandemic, in this analysis. In the short-term it is very possible that there may be a significant slowdown in real estate transaction activity, which may impact pricing, return requirements and investment expectations. In addition, it may have an impact on operating expenses and occupancy levels. Only time will reveal how this pandemic will affect property value and the long-term impact on pricing cannot be predicated at this time and will depend on the length and severity of the global pandemic. I reserve the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

J. General Assumptions and Limiting Conditions

No investigation of title to the property has been made, and the premises are assumed to be free and clear of all encumbrances, leases, use restrictions, easements, cases or actions pending, except as specifically discussed in this report. Title is assumed to be good and marketable, and that the property is under responsible ownership, competent management and available for its highest and best use.

No survey, legal, or engineering analysis of this property has been made by the appraiser. I assume no responsibility for any condition not readily observable from the customary inspection of the premises, and that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable, except as noted herein.

The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocation for land and buildings must not be used in conjunction with any other appraisal and is invalid if so used.

The maps, plats, photographs, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the appraisal. They should not be considered as surveys nor relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from this report.

I assume no responsibility for economic or physical factors which may affect the opinions herein stated which may occur at some date after the date of value. I reserve the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

Information contained in this appraisal has been gathered from sources, which are believed to be reliable, and where feasible, has been verified. No responsibility is assumed for the accuracy of information supplied by others.

No opinion is expressed as to the value of sub-surface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials except as expressly stated.

The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.

The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of the ADA in estimating the value of the property has not been considered.

Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no material on or in the property that would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. If the client is aware or becomes aware of any conditions, the appraiser should be consulted immediately to assess the impact, if any, upon the market value.

The appraiser reserves the right to make such adjustments to the valuation herein reported, as may be required by consideration of additional data or more reliable data that may become available.

No opinion is intended to be expressed, or implied, for matters, which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

I shall not be required, by reason of this appraisal, to give testimony or to be in attendance in court or any governmental or other hearing with reference to the property without prior arrangements having first been made with me relative to such additional employment.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers. I do not authorize out of context quoting, nor partial reprinting of the report. In the event the report is placed in the hands of a third party, it is requested that such party be made cognizant of any and all limiting conditions resulting in the basis of my employment and the discussions thereto, as well as those set forth herein.

The submission of this report constitutes the completion of the service authorized. It is submitted upon the condition that the client will provide the appraiser customary compensation relative to any subsequent required deposition, conferences, additional preparation or testimony.

The appraiser respectfully requests that neither all nor part of the contents of this report shall be disseminated to the public through advertisement, public relations, news, sales, or other media, without written consent and approval of the author, particularly the valuation conclusions, the identity of the appraiser, or any reference to the Appraisal Institute or the MAI designation.

In the event the appraiser is subpoenaed for a deposition, judicial or administrative proceeding, and is ordered to produce the appraisal report and file, the appraiser will immediately notify the employer.

It shall be the responsibility of the employer to obtain a protective order.

The liability of Netzer & Associates and the appraiser responsible for this report is limited to the client only and to the fee actually received by the appraiser. Further, there is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of any type present to the property -- physical, financial, and/or legal.

It is agreed that the appraiser is not a necessary party in any inquiry or judicial proceedings. If called upon to testify in any litigation or other proceeding arising out the duties in this matter, and if I am compelled to incur court costs, attorney's fees or other out-of-pocket expenses in connection with court proceedings, such costs or expenses, together with the appraiser's usual hourly per diem applicable for study, preparation, testimony or travel will be paid by the party (or parties) who acts to bring any suit requiring a judicial proceeding.

Any dispute or claim made with respect to this report shall be submitted to and resolved in accordance with the rules of the American Arbitration Association for arbitration, and the decision of the Association shall be binding. All appraisal services, pursuant to this report, shall be deemed to be contracted for and rendered in Orange County, California, and any arbitration or judicial proceedings shall take place in Orange County, California.

The signatory of this appraisal report is a member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member to control the use and distribution of each appraisal report signed by such member. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may not distribute copies of this appraisal report, in its entirety, without the written consent of the signatory of this report. The report and parts thereof and any additional material submitted, may not be used in any prospectus or printed material used in conjunction with the sale of securities or participation interests in any Public Offering as defined under US Security laws. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media, or other media for public communication without the prior written consent of the signatory of this appraisal report.

K. Scope of Investigation

This report conveys the results of my investigations and analyses concerning the subject property. The report includes a summary of the information utilized and the methodology used in

determining an estimate of value. The appraisal process is a systematic analysis wherein data utilized in estimating the value of the subject property is acquired, classified, analyzed and presented. The first step of the appraisal process involves defining the appraisal problem. That step includes the identification of the real estate; an explanation of limiting conditions; stating the effective date of the value estimate; identification of the property rights being appraised; and determining the type of valuations being sought. The second step is to gather information on the subject property such as vesting of ownership, property history and tax assessment information. The third step is the collection of regional, city and neighborhood data that influences the value of the subject property through economic forces. Relevant factors affecting the value of the subject property such as zoning, site and improvement data are considered to determine the Highest and Best Use of the subject property. The valuation methodology process then discusses the meaningful applications and limitations of the three approaches to value, which are the: 1) Cost; 2) Income Capitalization; and, 3) Sales Comparison Approaches. The final step in the appraisal process is the reconciliation of the data gathered to determine the final value estimate. All sections of the appraisal report are structured to show the reasoning and justification utilized in the estimate of highest and best use and conclusion of value. The "Addenda" section of the report contains various information supportive of the appraisal.

As it relates to this assignment, the "appraised off-site value" is based on the full retail value of the individual mobile home coach as specified in the National Automobile Dealers Association ("NADA") Guide's *MH Connect For Used Homes*, taking into consideration the physical characteristics of each individual mobile home coach assuming it is not sited in a rental park. The NADA Guide is often referred to as a "Blue Book" and is accepted by the manufactured housing industry, the appraisal profession and government agencies as a standard for valuing mobile homes. The NADA Guide has been recognized in the limited body of literature as "the most significant resource for many appraisers" of mobile homes and is updated six times per year. The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, have made the NADA Guide unique among its kind and is the reason that it has become the most respected and widely used manufactured housing value guide in America. The NADA Guide, and associated *MH Connect For Used Homes* is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal and review purposes.

For purposes of this appraisal assignment, the term "appraised off-site value" is defined as the NADA Guide value for the coach, based on the Hypothetical Condition that the coach is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition (exclusive of any landscape or hardscape). The value conclusion based on the NADA Guide

represents the physical value of the mobile home, exclusive of any “locational value”, and assumes that it can be physically moved to a comparable park or a private parcel of land.

The term “appraised on-site value” is defined as the NADA Guide value for the coach based on its “As-Is” condition (physical value) and applying the NADA Guide adjustment for the physical location in a “Standard Land Leased Community”, the contributory value of the landscape and hardscape, plus the present worth of the individual tenant’s unrealized investment value in the “Leasehold Interest”.

Leasehold Defined

The individual mobile home owners have a “Leasehold Interest” in the space that their home occupies and the term “Leasehold Interest”⁸ is defined as follows:

The interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions.

When the contract rent differs from the market rent, the leasehold interest may have value, or a “Positive Leasehold” that is often referred to as a “Leasehold Advantage”. The term “Leasehold Advantage”, or “Positive Leasehold”⁹ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The “value of the leasehold interest depends on how contract rent compares to market rent, ... A leasehold interest may acquire value if the lease allows for subletting and the term is long enough so that market participants will pay something for the advantageous lease”¹⁰. In the case of the subject park, the “advantageous lease” is the result of the City’s Rent Stabilization Ordinance that permits a party acquiring an individual coach to maintain the contract rent at the time of sale, or transfer, of the coach. As will be illustrated later in this report, the current market rent (under the Hypothetical Condition that there is no Rent Stabilization Ordinance) for an individual space exceeds the current contract rent being paid by the individual tenants at Park Avalon.

The measurement of the “Leasehold Interest” is the present worth of the difference between the Contract Rent (as a result of Rent Stabilization) and the estimated Market Rent (based on a survey of non-rent control parks in the surrounding market area) for an individual space, under the Hypothetical Condition that the subject park is not encumbered by the City of Carson Rent Stabilization Ordinance. The “appraised on-site value” represents the physical value of the mobile home sited in a “Standard Land Leased Community”, plus the present worth of the uncaptured

⁸ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2015), p. 72.

⁹ Appraisal Institute, The Dictionary of Real Estate Appraisal, Sixth Edition, (Chicago, 2015), p. 173.

¹⁰ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago, 2002), p. 148.

investment value of the tenant's "Leasehold Interest" as a result of the City of Carson Rent Stabilization Ordinance.

In the case where the Market Rent exceeds the Contract Rent, the individual tenant's Leasehold Interest is referred to as a "Leasehold Advantage", or "Positive Leasehold" (defined above). The methodology to value the Leasehold Interest is to estimate the difference between the current Market Rent (under the Hypothetical Condition there is no Rent Stabilization Ordinance) and the current Contract Rent (as outlined in the Rental information as of May 2020), discounted at the appropriate discount rate for the estimated time required to close the subject park (12 months) from the date of value. The specific methodology for calculating the "Leasehold Advantage" is outlined as follows:

Monthly Market Rent:	\$	Based on rent survey in Master Report
Monthly Space Rent	-	per Rental Information as of May 2020
Leasehold Advantage:	\$	Monthly Benefit accruing to Tenant
Present Worth Factor:	x	Based on concluded Discount Rate
Total Present Worth:	\$	Monthly Benefit to Tenant x PW Factor

In the case of Park Avalon, the contract rent is well below the market rent and the individual tenant's benefit from a Leasehold Advantage. The Leasehold Advantage for each coach will be calculated using the above methodology, adjusted to deduct therefrom the already captured investment value. The NADA on-site value (including the contributory value of the landscape/hardscape) will be added to each individually adjusted Leasehold Advantage, resulting in each coaches "appraised on-site value".

Probability of Change

The "appraised on-site value" and "appraised off-site value" for each individual coach appraised is estimated as of the date of value stated in this report. Constantly changing economic, social, political and physical conditions have varying effects upon real property values. Even after the passage of a relatively short period of time, property values may change substantially and require a review based on current market conditions. **This is especially relevant due to the current issues surrounding the market's reaction to the COVID-19 virus, and the impact on the market value as of the date of this appraisal cannot be measured.**

III. PART THREE - PRESENTATION OF DATA

A. Legal Description

The respective mobile homes are located on spaces indicated in section I.B. of this report on the land legally described in Section II.D. of this report.

B. Owner of Record and Property History

Based on a review of the Los Angeles County Public Records, as of the date of value, title to the underlying fee interest in the larger subject property is vested as:

Park Avalon Carson, LLC

A review of the Public Record indicates that the subject property transferred from L. Wang Family Partners LP to Park Avalon Carson LLC on April 16, 2018, via Grant Deed 2018-362130. This was a transfer in name between related parties. Prior to this, the subject property transferred from Peter Wang to L Wang Family Partners LP on September 28, 2017 via Grant Deed 2017-1110607 and the indicated sale price was \$5,500,000. The subject property transferred from Loni L. Stanchfield Trust to Peter Wang on June 20, 2017 via Grant Deed 2017-679675 and the indicated sale price was \$5,400,000. A review of the Public Record indicates that prior to these transfers other than transfers between related parties, the subject site had been under continuous ownership in since 2005. I have not been made aware of any current listing for sale, offers to purchase or pending sales of the Park. The owner of record for each mobile home to be appraised and current rent is included each individual Appraisal Summary, that are included under separate cover.

A review of the local Multiple Listing Service and Housing & Community Development (HCD) title documents, uncovered several sales, listings and expired listings of individual mobile home coaches within the park over the last three years. On February 20, 2018, the Park Owner disclosed to all Park tenants and other owners of record of the homes the Park Owner's intention to close the Park. Prior to closing, Government Code section 65864.7(e) requires the City approval of a Relocation Impact Report that provides alternatives for Park Owner mitigation of relocation impacts to the tenants, which mitigation cannot exceed the reasonable cost of relocation.

B. Market Area, City and Neighborhood Data

The subject site is located in the City of Carson in southern Los Angeles County. Carson was incorporated in 1968 and is the newest municipality in the South Bay region of Metropolitan Los Angeles. Carson encompasses a gross area of 18.97 square miles. The city is 13 miles south of Downtown Los Angeles and 14 miles southeast of Los Angeles International Airport and surrounded by the following cities and communities:

- North: City of Compton & Rancho Dominguez (L.A. County)
- East: City of Long Beach & Rancho Dominguez (L.A. County)
- South: City of Los Angeles (Wilmington)
- West: City of Los Angeles (Harbor Gateway) & Harbor City (L.A. County)

The City is bisected by the San Diego Freeway (I-405), which has a northwest/southeast orientation, located immediately north of the subject property. The Harbor Freeway (I-110), has a north/south orientation and defines the city's western boundary and the Gardena Freeway (SR-

91) bisects the northern section of the city. The primary arterials with a north/south orientation include Figueroa Street, Main Street, Avalon Boulevard, Central Avenue and Wilmington Avenue. Arterials with an east/west orientation include Victoria Street, Del Amo Boulevard, Carson Street, 223rd Street, Sepulveda Boulevard and Lomita Boulevard. These arterials provide access to the surrounding communities and transportation network.

The City reports it has an estimated population of 95,324 persons as of 2018, with 26,230 households and an average household size of 3.58 persons. There are 19,608 owner-occupied housing units and 6,622 renter occupied housing units. City residents have a median age of 38.7 years with a median household income of \$78,187 and an average household income of \$93,912 as of 2018.

The subject site is a 133-space mobile home park that is located on the south side of E. Carson Street, east of Avalon Boulevard and west of the E. Carson Street/I-405 interchange. The park is an all age park that is subject to the City of Carson Rent Stabilization Ordinance. The Rent Stabilization Ordinance is discussed further in the Market Rent section later in this report. The immediate neighborhood is comprised of relatively new mixed-use development to the west, residential uses to the south, commercial and light industrial uses located along the E. Carson and Bonita Street to the east and the City of Carson Civic Center located on the north side of E. Carson Street, immediately north of the subject. A Location Map is included on the next page, which shows the subject's location relative to the surrounding community and transportation network.

Including the subject, there are 20 mobile home parks in the City of Carson that are all subject to the City's Rent Stabilization Ordinance. As of the date of this report, at least one other park owner (Park Avalon), has notified the tenants of the intended park closure. Within the surrounding market area, including Compton/Rancho Dominguez (16), Harbor City (7), Lomita (15), Long Beach (13) and Torrance (20), there are 71 mobile home parks. The parks located in Harbor City are subject to the City of Los Angeles Rent Stabilization Ordinance; however, the other municipalities do not have an RSO.

C. Underlying Land Description

Location

Park Avalon Mobile Estates is located on the south side of East Carson Street, between South Avalon Boulevard and the San Diego (I-405) Freeway, in the City of Carson, California. The location corresponds to the street address of 750 East Carson Street and 21739 Bonita Street, Carson, California, 90745. It should be noted that only a portion of Park Avalon is constructed on the Bonita parcel and the park is identified by the East Carson Street address. The Los Angeles County Tax Assessor identifies the subject site as Assessor Parcels 7332-001-034 and 7332-001-035. The Assessor's Plat Map is included at the end of this section for reference.

Streets and Access

The subject site has approximately 390 feet of frontage on East Carson Street, which is a primary arterial that has an east/west orientation. East Carson Street is center crowned and dedicated to a width of 100-feet and is improved with asphaltic concrete paving; concrete curbs, gutters and sidewalks; a landscaped median; and overhead street lighting. There are two or three traffic lanes in each direction with turn pockets in the center median. There is no street parking on East Carson Street. The subject site has a single, curb-cut driveway on East Carson Street.

The subject has 99-feet of frontage on Bonita Street, which is a secondary arterial that has a north/south orientation. Bonita Street is center crowned and dedicated to a width of 60-feet and is improved with asphaltic concrete paving; concrete curbs, gutters and sidewalks; and overhead street lighting. There is a single traffic lane in each direction with street parking both sides of the street. The subject mobile home park does not have direct vehicular access to Bonita Street; however, a single-family residence that is not part of this appraisal has a single, curb-cut driveway on Bonita Street.

The interior streets are dedicated to a width of approximately 30-feet and improved with asphaltic concrete paving, with a center concrete v-ditch for drainage. Overall, the interior streets are in average condition.

Topography and Drainage

Based on my inspection, the subject site has a generally level topography at street grade. The subject site was inspected during fair weather; however, it appears that the drainage is generally toward the interior street drains.

Utilities, Water and Sewer

All of the necessary utilities including sewer, water, gas and electric service, are available to the site.

Size, Shape and Density

The subject sites have a combined irregular L-shape. On the basis of a review of the Assessor Plat Map, Assessor Parcel 7332-001-034 has a gross area of 9.77 acres, or approximately 425,581 square feet, and Assessor Parcel 7332-001-035 has a gross area of 0.80 acres, or 34,749 square feet. The combined sites have a gross area of 10.57 acres, or 460,330 square feet. The Assessor's Plat Map is included on the next page for reference.

The subject site has a total of 133 individual mobile home spaces and the overall density is 12.58 spaces per acre (133 spaces ÷ 10.57 acres).

Zoning

The City of Carson has assigned the CR (Commercial Regional) and RM-25-D (Residential, Multiple Dwelling, maximum density 25 du/acre) zoning classifications and the Land Use Designations under the City's General Plan are Regional Commercial and Medium Density Residential.

The above is a brief summary of the zoning and General Plan and the reader is urged to consult with the City if further information and/or clarification is needed or if any future redevelopment of the subject property is anticipated.

Environmental Conditions

I have not reviewed a Phase I environmental site assessment that applies to the subject property. It is beyond the scope of this assignment to assess the presence of toxic contamination, if any, and it is an assumption of this report that there is no contamination in or on the subject site that would impact the conclusions presented.

Soils and Geology

I have not reviewed a soils or geo-technical investigation for the subject site. It is assumed that there are no soil or geotechnical conditions that impact the structural integrity or load bearing capacity of the subject site. It appears the site is suitable in load bearing capacity to continue to support the existing improvements or any improvements proposed in the future; however, it is beyond the scope of this assignment to determine the soils and geology of the site.

Easements and Encroachments

I have not been provided a Preliminary Title Report (PTR) that applies to the subject. It is assumed that the subject is encumbered by typical utility easements that do not have a negative impact on the subject site. It is beyond the scope of this assignment to determine what easements or encroachments encumber the subject site or the impact, if any, these encumbrances may have on the subject site.

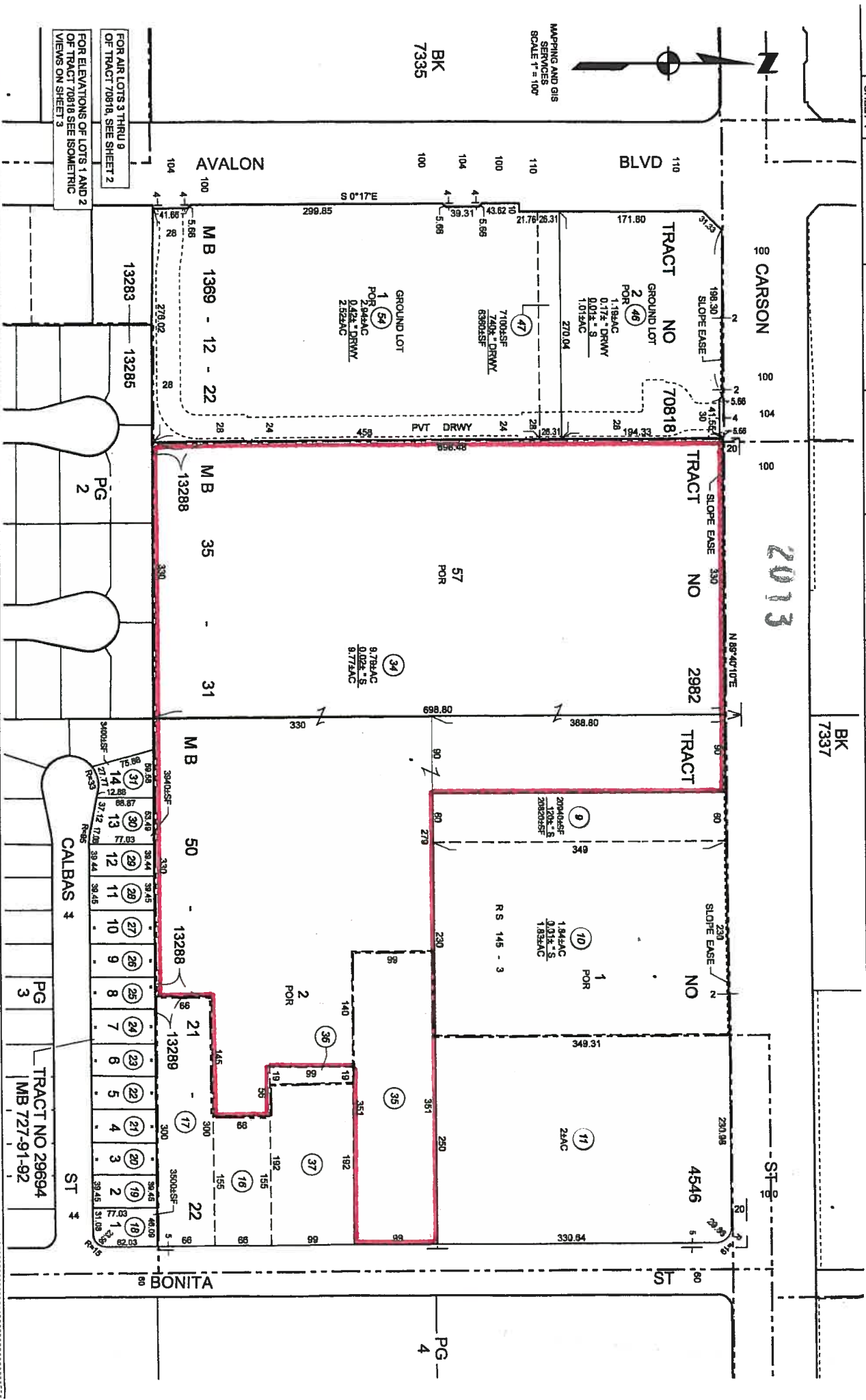
BK 7337

2013



MAPPING AND GIS SERVICES SCALE 1" = 100'

BK 7335



FOR AIR LOTS 3 THRU 8 OF TRACT 70818, SEE SHEET 2

FOR AIR LOTS 1 AND 2 OF TRACT 70818 SEE ISOMETRIC VIEWS ON SHEET 3

CALBAS ST

TRACT NO 29694 MB 727-91-92

PG 4

D. Tax and Assessment Data

The subject site is located in Tax Rate Area 13288, with a “Base Tax Rate” of 1.156195-percent of the total assessed value. Based on a review of the Assessor records, the pertinent tax information for the 2019/20 tax year is summarized in the following tables.

Assessor Parcel No.	7332-001-034	7332-001-034	Combined
Tax Rate Area:	13288	13288	13288
Base Tax Rate:	1.156195%	1.156195%	1.156195%
Assessed Valuation			
Land:	\$4,608,972	\$499,392	\$5,108,365
Improvements:	<u>499,392</u>	<u>114,444</u>	<u>613,836</u>
Total Assessed Value:	\$5,108,364	\$613,836	\$5,722,201
2019/2020 Taxes:	\$86,720.48	\$8,206.34	\$94,926.82

The tax information above reflects current 2019/2020 tax and assessments as the 2018/2019 tax information was not available. The annual taxes reflected above are for the underlying and mobile home park improvements and do not include the taxes applicable to the individual mobile home coaches. The annual taxes are approximately 1% of the total assessed value. However, since the passage of Proposition 13, in California real property is re-assessed upon transfer of title or sale to reflect the current market value. Accordingly, the actual taxes are subject to change as a result of the recent sale of the underlying fee interest in the subject park. On the basis of the above assessed values and taxes, it appears the above taxes include \$28,767.02 (\$27,657.82 + \$1,109.20) in Direct Assessments and/or User Fees. The Direct Assessments/User Fees are a fixed fee and are not based on the assessed value. Taxes and assessments on the subject property are similar to that of the neighborhood and surrounding competitive communities.

E. Underlying Land Improvement Description

The following material and component descriptions are based on a review of the information provided by the property owner and an inspection of the underlying land and improvements. The subject site is improved with a 133-space mobile home park with 133 coaches (125 tenant owned), and includes a clubhouse building. The clubhouse building is wood frame and stucco construction with a gable style roof with a composition shingle covering and aluminum framed windows. The interior includes a management office, kitchen, multi-purpose room, a laundry room, and men’s and women’s restrooms. The interior includes: painted interior walls; vaulted or flat ceilings; recessed lighting; commercial grade carpet, ceramic tile and vinyl wood flooring. The kitchen has stain grade cabinets, granite tops, gas cook-top/range, dishwasher, refrigerator, and a double sink with disposal. The clubhouse is adjacent to a gated patio area with a pool. The clubhouse and common facilities are in average condition.

As noted, the park includes 133 spaces with 133 coaches (there is no Space 96), and there is a mix of single- and double-wide coaches. As of the dates of my inspections there were five park owned coaches (4, 47, 54, 74 & 89) and two vacant spaces (Spaces 7 & 81).

According to the information provided, the park was constructed in 1958. The interior streets are improved with asphaltic concrete paving with a concrete V-ditch in the center of the streets providing drainage, and asphalt speed bumps. The interior streets are in average condition with many areas showing some deterioration.

Overall, the individual spaces range from approximately 20 to 32-feet wide and the individual pads include water, sewer, gas and electric service. The perimeter of the site is enclosed by a concrete block wall with an entrance on East Carson Street and a rear exit gate near Bonita Street. There are approximately four guest parking spaces located at the clubhouse and five additional spaces adjacent to space 113. Based on the gross site area of 10.57-acres, the overall density is 12.58 dwelling units per acre. A park map has been included on the next page for reference.

The surrounding land uses include mixed-use commercial/residential use to the west, residential uses to the south, commercial use to the east and the Carson Civic Center to the north across East Carson Street.

Quality & Condition

Based on my inspection the subject property is judged to be built to average quality standards and is in average condition relative to the surrounding neighborhood.

Comments

The subject site is improved with a 133-space mobile home park that is constructed to average quality standards and is in average condition overall. The park is approximately 60 years old and reflects average levels of maintenance and repair and there does not appear to be any deferred maintenance associated with the overall park. The individual spaces appear to be well suited for their intended use and can accommodate single- and double-wide coaches most with parking on the space adjacent to the coach.

The improvements associated with each home that were considered in the individual home appraisals are listed with each appraisal summary for each individual home.

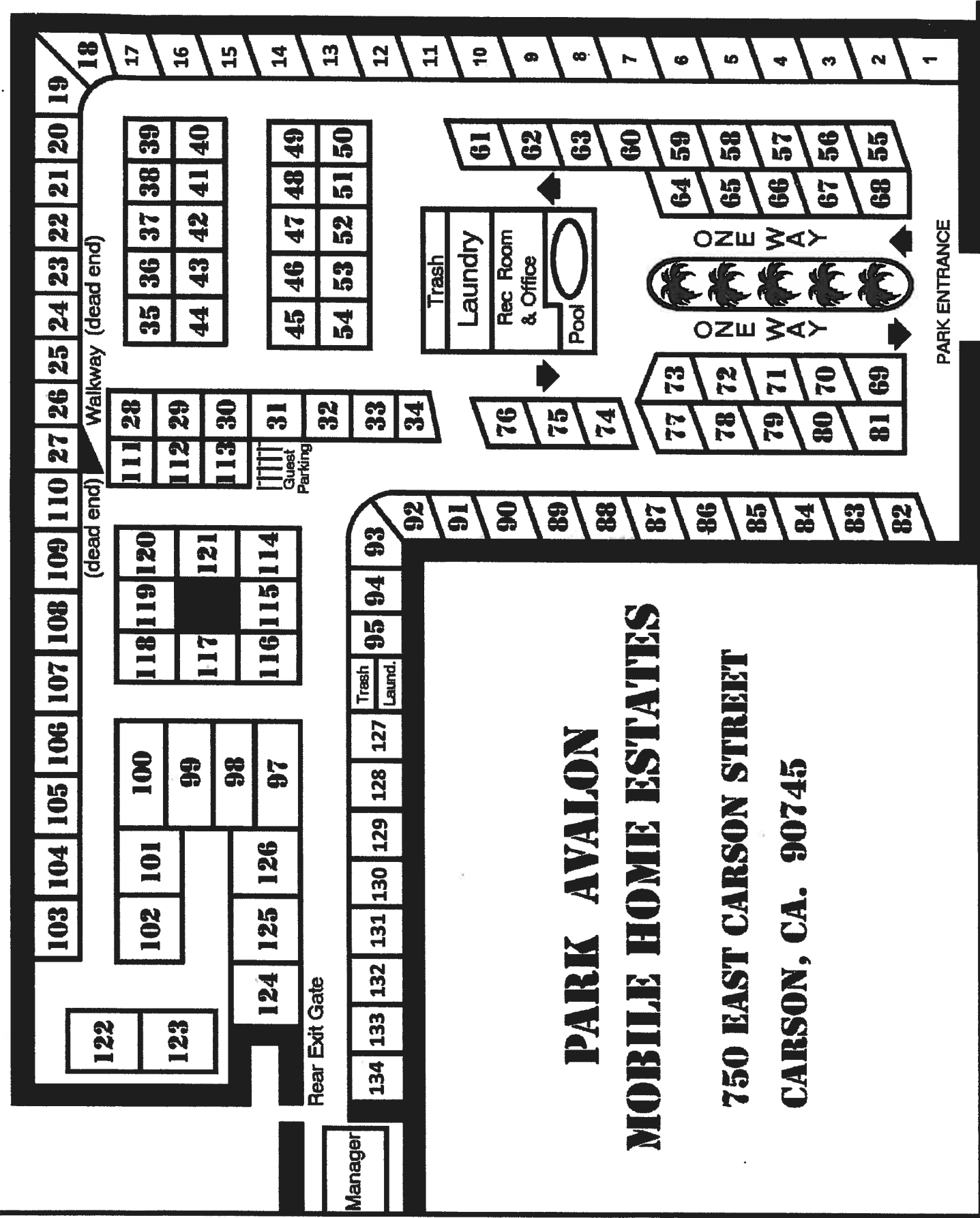
Bonita Street

Carson Street

Manager

Rear Exit Gate

Trash
Laund.



PARK AVALON
MOBILE HOME ESTATES
750 EAST CARSON STREET
CARSON, CA. 90745

IV. PART FOUR - ANALYSIS OF DATA AND CONCLUSIONS

A. Analysis of Market Data and Highest and Best Use

"Highest and Best Use" is an appraisal concept which is defined in The Dictionary of Real Estate Appraisal, Fourth Edition, as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria that must be met are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Inherent in this definition are several conditions, which must be satisfied by the existing or proposed use in order to develop and realize the maximum value. The use must be physically possible for the site. Soil condition, topography, size and shape must be compatible with the proposed use. The use must be legally permissible in that it must conform to current or projected zoning. Similarly, the use must not be precluded by deed restrictions or other encumbrances, which may limit potential uses. Also, the use must be economically feasible. The market should indicate sufficient economic demand so as to support a proposed use of the site. Among the various uses that meet the above criteria, the use which creates the greatest rate of return and maximum productivity is considered to be the highest and best use of the site.

Highest and Best Use Criteria - As If Vacant

A complete Highest and Best Use analysis is beyond the scope of this assignment; however, based on the recent sale of the fee interest in the park and the buyer's reported plans for the closure of the park for redevelopment, it is a logical conclusion that the Highest and Best Use of the site "As If Vacant" is redevelopment to a mixed-use or multi-family use.

Highest and Best Use - As Improved

Based on the buyer's plan to close the park for redevelopment, the reported redevelopment plans for at least two other parks in the City, and the low rent levels as a result of the City's Rent Stabilization Ordinance (RSO), the existing mobile home improvements represent an interim use as the value of the underlying land appears to exceed the value of the property as improved.

The appraisal of real property generally involves one, two or three of the conventional approaches to value, and is based upon consideration of local regulations, market-derived data, the experience of the appraiser, and opinions of other informed market participants.

B. Valuation Approaches

Three basic approaches to value are available to the appraiser: the Cost Approach, the Income Capitalization Approach, and the Direct, or Sales Comparison Approach.

Cost Approach

This approach entails the preparation of a replacement or reproduction cost estimate of the subject property improvements as new (maintaining comparable quality and utility) and then deducting for losses in value sustained through age, wear and tear, functionally obsolescent features, and economic factors affecting the property. The land value is then added to the depreciated cost along with an allowance for entrepreneurial profit to arrive at a value estimate.

Income Capitalization Approach

This approach is based upon the theory that the value of property tends to be set by the net income that is to be realized by the owner. It is, in effect, the capitalization of expected future income into a present worth estimate. This approach requires an estimate of potential gross income, an analysis of all expense items, the selection of a capitalization rate, and finally, the processing of the net income stream into a value estimate.

Sales Comparison Approach

This approach is based upon the principle that the value of a property tends to be set by the price at which comparable properties have recently been sold or for which they were acquired. This approach requires a detailed comparison of sales of comparable properties with the subject property.

Approaches Used in the Valuation of the Subject Homes

Section 9128.21.C. Relocation Impact Report, of the Carson Municipal Code requires the “appraised off-site value” and the “appraised on-site value” of each mobile home; however, no definition of these terms are included in the Code. As it relates to this assignment, the “appraised off-site value” is based on *the full retail value of the individual mobile home as specified in the NADA Guide*, taking into consideration the physical characteristics of the individual mobile home, which is the application of the Cost Approach (depreciated value of the improvements). The base NADA values don’t include home-specific considerations and are based on the Sales Comparison Approach; however, adjustments are made to the base NADA values for the home components, accessories and the quality and condition of the home.

The “appraised on-site value” will incorporate the NADA Guide value for the home based on its “As-Is” condition (physical value) and applying the NADA Guide adjustment for the physical location in a “Standard Land Leased Community”, the contributory value of the landscape and hardscape, plus the adjusted uncaptured investment value of the present worth of the individual tenant’s “Leasehold Interest”, which is *based on the difference between the contract rent and the estimated market rent for an individual space in a non-rent control park in the surrounding market area*, which is the application of the Income Approach in combination with the Cost Approach.

The preceding discussion and the requirements set forth in Section 9128.21.C.6. “Relocation Impact Report” of the Carson Municipal Code describe the most relevant metrics in the valuation of the “appraised off-site value” and the “appraised on-site value” of each mobile home.

C. Application of the Income Capitalization Approach to Determine Leasehold Advantage

1. Rental Rates Under Rent Control

The subject site is an all age park that is subject to the City of Carson Rent Stabilization Ordinance (Ordinance No. 79-470-U), which was amended in March 2018 when the City Council adopted Ordinance No. 17-1622. The original ordinance was established due to the request of a number of mobile home park residents who were either experiencing or about to experience some steep rent increase at the time. The Ordinance has been amended several times over the years and historically the annual rental increase was set by the Mobilehome Rent Review Board (MRRB), which is composed of Park Residents, Park Owners and At-Large Members. The composition of the MRRB has changed several times over the years. Most recently (March 6, 2018) the City Council adopted the Ordinance No. 17-16222, effective April 5, 2018 to establish the CPI Rent Increase to replace the General Rent Increase. The ordinance covers all 21 rent-controlled mobile home parks within the City of Carson and allows three types of rent increases:

Capital Improvement Rent Increases: These reimburse the park owner for a one-time repair or upgrade that is outside of ordinary maintenance. Park owners may request a Capital Improvement Rent Increase as often as needed, but these increases are temporary. Once the residents have collectively reimbursed the park owner for the expense, the rent increase is no longer in effect.

Fair Return Rent Increases: Park owners can apply for a Fair Return Rent Increase if he or she believes that a permanent rent increase greater than the CPI Rent Increase is needed for the park to earn a “fair return”. Park owners may request a Fair Return Rent Increase once per year and must submit an application for the most recently completed calendar year by June 30th of the current year. Fair Return Rent Increases are permanent.

CPI Rent Increase: CPI Rent Increase are allowable on an annual basis so that rents increase as the local inflation rate increases (in the event of a decrease in the inflation rate, rent amounts would stay the same, rather than decrease). To be eligible and apply for the CPI increase, park owners must not have received an approved permanent rent increase within 12 months. The maximum CPI rent increase that can be applied is the lesser of: (a) 8.0-percent, or (b) 75% of the change between the CPI used at the time of the last permanent rent increase approval. CPI Rent Increases are permanent. These applications are approved at the City Staff level.

The park is built to average quality standards and is in average condition providing an average level of community amenities. Based on the rental information provided (May 2020) the space rents range from \$324.89 to \$436.20 per month with a total space rent of \$43,943 (excluding seven park owned coaches), which equates to an average of \$345.18 per space per month rent. The rent roll provided has been included in the Addenda for reference. The park owned coaches are highlighted in the rent roll. In addition to the space rent, the tenants are billed for sewer and trash service, with the electric, gas and water sub-metered and billed to the tenants individually. My understanding is that all tenancy is on a month-to-month basis as I have not been provided with any lease agreements.

2. Market Rent Survey

The following table is a summary of mobile home parks in the market area. All of the parks are judged to be reasonably competitive alternatives to the subject site in terms of overall locational and physical characteristics; however, the space rent is not subject to rent control. The Market Rent comparable properties data used to prepare the table, including photographs of the applicable properties, is included in Addendum 3.

RENTAL SURVEY SUMMARY FOURTH QUARTER 2019						
Data No. Name Location	Year Built Restrictions	Total Spaces	Percent Occupied	Site Area Density	Monthly Sp. Rent - Range Avg./New	Adjustment
Subject Site Park Avalon 750 E. Carson Street Carson	1958 All Age Rent Control	133	100%	10.57 ac. 12.6 sp/ac	\$325 - \$436 \$345 avg.	0.75% of CPI w/ approval of City
1/ Del Amo Mobile Estates 2601 E. Victoria Street Rancho Dominguez	1978 All Age	512	100%	56.97 ac. 9.0 sp/ac	\$882-\$1,110 \$963 avg. \$1,110 new	±\$20/Year or CPI
2/ South Bay Mobile Estates 18801 Hawthorne Boulevard Torrance	1960 55+	99	99%	6.78 ac. 14.6 sp/ac	\$695-\$925 695 avg. \$925 new	\$6.00 – \$10.00/year
3/ Del Amo Gardens 20566 Palm Way Torrance	1962. All Age	98	100%	7.56 ac. 12.9 sp/ac	\$985 \$985 avg. \$985 new	5.0% Annually
4/ San Rafael Mobile Estates 1065 W. Lomita Boulevard Harbor City (LA County)	1972 55+	470	100%	49.11 ac. 9.6 sp/ac	\$1,200 \$1,200 avg. \$1,200 new	\$15-\$20/year or CPI

RENTAL SURVEY SUMMARY (continued) FOURTH QUARTER 2019						
Data No. Name Location	Year Built Restrictions	Total Spaces	Percent Occupied	Site Area Density	Monthly Space Rent Range/New	Adjustment
Subject Site Park Avalon 750 E. Carson Street Carson	1958 All Age Rent Control	133	100%	10.57 ac. 12.6 sp/ac	\$325 - \$436 \$345 avg.	0.75% of CPI w/ approval of City
5/ Knolls Lodge 23701 S. Western Avenue Torrance	1957 All Age	262	8.0%	16.34 ac. 16.0 sp/ac	\$1,400-\$1,600 \$1,400 avg. \$1,400 new	Max. 6% or CPI
6/ Skyline Mobile Home Park 2550 Pacific Coast Highway Torrance	1961 55+	265	100%	31.21 ac. 8.5 sp/ac	\$800-\$1,550 \$900 avg. \$1,150 new	\$20/year
7/ Coast Mobile Home Park 24815 S. Normandie Avenue Harbor City (LA County)	1961 55+	95	100%	11.42 ac. 11.4 sp/ac	\$665-\$850 \$725 avg. \$850 new	Varies \$25 in 2018
8/ Palos Verdes Rancho MHP 26200 Frampton Avenue Harbor City (LA City)	1974 55+ Rent Control	93	100%	8.321 ac. 11.0 sp/ac	\$880-\$1,320 \$1,100 avg. \$1,322 new	4.0% Annually
9/ Harbor City MHP 760 W. Lomita Boulevard Harbor City (LA City)	1970 All Age Rent Control	192	100%	24.79 ac. 7.6 sp/ac	\$700-\$1,250 \$850 avg. \$1,250 new	CPI or 3.0% Annually
10/ El Rancho Verde MHP 1501 Palos Verdes Drive Harbor City (LA City)	1966 All Age Rent Control	131	100%	13.59 ac. 9.6 sp/ac	\$886-\$1,400 \$1,150 avg. \$950 new	CPI or 3.0% Annually
11/ Dominguez Hills Estates 19009 Laurel Park Road Compton	1980 All Age	525	100%	50.69 ac. 10.4 sp/ac	\$825-\$1,200 \$960 avg. \$1,022 new	\$8.00 to \$25/year
12/ Long Beach Villa Park Est. 6475 Atlantic Avenue Long Beach	1957 All Age	432	99.8%	50.2 ac. 8.6 sp/ac	\$790-\$1,045 \$950 avg. \$1,045 new	\$40/year
13/ Belmont Shores Mobile Est. 6230 Marine View Drive Long Beach	1962 55+	347	100%	32.47 ac. 10.6 sp/ac	\$1,275-\$1,600 Not Disclosed	\$35/year

3. Discussion of Comparable Market Rentals to Determine Market Rent

The subject site consists of an all age park that is subject to the City of Carson Rent Stabilization Ordinance (rent control), which restricts the rental rates that can be charged and there is “vacancy control” that does not permit the park owner to raise the rent to market on the sale or transfer of a coach.

Monthly rental rates in the subject park range from \$324.89 to \$436.20, with an average of approximately \$345.18 per space, per month. The “appraised on-site value” includes an analysis of the adjusted uncaptured investment value of the present worth of the contract rent (under the Rent Stabilization Ordinance) as compared to the “market rent” for spaces in otherwise similar parks in the area that are not subject to a rent stabilization ordinance, or an ordinance that does not have “vacancy control” and permits the rent to be adjusted to “market” either on a sale/transfer or for new move-ins. The parks in the survey are located in the surrounding cities and communities that are not subject to a rent stabilization ordinance, or do not have vacancy control and the rent can be adjusted to market upon the sale or transfer of the coach. When comparing the overall locations, I have looked at the median home prices for the Zip Code area for the comparable park to the subject Zip Code area. The figures are provided by CoreLogic and are for March 2018 (a review of prior months statistics reflect a similar pattern over time). The comparisons in the table below include the median priced single-family residence (SFR), the median priced condominium unit and the median price per square foot of living space (combined SFR & Condo). The SFR and Condominium figures are in the \$1,000’s and the per square foot is the actual figure.

Location	Zip Code	SFR - Median \$/Sq.Ft (\$1,000's)	Condo. - Median \$/Sq.Ft. (\$1,000's)	Median \$/Sq.Ft. (actual)
Carson	90745	\$532	\$415	\$353
Compton/Rancho Dominguez	90220	\$395	\$290	\$358
Harbor City (LA County)	90710	\$620	\$423	\$406
Long Beach	90803	\$1,208	\$641	\$623
Long Beach	90805	\$450	\$188	\$444
Torrance	90503	\$904	\$625	\$545
Torrance	90505	\$963	\$508	\$587

Source: CoreLogic – March 2018

On the basis of the median housing costs, Compton/Rancho Dominguez is judged to be inferior compared the subject location. Long Beach and Torrance are judged to be superior compared the subject location.

It should be noted that Comparable Rental Nos. 8, 9 and 10 are subject to the City of Los Angeles Rent Stabilization Ordinance, which restricts the annual increases, but has no vacancy control and permits adjustment to “Market Rent” at transfer or new move-in. Management at Rental No. 13 did not disclose the new/transfer rent and is not included in the analysis.

Overall, the comparable parks are judge to be reasonably competitive alternatives to the subject park in terms of physical and locational characteristics. With the exception of Comparable 7, which reported the Landlord pays for the trash collection, all park management reports that the utilities are tenant paid. The following table is a comparison of the comparable parks included in the survey to the subject park. In the case where the monthly rent for a new move-in was not disclosed, the reported “high” rent is included. The table is arrayed in ascending order based on the reported rental rate for a new move-in, and includes the Zip Code, jurisdiction, the park density (spaces/acre), the overall location, the quality and condition of the park (including the coach mix and condition), a comparison of the park amenities and the overall comparison.

Data No.	Monthly Rent	Zip Code	Density Sp./Acre	Overall Location	Quality Condition	Park Amenities	Overall Comparison
7	\$850	90710	11.4	Similar	Avg./Avg.	Sl. Inferior	Sl. Inferior
2	\$925	90503	14.6	Superior	Avg-/Avg.	Similar	Similar
10	\$950	90710	9.6	Similar	Avg./Avg.+	Similar	Similar
3	\$985	90503	12.9	Superior	Avg./Avg.	Sl.Inf./Sim.	Similar
11	\$1,022	90220	10.4	Inferior	Excel./V.Good	Superior	Sl. Superior
12	\$1,045	90805	8.6	Inferior	Avg./Avg.	Similar	Similar
1	\$1,110	90220	9.0	Inferior	Good/Good	Superior	Sl. Superior
6	\$1,150	90505	8.5	Superior	Avg./Good	Similar	Superior
4	\$1,200	90710	9.6	Similar	Avg./Good	Superior	Superior
9	\$1,250	90710	7.6	Similar	Avg./Good	Superior	Superior
8	\$1,322	90710	11.0	Similar	Avg./Avg.+	Similar	Sl. Superior
5	\$1,400	90501	16.0	Superior	Avg./Avg.	Similar	Superior
Sub.	\$325-\$436	90745	12.58	Average	Avg./Avg.	Average	

The parks interviewed generally offer their spaces on a month-to-month basis or a one-year lease as longer-term leases are being phased out. On the basis of the information uncovered and the interviews completed, and placing most emphasis on Comparable Rental Nos. 2, 3, 10, 11 and 12, I have concluded that the subject site has a monthly market rent of \$950 per space. This conclusion reflects the rent that the subject spaces could command if the park was not subject to the City of Carson Rent Control Ordinance and will be used in the analysis of the “Leasehold Advantage.”

On the basis of a review of the May 2020 rental information provided which indicates the monthly contract rent ranges from \$324.89 to \$436.20, indicating that the individual tenants have a monthly *leasehold advantage* of between \$513.80 (\$950.00 – \$436.20) and \$625.11 (\$950 - \$324.89).

4. Capitalization of Leasehold Advantage

In order to determine the appropriate rate to apply to the monthly leasehold advantage to convert it to a lump sum (i.e., to capitalize the leasehold advantage over a foreseeable investment period, adjusted to present net value), I have interviewed the following parties with regard to loan rates applicable to a typical mobile home coach or modular home in the market area. Applying the loan rate to the monthly leasehold advantage results in the additional purchasing power that an

individual would gain based on the benefit of the rent paid under the rent stabilization ordinance as compared to the concluded market rent assuming the subject park is not subject to the Rent Stabilization Ordinance. The following is a brief summary of the interviews completed.

Entity	Interest Rate (range)	Comment
21 st Mortgage	6.5% - 10.0%	Low end for best credit, low LTV, newer coaches, typically 7.0-8.0%
Santiago Financial	6.0% - 10.0%	Rate very dependent on credit age of coach, sees borrowers at all rates
Triad Financial	5.75% - 9.75%	Credit and LTV driven, primarily modular homes, see a lot above 7.25%
Cascade	8.25%-10.74%	Chattel in community, rates depend on credit & LTV, fees @ 3.0%–4.75%

The lenders interviewed reported that there is no break in the interest rate as the result of being in a rent control park/jurisdiction relative to a non-rent control park/jurisdiction. The parties interviewed noted that the age of the coach is a factor in the rate, and newer modular/manufactured homes generally result in a lower rate relative to an otherwise similar borrower with a single- or multi-section mobile home. The loan programs offer terms from 10- to 23-years. It was noted that shorter term loans are typical of age-restricted parks and older coaches, while longer terms apply to new manufactured/modular homes. The rates are for coaches (chattel) located in a community that have leased spaces (similar to the subject) and do not reflect the terms for an individual coach placed on fee land, or private property outside of a park.

Another factor to consider in the choice of the appropriate discount rate is the long-term viability of the parks in the surrounding community. There is evidence to suggest that there will be more conversions of mobile home parks in the surrounding market area as land values increase, parks age and are nearing the end of their physical and economic life. While the market data presented indicates there is little vacancy in the surrounding parks, as parks are converted there is potential for higher demand for spaces which could place upward pressure on space rents; however, parks that are subject to rent control are more likely to be converted as they produce a lower return on the underlying land value, suggesting that the leasehold advantage will have a shorter life.

On the basis of the interviews conducted and the age, condition and location of the subject coaches and park, I have concluded that the tenants monthly “Leasehold Advantage” should be discounted at a rate of 10.0-percent, over the 10-year holding period. The corresponding discount factor applied to the tenant’s monthly “leasehold advantage” for 10-years at a 10.0-percent rate is 75.67116.

On the basis of the above, and taking a typical space in the subject park with a monthly contract rent of \$359.56 the Leasehold Advantage for a 10-year term, discounted at 10-percent, is \$47,249.07, which is calculated at the top of the following page.

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report
Monthly Space Rent	- 359.56	per Rent May 2020 Rental information
Leasehold Advantage:	\$590.44	Monthly Benefit accruing to Tenant
Present Worth Factor:	x 75.67116	10.0% @ 10 years
Total Present Worth:	\$44,679.28	Monthly Benefit to Tenant x PW Factor

The Leasehold Advantage calculated above is based on a coach sale in 2020 and the Leasehold Advantage will vary based on the individual tenant’s contract rent and initial term of tenancy commencing in 2010.

5. Adjustment of Leasehold Advantage for Already Captured Investment Value to Obtain Appraised On-Site Investment Value

A typical term for the capitalization of the leasehold value is ten years, meaning that Park tenants who have been in their homes for more than ten years have already recovered their anticipated leasehold advantage through reduced rents, and there is no investment value remaining for that component of appraised on-site value. The tenants that purchased their homes within the past 10-years (2010 or later) have not realized the anticipated benefits of the rent control ordinance. Those Park tenants who have been in their homes for less than ten years (moved in to park in 2010 or later) still have unrecovered leasehold advantage expectation interest for the number of years remaining out of the ten years. The leasehold advantage component of appraised on-site value has thus been adjusted for each tenant who moved in between 2010 and 2020, depending on the number of years they have lived in their homes in the Park, thus reflecting investment value that has already been captured.

Since the City’s commencement of rent control, the leasehold advantage has resulted in a significant cumulative transfer of wealth from the Park Owner to the tenants of approximately \$18.85-million in lost market rent.¹¹ Thus, those tenants who have already obtained their anticipated investment value of the leasehold advantage through reduced rents should not be provided an extraordinary leasehold advantage in excess of the investment value.

6. Addition of Pre-Closing Leasehold Benefit

Although the leasehold advantage is capped by the ten year investment value time period, because of the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of the closure notice and one year beyond the appraisal date, an additional component of appraised on-site value has been added. That component, for lack of a technical definition, will be labeled “pre-closing leasehold benefit”, which component is not technically a component of investment value, but simply a by-product of the time lag in closing resulting from the City’s RIR process under State law and under the City’s ordinance. In the analysis a one-year term for the “pre-closing leasehold benefit” is used as the

¹¹ See the spreadsheet and graph showing wealth transfer included in Addendum 4.

tenants have enjoyed two years of leasehold advantage since they were provided notice of the intent to close the park (2/20/2018), during which time the owner was completing the RIR process. It is anticipated that the RIR will be submitted and approved within six months and the owner has the statutory requirement to provide the tenants six-month notice of closure.

D. Opinions of Investment Off-Site and On-Site Value

I have personally conducted an exterior inspection of the individual tenant owned mobile home coaches and reviewed that are situated in the Park Avalon Mobile Home Park located at 750 East Carson Street, Carson, California. Based upon the work undertaken, and my experience as a real estate analyst and appraiser,¹² I have formed the opinion, as of the 22nd day of June 2020, subject to the Assumptions and Limiting Conditions contained in this report, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that each individual coach has an “appraised off-site [investment] value” and an “appraised on-site [investment] value”, as of May 27, 2020, as summarized in the following tables:

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
1	1992	\$7,500	\$9,021.89	\$0.00	\$6,715.96	\$15,750
2	1988	\$10,975	\$11,575.29	\$0.00	\$6,715.96	\$18,300
3	2007	\$21,425	\$23,671.27	\$0.00	\$6,639.76	\$30,325
5	2012	\$13,075	\$13,573.62	\$13,256.06	\$6,957.79	\$33,800
6	1990	\$8,175	\$9,038.79	\$0.00	\$6,792.29	\$15,850
8	2015	\$49,900	\$55,073.11	\$28,789.89	\$6,957.79	\$90,825
9	2012	\$52,350	\$59,058.73	\$12,795.34	\$6,715.96	\$78,575
10	2012	\$38,350	\$42,310.04	\$13,110.43	\$6,881.35	\$62,325
11	2012	\$68,275	\$75,883.53	\$13,401.26	\$7,034.00	\$96,325
12	2014	\$52,275	\$57,817.55	\$23,544.53	\$6,792.29	\$88,175
13	2011	\$60,600	\$66,740.10	\$7,034.00	\$7,034.00	\$80,825
14	2006	\$20,350	\$21,623.20	\$0.00	\$7,034.00	\$28,675
15	2018	\$68,075	\$75,926.60	\$39,353.07	\$6,792.29	\$122,100
16	2002	\$11,100	\$11,703.65	\$0.00	\$7,034.00	\$18,750
17	2000	\$17,125	\$18,371.55	\$0.00	\$7,034.00	\$25,425
18	2004	\$21,325	\$23,278.50	\$0.00	\$7,034.00	\$30,325
19	2005	\$27,175	\$28,663.13	\$0.00	\$6,715.96	\$35,400
20	2007	\$11,500	\$12,664.02	\$0.00	\$6,881.35	\$19,550
21	1999	\$13,125	\$14,069.68	\$0.00	\$6,881.35	\$20,975
22	1995	\$23,925	\$25,883.28	\$0.00	\$6,957.79	\$32,850
23	1995	\$11,250	\$11,998.44	\$0.00	\$6,957.79	\$18,975
24	2002	\$14,725	\$15,289.63	\$0.00	\$6,957.79	\$22,250
25	2001	\$6,650	\$7,212.93	\$0.00	\$6,957.79	\$14,175
26	2009	\$18,800	\$20,017.81	\$0.00	\$6,957.79	\$27,000
27	1996	\$12,225	\$13,313.03	\$0.00	\$6,550.69	\$19,875
28	1990	\$7,200	\$7,997.74	\$0.00	\$6,957.79	\$14,975

¹² Appraiser Qualifications included as Addendum 5.

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
29	2007	\$20,550	\$22,051.44	\$0.00	\$6,957.79	\$29,025
30	2001	\$17,300	\$18,277.62	\$0.00	\$6,957.79	\$25,250
31	2006	\$10,700	\$11,197.71	\$0.00	\$6,715.96	\$17,925
32	2011	\$9,525	\$10,231.02	\$6,957.79	\$6,957.79	\$24,150
33	1998	\$7,600	\$8,226.75	\$0.00	\$6,957.79	\$15,200
34	2010	\$7,675	\$7,973.73	\$0.00	\$6,957.79	\$14,950
35	2008	\$13,025	\$14,081.60	\$0.00	\$6,957.79	\$21,050
36	1990	\$16,700	\$18,103.81	\$0.00	\$6,957.79	\$25,075
37	2018	\$11,950	\$12,784.47	\$40,311.94	\$6,957.79	\$60,075
38	2017	\$17,000	\$18,197.86	\$36,846.77	\$6,957.79	\$62,000
39	2015	\$19,350	\$20,854.01	\$28,789.89	\$6,957.79	\$56,600
40	2000	\$14,300	\$14,936.02	\$0.00	\$6,715.96	\$21,675
41	1999	\$14,875	\$15,854.05	\$0.00	\$6,957.79	\$22,825
42	2014	\$7,700	\$8,173.59	\$24,118.21	\$6,957.79	\$39,250
43	2015	\$12,725	\$13,229.91	\$28,789.89	\$6,957.79	\$49,000
44	1997	\$15,575	\$16,949.93	\$0.00	\$6,957.79	\$23,925
45	2007	\$51,850	\$57,224.72	\$0.00	\$6,957.79	\$64,200
46	2004	\$16,550	\$17,355.33	\$0.00	\$6,957.79	\$24,325
48	1977	\$17,475	\$18,398.17	\$0.00	\$6,715.96	\$25,125
49	2013	\$46,050	\$50,581.13	\$18,957.34	\$6,957.79	\$76,500
50	2012	\$31,600	\$34,838.16	\$12,795.34	\$6,715.96	\$54,350
51	2005	\$48,775	\$53,750.07	\$0.00	\$6,952.10	\$60,725
52	1998	\$7,150	\$7,503.32	\$0.00	\$6,957.79	\$14,475
53	2017	\$71,950	\$80,006.74	\$36,846.77	\$6,957.79	\$123,825
55	2000	\$14,050	\$14,858.69	\$0.00	\$5,844.22	\$20,725
56	1999	\$14,350	\$15,373.73	\$0.00	\$6,957.79	\$22,350
57	2016	\$10,500	\$11,711.78	\$31,871.16	\$6,715.96	\$50,300
58	2016	\$12,825	\$13,318.94	\$33,018.75	\$6,957.79	\$53,300
59	2010	\$22,950	\$24,280.02	\$0.00	\$6,957.79	\$31,2250
60	2002	\$49,950	\$55,143.50	\$0.00	\$6,957.79	\$62,125
61	2012	\$17,600	\$18,932.51	\$13,256.06	\$6,957.79	\$39,150
62	2002	\$12,625	\$13,262.85	\$0.00	\$6,957.79	\$20,225
63	1989	\$6,625	\$6,953.40	\$0.00	\$6,957.79	\$13,925
64	1989	\$7,475	\$7,955.72	\$0.00	\$6,957.79	\$14,925
65	2018	\$8,000	\$8,440.04	\$40,292.17	\$6,954.37	\$57,725
66	2006	\$8,300	\$9,083.51	\$0.00	\$6,957.79	\$16,050
67	2010	\$23,000	\$24,702.27	\$0.00	\$6,957.79	\$31,675
68	2003	\$7,225	\$7,743.00	\$0.00	\$6,957.79	\$14,725
69	2016	\$53,975	\$60,329.08	\$33,742.60	\$7,110.32	\$101,200
70	2016	\$44,375	\$48,703.86	\$33,018.75	\$6,957.79	\$88,700
71	1995	\$7,225	\$7,474.98	\$0.00	\$6,957.79	\$14,450
72	1988	\$9,325	\$10,013.19	\$0.00	\$6,957.79	\$16,975
73	2015	\$10,675	\$11,444.27	\$27,789.28	\$6,715.96	\$45,950
75	2015	\$48,075	\$52,552.60	\$28,789.89	\$6,957.79	\$88,300
76	2006	\$50,925	\$56,399.72	\$0.00	\$6,957.79	\$63,375
77	2015	\$10,775	\$11,414.56	\$28,473.61	\$6,881.35	\$46,775
78	2008	\$14,475	\$15,444.58	\$0.00	\$6,715.96	\$22,175

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
79	2013	\$13,275	\$14,211.76	\$18,957.34	\$6,957.79	\$40,150
80	2011	\$27,550	\$31,565.57	\$6,957.79	\$6,957.79	\$45,500
82	2004	\$18,925	\$20,637.07	\$0.00	\$6,881.35	\$27,525
83	2015	\$86,000	\$95,829.86	\$28,473.61	\$6,881.35	\$131,200
84	1997	\$12,525	\$13,841.64	\$0.00	\$5,844.22	\$19,700
85	2009	\$33,250	\$36,132.60	\$0.00	\$6,881.35	\$43,025
86	1988	\$6,175	\$6,604.58	\$0.00	\$6,881.35	\$13,500
87	2004	\$9,900	\$12,192.09	\$0.00	\$6,881.35	\$19,075
88	2007	\$49,525	\$54,984.30	\$0.00	\$6,881.35	\$61,875
90	1996	\$9,275	\$9,644.77	\$0.00	\$6,881.35	\$16,550
91	1978	\$8,925	\$10,118.98	\$0.00	\$6,881.35	\$17,000
92	1982	\$8,800	\$9,513.79	\$0.00	\$6,881.35	\$16,400
93	2002	\$9,275	\$9,759.97	\$0.00	\$6,881.35	\$16,650
94	2004	\$39,225	\$48,882.16	\$0.00	\$6,881.35	\$55,775
95	2003	\$16,775	\$19,334.74	\$0.00	\$6,715.96	\$26,075
97	2008	\$53,050	\$58,980.46	\$0.00	\$6,881.35	\$65,875
98	2005	\$58,125	\$64,289.80	\$0.00	\$6,881.35	\$71,175
99	2003	\$7,775	\$8,297.12	\$0.00	\$6,881.35	\$15,200
100	2002	\$8,725	\$9,257.41	\$0.00	\$6,715.96	\$15,975
101	2010	\$20,500	\$23,575.14	\$0.00	\$6,474.26	\$30,050
102	2008	\$43,600	\$49,147.93	\$0.00	\$6,474.26	\$55,625
103	1995	\$14,525	\$15,526.46	\$0.00	\$6,792.29	\$22,325
104	2007	\$21,800	\$24,870.32	\$0.00	\$6,550.69	\$31,425
105	2013	\$18,025	\$18,894.66	\$18,506.42	\$6,792.29	\$44,200
106	2008	\$52,375	\$57,713.37	\$0.00	\$6,792.29	\$64,525
107	2000	\$17,175	\$18,872.93	\$0.00	\$6,792.29	\$25,675
108	1996	\$10,425	\$10,790.62	\$0.00	\$6,792.29	\$17,600
109	1972	\$5,9125	\$6,318.26	\$0.00	\$6,792.29	\$13,125
110	2015	\$17,000	\$17,971.57	\$27,789.28	\$6,715.96	\$52,500
111	2015	\$14,100	\$15,132.58	\$27,789.28	\$6,715.96	\$49,650
112	2008	\$23,375	\$24,929.46	\$0.00	\$6,474.26	\$31,425
113	2013	\$16,825	\$17,739.18	\$17,639.90	\$6,474.26	\$41,875
114	2008	\$39,625	\$43,571.34	\$0.00	\$6,881.35	\$50,475
115	2001	\$9,900	\$11,300.51	\$0.00	\$6,881.35	\$18,200
116	2013	\$14,650	\$15,659.77	\$18,506.42	\$6,792.29	\$40,975
117	2001	\$5,575	\$5,898.87	\$0.00	\$6,957.79	\$12,875
118	2006	\$23,725	\$25,534.50	\$0.00	\$6,881.35	\$32,425
119	2006	\$22,050	\$23,776.39	\$0.00	\$6,881.35	\$30,675
120	2007	\$26,975	\$29,333.12	\$0.00	\$6,957.79	\$36,300
121	2005	\$7,475	\$8,024.70	\$0.00	\$6,881.35	\$14,925
122	1999	\$18,875	\$19,943.93	\$0.00	\$6,881.35	\$26,850
123	2009	\$50,075	\$55,342.35	\$0.00	\$6,881.35	\$62,225
124	2004	\$45,475	\$49,728.12	\$0.00	\$6,474.26	\$56,225
125	2000	\$28,875	\$32,004.20	\$0.00	\$6,474.26	\$38,500
126	2001	\$47,750	\$53,040.11	\$0.00	\$6,474.26	\$59,525
127	Unknown	\$11,450	\$12,053.39	\$0.00	\$6,792.29	\$18,850
128	1995	\$8,475	\$9,090.15	\$0.00	\$6,792.29	\$15,900

Space No.	Last Sale Date	Appraised Off-Site Value (Rounded)	NADA On-Site Value	PW of Leasehold Adjusted for Term of Tenancy	Pre-Closing Leasehold Benefit	Appraised On-Site Value (Rounded)
129	1995	\$20,675	\$22,044.46	\$0.00	\$6,474.26	\$28,525
130	1997	\$13,825	\$15,922.37	\$0.00	\$6,792.29	\$22,725
131	2001	\$11,925	\$12,911.25	\$0.00	\$6,792.29	\$19,725
132	2008	\$9,575	\$12,765.58	\$0.00	\$6,792.29	\$19,575
133	1990	\$10,700	\$11,157.13	\$0.00	\$6,792.29	\$17,950
134	2002	\$66,200	\$72,757.80	\$0.00	\$6,792.29	\$79,550

It should be noted that, the spaces/coaches that HCD Title information was not available or uncovered (Spaces 34, 71 & 91) are in bold. It should be noted that Space 34 (DF5142) and Space 71 (DC6208) have license plates and are titled/licensed through the Department of Motor Vehicles.

The outbreak of COVID-19, commonly referred to as the coronavirus, has caused significant disruption of the financial markets, both in the United States and worldwide. Because of the rapidly changing environment, market participants (buyers, sellers, brokers, lenders, appraisers, tenants) in the real estate market have yet to formulate their opinions on the impact the virus and related stay-at-home orders, business closures and social distancing recommendations, in making their real estate investment decisions. I have relied on the economic trends and comparable sale transactions, which occurred before the global pandemic, in this analysis. In the short-term it is very possible that there may be a significant slowdown in real estate transaction activity, which may impact pricing, return requirements and investment expectations. In addition, it may have an impact on operating expenses and occupancy levels. Only time will reveal how this pandemic will affect property value and the long-term impact on pricing cannot be predicated at this time and will depend on the length and severity of the global pandemic. I reserve the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

ADDENDA

1. September 20, 2018 Park Owner Disclosure Letter to Tenants/Home Owners

PARK AVALON MOBILE ESTATES

NOTICE OF INFORMATIONAL MEETING

AND

NOTICE OF INTENT TO SUBMIT APPLICATION FOR CLOSURE

February 20, 2018

Dear Resident and all other Occupants of PARK AVALON MOBILE ESTATES:

Please be aware that the owner of the property known as Park Avalon Mobile Estates ("Mobilehome Park") located at 750 E Carson St, Carson, California intends to file an Application to the City of Carson for a change of use of the Mobilehome Park which will result in closure of the Mobilehome Park rental spaces.

Please plan to attend an upcoming informational meeting where you will learn more about the closure process and what it will mean for you.

In order to accommodate as many residents as possible, we will be holding the informational meeting on three different days.

DATE: Saturday March 3rd
TIME: 10:00 a.m.

DATE: Monday March 5th
TIME: 6:30 p.m.

DATE: Tuesday March 6th
TIME: 6:30 p.m.

PLACE: Park Avalon Clubhouse

IMPORTANT: Because there is limited space in the clubhouse, there will be sign-up sheets in the Manager's Office. Please select the day that works best for your schedule and reserve your place at that meeting by signing up. Sign-ups will be first-come first-served, and seats will be limited to those who sign-up.

NOTE: If you will require Spanish translation at the meeting, please call: Norma Jacquez at (800) 400-7346 to confirm a translator will be available.

2. May 2020 Rental Data

PARK AVALON - Space Rent Listing

**Park
Owned**

Current Average 340.79	Average 7.67	Average 2.25%	
Sep-19	Requested \$ Amount Increase	Percent Increase	Current Rent
Space No.	\$45,324.79	1,019.81	

1	\$ 351.65	7.91	2.25%	359.56
2	\$ 351.65	7.91	2.25%	359.56
3	\$ 358.20	8.06	2.25%	366.26
4	\$ 351.65	7.91	2.25%	359.56
5	\$ 330.86	7.44	2.25%	338.30
6	\$ 345.08	7.76	2.25%	352.85
7	\$ 330.86	7.44	2.25%	338.30
8	\$ 330.86	7.44	2.25%	338.30
9	\$ 351.65	7.91	2.25%	359.56
10	\$ 337.42	7.59	2.25%	345.02
11	\$ 324.30	7.30	2.25%	331.60
12	\$ 345.08	7.76	2.25%	352.85
13	\$ 324.30	7.30	2.25%	331.60
14	\$ 324.30	7.30	2.25%	331.60
15	\$ 345.08	7.76	2.25%	352.85
16	\$ 324.30	7.30	2.25%	331.60
17	\$ 324.30	7.30	2.25%	331.60
18	\$ 324.30	7.30	2.25%	331.60
19	\$ 351.65	7.91	2.25%	359.56
20	\$ 337.42	7.59	2.25%	345.02
21	\$ 337.42	7.59	2.25%	345.02
22	\$ 330.86	7.44	2.25%	338.30
23	\$ 330.86	7.44	2.25%	338.30
24	\$ 330.86	7.44	2.25%	338.30
25	\$ 330.86	7.44	2.25%	338.31
26	\$ 330.86	7.44	2.25%	338.30
27	\$ 365.86	8.23	2.25%	374.09
28	\$ 330.86	7.44	2.25%	338.30
29	\$ 330.86	7.44	2.25%	338.30
30	\$ 330.86	7.44	2.25%	338.30
31	\$ 351.65	7.91	2.25%	359.56
32	\$ 330.86	7.44	2.25%	338.30
33	\$ 330.86	7.44	2.25%	338.30
34	\$ 330.86	7.44	2.25%	338.30
35	\$ 330.86	7.44	2.25%	338.30
36	\$ 330.86	7.44	2.25%	338.30

PARK AVALON - Space Rent Listing

Park
Owned

	Current Average 340.79	Average 7.67	Average 2.25%	
	Sep-19	Requested \$ Amount Increase	Percent Increase	Current Rent
37	\$ 330.86	7.44	2.25%	338.30
38	\$ 330.86	7.44	2.25%	338.30
39	\$ 330.86	7.44	2.25%	338.30
40	\$ 351.65	7.91	2.25%	359.56
41	\$ 330.86	7.44	2.25%	338.30
42	\$ 330.86	7.44	2.25%	338.30
43	\$ 330.86	7.44	2.25%	338.30
44	\$ 330.86	7.44	2.25%	338.30
45	\$ 330.86	7.44	2.25%	338.30
46	\$ 330.86	7.44	2.25%	338.30
47	\$ 330.86	7.44	2.25%	338.30
48	\$ 351.65	7.91	2.25%	359.56
49	\$ 330.86	7.44	2.25%	338.30
50	\$ 351.65	7.91	2.25%	359.56
51	\$ 330.86	7.44	2.25%	338.30
52	\$ 330.86	7.44	2.25%	338.30
53	\$ 330.86	7.44	2.25%	338.30
54	\$ 330.86	7.44	2.25%	338.30
55	\$ 426.60	9.60	2.25%	436.20
56	\$ 330.86	7.44	2.25%	338.30
57	\$ 351.65	7.91	2.25%	359.56
58	\$ 330.86	7.44	2.25%	338.30
59	\$ 330.86	7.44	2.25%	338.30
60	\$ 330.86	7.44	2.25%	338.30
61	\$ 330.86	7.44	2.25%	338.30
62	\$ 330.86	7.44	2.25%	338.30
63	\$ 330.86	7.44	2.25%	338.30
64	\$ 330.86	7.44	2.25%	338.30
65	\$ 330.86	7.44	2.25%	338.30
66	\$ 330.86	7.44	2.25%	338.30
67	\$ 330.86	7.44	2.25%	338.30
68	\$ 330.86	7.44	2.25%	338.30
69	\$ 317.74	7.15	2.25%	324.89
70	\$ 330.86	7.44	2.25%	338.30
71	\$ 330.86	7.44	2.25%	338.30
72	\$ 330.86	7.44	2.25%	338.30
73	\$ 351.65	7.91	2.25%	359.56

PARK AVALON - Space Rent Listing

Park
Owned

	Current Average 340.79	Average 7.67	Average 2.25%	
	Requested \$ Amount Increase	Percent Increase		Current Rent
	Sep-19			
74	\$ 330.86	7.44	2.25%	338.30
75	\$ 330.86	7.44	2.25%	338.30
76	\$ 330.86	7.44	2.25%	338.30
77	\$ 337.42	7.59	2.25%	345.02
78	\$ 351.65	7.91	2.25%	359.56
79	\$ 330.86	7.44	2.25%	338.30
80	\$ 330.86	7.44	2.25%	338.30
81	\$ 337.42	7.59	2.25%	345.02
82	\$ 337.42	7.59	2.25%	345.02
83	\$ 337.42	7.59	2.25%	345.02
84	\$ 426.60	9.60	2.25%	436.20
85	\$ 337.42	7.59	2.25%	345.02
86	\$ 337.42	7.59	2.25%	345.02
87	\$ 337.42	7.59	2.25%	345.02
88	\$ 337.42	7.59	2.25%	345.02
89	\$ 337.42	7.59	2.25%	345.02
90	\$ 337.42	7.59	2.25%	345.02
91	\$ 337.42	7.59	2.25%	345.02
92	\$ 337.42	7.59	2.25%	345.02
93	\$ 337.42	7.59	2.25%	345.02
94	\$ 337.42	7.59	2.25%	345.02
95	\$ 351.65	7.91	2.25%	359.56
97	\$ 337.42	7.59	2.25%	345.02
98	\$ 337.42	7.59	2.25%	345.02
99	\$ 337.42	7.59	2.25%	345.02
100	\$ 351.65	7.91	2.25%	359.56
101	\$ 372.43	8.38	2.25%	380.81
102	\$ 372.43	8.38	2.25%	380.81
103	\$ 345.08	7.76	2.25%	352.85
104	\$ 365.86	8.23	2.25%	374.09
105	\$ 345.08	7.76	2.25%	352.85
106	\$ 345.08	7.76	2.25%	352.85
107	\$ 345.08	7.76	2.25%	352.85
108	\$ 345.08	7.76	2.25%	352.85
109	\$ 345.08	7.76	2.25%	352.85
110	\$ 351.65	7.91	2.25%	359.56
111	\$ 351.65	7.91	2.25%	359.56

PARK AVALON - Space Rent Listing

Park
Owned

	Current Average 340.79	Average 7.67	Average 2.25%	
	Sep-19	Requested \$ Amount Increase	Percent Increase	Current Rent
112	\$ 372.43	8.38	2.25%	380.81
113	\$ 372.43	8.38	2.25%	380.81
114	\$ 337.42	7.59	2.25%	345.02
115	\$ 337.42	7.59	2.25%	345.02
116	\$ 345.08	7.76	2.25%	352.85
117	\$ 330.86	7.44	2.25%	338.30
118	\$ 337.42	7.59	2.25%	345.02
119	\$ 337.42	7.59	2.25%	345.02
120	\$ 330.86	7.44	2.25%	338.30
121	\$ 337.42	7.59	2.25%	345.02
122	\$ 337.42	7.59	2.25%	345.02
123	\$ 337.42	7.59	2.25%	345.02
124	\$ 372.43	8.38	2.25%	380.81
125	\$ 372.43	8.38	2.25%	380.81
126	\$ 372.43	8.38	2.25%	380.81
127	\$ 345.08	7.76	2.25%	352.85
128	\$ 345.08	7.76	2.25%	352.85
129	\$ 372.43	8.38	2.25%	380.81
130	\$ 345.08	7.76	2.25%	352.85
131	\$ 345.08	7.76	2.25%	352.85
132	\$ 345.08	7.76	2.25%	352.85
133	\$ 345.08	7.76	2.25%	352.85
134	\$ 345.08	7.76	2.25%	352.85

3. Market Rent Comparable Properties

MOBILE HOME PARK RENTAL NO. 1



PARK NAME: Del Amo Mobile Home Estates
ADDRESS: 2601 E. Victoria Street
Rancho Dominguez, CA 90220
TGNO: 765/A1

CONTACT: Pete Velis, Manager (310) 537-5510

PARCEL SIZE:	56.97 acres	DENSITY (Sp./Ac.):	9.0/Acre
TOTAL SPACES:	512	YEAR BUILT:	1978
VACANT SPACES:	0	QUALITY:	Good
AGE RESTRICTIONS:	All age	CONDITION:	Good

MONTHLY SPACE RENTAL RATES: **TERM:** Lease & Month-to-Month

LOW:	\$ 882
HIGH:	\$1,045
AVERAGE:	\$ 963
NEW MOVE-IN RENT:	\$1,110
RENT AT RE-SALE:	\$1,110

RENT ADJUSTMENT: Approx. \$20/year or CPI

UTILITIES:

WATER:	Tenant
ELECTRIC:	Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, pool table, meeting room, putting green, weight room
Laundry Room
Security gate with guard
Tennis courts
General store/market

STREETS, CURB & GUTTER (type): Rolled curbs & gutters

COMMENTS: Previous use as a Catholic Seminary built in 1942 with some of the previous improvements retained and utilized for the existing clubhouse improvements. The park has restricted entrance with a guard gate. The property judged to be built to above-average quality standards and is well maintained and in good condition. Overall, the coaches show a similar level of maintenance when compared to the subject site. This park is located in a Zip Code area that reflects an overall lower housing cost.

MOBILE HOME PARK RENTAL NO. 2



PARK NAME: South Bay Mobile Estates
ADDRESS: 18801 Hawthorne Blvd.
Torrance, CA 90503

TGNO: 763/C3

CONTACT: June, Manager (310) 518-5220

PARCEL SIZE: 6.78 acres
TOTAL SPACES: 99
VACANT SPACES: 1
AGE RESTRICTIONS: All age

DENSITY (Sp./Ac.): 14.60/Acre
YEAR BUILT: 1960
QUALITY: Average-
CONDITION: Average+

MONTHLY SPACE RENTAL RATES:

LOW: \$ 695
HIGH: \$ 925
AVERAGE: \$ 695
NEW MOVE-IN RENT: \$ 925
RENT AT RE-SALE: \$ 925

TERM: Lease & Month-to-Month

RENT ADJUSTMENT: Approx. \$6 to \$10/year

UTILITIES:

WATER: Tenant
ELECTRIC: Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, meeting room
Laundry Room
Car wash area

STREETS, CURB & GUTTER (type): Center drain

COMMENTS: Half single & half double-wide coaches that reflect fair to average overall maintenance. The park is more dense than the subject site and the overall quality is fair to average; however, the condition is judged to be average to good. This park is located on a well-travelled arterial and is in a Zip Code area that reflects a significantly higher overall housing cost.

MOBILE HOME PARK RENTAL NO. 3



PARK NAME: Del Amo Gardens
ADDRESS: 20566 Palm Way
Torrance, CA 90503

TGNO: 763/C5

CONTACT: Briana, Manager (310) 371-1427

PARCEL SIZE: 7.56 acres
TOTAL SPACES: 98
VACANT SPACES: 0
AGE RESTRICTIONS: All age

DENSITY (Sp./Ac.): 12.96/Acre
YEAR BUILT: 1962
QUALITY: Average
CONDITION: Average

MONTHLY SPACE RENTAL RATES:

LOW: \$ 985
HIGH: \$ 985
AVERAGE: \$ 985
NEW MOVE-IN RENT: \$ 985
RENT AT RE-SALE: \$ 985

TERM: Lease & Month-to-Month

RENT ADJUSTMENT: 5%/year

UTILITIES:

WATER: Tenant
ELECTRIC: Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, meeting room
Laundry Room
Security gate

STREETS, CURB & GUTTER (type): no curbs or gutters

COMMENTS: This is an older park that is built to average quality standards and the overall condition is judged to be average. There is controlled access; however, the gate is not manned. The unit mix is comprised of single- and double-wide coaches. This park is located in a Zip Code area that reflects a housing cost that is significantly higher compared to the subject site.

MOBILE HOME PARK RENTAL NO. 4



PARK NAME: San Rafael Mobile Home Estates
ADDRESS: 1065 W. Lomita Blvd.
Harbor City, CA 90710

TGNO: 794/A3

CONTACT: Janis, Manager (310) 370-9727

PARCEL SIZE: 49.11 acres
TOTAL SPACES: 470
VACANT SPACES: 0
AGE RESTRICTIONS: 55+

DENSITY (Sp./Ac.): 9.6/Acre
YEAR BUILT: 1972
QUALITY: Average+
CONDITION: Good+

MONTHLY SPACE RENTAL RATES:

LOW: \$1,200
HIGH: \$1,200
AVERAGE: \$1,200
NEW MOVE-IN RENT: \$1,200
RENT AT RE-SALE: \$1,200

TERM: Lease & Month-to-Month

RENT ADJUSTMENT: \$15-\$20/year or CPI

UTILITIES:

WATER: Tenant
ELECTRIC: Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: 2 Pools, 2 Spas
Clubhouse with – kitchen, meeting room, pool table, ping pong, tennis courts, gym
Laundry Room
Car wash area
RV Storage

STREETS, CURB & GUTTER (type): roll curbs

COMMENTS: This park is built to average to good quality standards and is in good to very good condition. The overall amenity package is judged to be superior to the subject site. A majority of the coaches are double wide with several single wide coaches and most show pride in ownership. This park is located in a Zip Code area that reflects a relatively similar overall housing cost.

MOBILE HOME PARK RENTAL NO. 5



PARK NAME: Knolls Lodge
ADDRESS: 23701 S. Western Ave. TGNO: 793/J2
Torrance, CA 90501

CONTACT: Margaret, Manager (310) 326-1000

PARCEL SIZE:	16.34 acres	DENSITY (Sp./Ac.):	16.0/Acre
TOTAL SPACES:	262	YEAR BUILT:	1957
VACANT SPACES:	21	QUALITY:	Average-
AGE RESTRICTIONS:	All age	CONDITION:	Average-

MONTHLY SPACE RENTAL RATES: TERM: Lease & Month-to-Month

LOW:	\$1,400
HIGH:	\$1,600
AVERAGE:	\$1,400
NEW MOVE-IN RENT:	\$1,400
RENT AT RE-SALE:	\$1,400

RENT ADJUSTMENT: max 6% or CPI

UTILITIES:

WATER:	Tenant
ELECTRIC:	Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, meeting room, pool table
Laundry Room
Car wash area
RV Storage

STREETS, CURB & GUTTER (type): Center drain

COMMENTS: This park accommodates both single and double wide coaches with some RV's mixed in. The RV rents range from \$790 to \$800 per month. The overall quality and condition of the park is judged to be fair to average and it is the most dense of all the parks included. The overall condition and level of maintenance of the coaches is generally inferior compared to the subject site. Given the overall park characteristics relative to the balance of the data, the rent levels reported by on-site management are given secondary consideration. This park is located in a Zip Code area that reflects a higher overall housing cost relative to the subject location.

MOBILE HOME PARK RENTAL NO. 6



PARK NAME: Skyline Mobile Park
ADDRESS: 2550 Pacific Coast Highway **TGNO:** 793/F5
Torrance, CA 90505

CONTACT: Tracie Flaker, Manager (310) 539-9008

PARCEL SIZE:	31.21 acres	DENSITY (Sp./Ac.):	8.49/Acre
TOTAL SPACES:	265	YEAR BUILT:	1961
VACANT SPACES:	0	QUALITY:	Average
AGE RESTRICTIONS:	55+	CONDITION:	Good

MONTHLY SPACE RENTAL RATES: **TERM:** Lease & Month-to-Month

LOW:	\$ 800
HIGH:	\$1,550
AVERAGE:	\$ 900
NEW MOVE-IN RENT:	\$1,150
RENT AT RE-SALE:	\$1,150

RENT ADJUSTMENT: \$20/year

UTILITIES:

WATER:	Tenant
ELECTRIC:	Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, meeting room, pool table
Laundry Room
Car wash area
Security gate

STREETS, CURB & GUTTER (type): Center drain

COMMENTS: All double wide coaches. The park is built up a hill with the spaces at higher elevations offering some views. Rental rates are based on location within the park with spaces on the lower level starting at \$1,150 and increasing to \$1,550 per month for those on the top of the hill. This park is located in a Zip Code area that reflects a significantly higher overall housing cost relative to the subject location.

MOBILE HOME PARK RENTAL NO. 7



PARK NAME: Coast Mobile Home Park
ADDRESS: 24815 S. Normandie Harbor City, CA 90710
TGNO: 794/A3

CONTACT: Cheryl, Manager (310) 325-1500

PARCEL SIZE:	8.32 acres	DENSITY (Sp./Ac.):	11.42/Acre
TOTAL SPACES:	95	YEAR BUILT:	1961
VACANT SPACES:	0	QUALITY:	Average
AGE RESTRICTIONS:	55+	CONDITION:	Average

MONTHLY SPACE RENTAL RATES: **TERM:** Lease & Month-to-Month

LOW:	\$ 665
HIGH:	\$ 850
AVERAGE:	\$ 725
NEW MOVE-IN RENT:	\$ 850
RENT AT RE-SALE:	\$ 850

RENT ADJUSTMENT: Varies – 2018 was the last increase of \$25/year

UTILITIES:

WATER:	Tenant
ELECTRIC:	Tenant

GAS: Tenant
TRASH: Landlord

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, meeting room, pool table, meeting room
Laundry Room
RV Storage - \$150/month

STREETS, CURB & GUTTER (type): No curbs & gutters

COMMENTS: Park manager stated that the park is not under rent control as it is in Los Angeles County. The park is older and more dense than the subject site and has a higher percentage of single-wide coaches. Overall, the coaches are not as well maintained as the subject site's and the park is located in a Zip Code area that reflects a relatively similar housing cost.

MOBILE HOME PARK RENTAL NO. 8



PARK NAME: Palos Verdes Rancho Mobile Home Park
ADDRESS: 26200 Frampton Ave. TGNO: 795/A5
Harbor City, CA 90710

CONTACT: Loraine, Manager (310) 530-1621

PARCEL SIZE:	8.49 acres	DENSITY (Sp./Ac.):	10.95/Acre
TOTAL SPACES:	93	YEAR BUILT:	1974
VACANT SPACES:	0	QUALITY:	Average+
AGE RESTRICTIONS:	55+	CONDITION:	Average+

MONTHLY SPACE RENTAL RATES: TERM: Lease & Month-to-Month

LOW:	\$ 880
HIGH:	\$1,322
AVERAGE:	\$1,100
NEW MOVE-IN RENT:	\$1,322
RENT AT RE-SALE:	10% over the last rent

RENT ADJUSTMENT: Mandated by rent control and limited to CPI between 3% to 8%/year

UTILITIES:

WATER:	Tenant
ELECTRIC:	Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, meeting room, pool table
Laundry Room
Car wash area
Security gate

STREETS, CURB & GUTTER (type): Roll curbs & gutters

COMMENTS: This park has a Harbor City address but is located in the City of Los Angeles and is subject to the City's Rent Stabilization Ordinance that limits the annual rent increase but permits adjustments to "market rent" at the time a coach sells or transfers. It should be noted that on-site management reported the most recent rent increase was 4.0-percent. The overall quality and condition are similar to slightly superior compared to the subject site. This park is located in a Zip Code area that reflects a generally similar overall cost of housing. It should be noted that the ownership is incentivized to push the "market rent" at the time of transfer due to the restricted annual rent increases.

MOBILE HOME PARK RENTAL NO. 9



PARK NAME: Harbor City Mobile Home Park
ADDRESS: 760 W. Lomita Blvd.
Harbor City, CA 90710

TGNO: 794/B4

CONTACT: Craig, Manager (310) 835-2523

PARCEL SIZE: 24.79 acres (net)
TOTAL SPACES: 192
VACANT SPACES: 0
AGE RESTRICTIONS: All age

DENSITY (Sp./Ac.): 7.70/Acre
YEAR BUILT: 1970
QUALITY: Good
CONDITION: Good

MONTHLY SPACE RENTAL RATES:

LOW: \$ 700
HIGH: \$1,250
AVERAGE: \$ 850
NEW MOVE-IN RENT: \$1,250
RENT AT RE-SALE: \$1,250

TERM: Lease & Month-to-Month

RENT ADJUSTMENT: CPI or 3% of base rent

UTILITIES:

WATER: Tenant
ELECTRIC: Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, meeting room, pool table, gym, BBQ, Sports complex, putting green
Laundry Room
Car wash area
RV Storage
Security gate

STREETS, CURB & GUTTER (type): Roll curbs & gutters

COMMENTS: Like Comparable Eight this park has a Harbor City address within the City of Los Angeles and the Manager states that the park is under rent control by the city of Los Angeles and the rent for a new coach/sale/transfer is raised by 10% of prior base rent. This park is located in a Zip Code area with a relatively similar overall housing cost. The park is gated and judged to be built to good quality standards and in good condition.

MOBILE HOME PARK RENTAL NO. 10



PARK NAME: El Rancho Verde Mobile Home Park
ADDRESS: 1501 Palos Verdes Dr. Harbor City, CA 90710
TGNO: 794/A6

CONTACT: Gordon, Manager (310) 534-1443

PARCEL SIZE:	13.59 acres	DENSITY (Sp./Ac.):	9.64/Acre
TOTAL SPACES:	131	YEAR BUILT:	1966
VACANT SPACES:	0	QUALITY:	Average
AGE RESTRICTIONS:	All age	CONDITION:	Good

MONTHLY SPACE RENTAL RATES: **TERM:** Lease & Month-to-Month

LOW:	\$ 886
HIGH:	\$1,400
AVERAGE:	\$1,150
NEW MOVE-IN RENT:	\$ 950
RENT AT RE-SALE:	10% increase of previous rate

RENT ADJUSTMENT: CPI or 3% of base rent

UTILITIES:

WATER:	Tenant
ELECTRIC:	Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, meeting room, library
Laundry Room
Car wash area

STREETS, CURB & GUTTER (type): Center gutters

COMMENTS: This park has a Harbor City address and is in the City of Los Angeles and the Manager states that the park is under rent control by the city of Los Angeles and rent for a new coach or upon sale/transfer is increased by 10% of base rent. The park entrance has a signal on a primary arterial. This park is located in a Zip Code area that reflects an overall similar housing cost. The site is elevated and some of the spaces provide city light views.

MOBILE HOME PARK RENTAL NO. 11



PARK NAME: Dominguez Hills Estates
ADDRESS: 19009 Laurel Park Rd.
Compton, CA 90220
TGNO: 765/J3

CONTACT: Lois, Manager (310) 638-0392

PARCEL SIZE:	50.69 acres	DENSITY (Sp./Ac.):	10.36/Acre
TOTAL SPACES:	525	YEAR BUILT:	1980
VACANT SPACES:	0	QUALITY:	Good
AGE RESTRICTIONS:	All age	CONDITION:	Very Good

MONTHLY SPACE RENTAL RATES: **TERM:** Lease & Month-to-Month

LOW:	\$ 825
HIGH:	\$1,200
AVERAGE:	\$ 960
NEW MOVE-IN RENT:	\$1,022
RENT AT RE-SALE:	\$1,022 (Depending upon location within park)

RENT ADJUSTMENT: \$8-\$25/year

UTILITIES:

WATER: Tenant
ELECTRIC: Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, pool table, ping pong, meeting room, recreation room, gym, putting green, library, tennis courts, park, market
Laundry Room
Security gate

STREETS, CURB & GUTTER (type): Roll curbs & gutters

COMMENTS: Located on top of a bluff above the surrounding industrial area and there are westerly and easterly views along the perimeter of the park. The park has double and triple wide spaces, many with an attached garage. The overall quality and condition of both the park and the coaches is judged to be superior compared to the subject site. This park is located in an unincorporated section of Los Angeles County (Rancho Dominguez) that has a Compton Zip Code. The Zip Code area reflects an overall lower housing cost.

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MOBILE HOME PARK RENTAL NO. 12



PARK NAME: Long Beach Villa Park Estates
ADDRESS: 6475 Atlantic Ave.
Long Beach, CA 90805

TGNO: 735/E6

CONTACT: Ismael Elias, Manager (562) 422-8381

PARCEL SIZE: 50.2 acres
TOTAL SPACES: 432
VACANT SPACES: 1
AGE RESTRICTIONS: All age

DENSITY (Sp./Ac.): 8.61/Acre
YEAR BUILT: 1957
QUALITY: Average-
CONDITION: Average

MONTHLY SPACE RENTAL RATES:

LOW: \$ 790
HIGH: \$1,045
AVERAGE: \$ 950
NEW MOVE-IN RENT: \$1,045
RENT AT RE-SALE: \$1,045

TERM: Lease & Month-to-Month

RENT ADJUSTMENT: \$40/year

UTILITIES:

WATER: Tenant
ELECTRIC: Tenant

GAS: Tenant
TRASH: Tenant

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, pool table, ping pong, meeting room, learning center
Laundry Room
Car wash area
Security gate

STREETS, CURB & GUTTER (type): Roll curbs & gutters

COMMENTS: This park is located in the City of Long Beach across Atlantic Avenue from Jordon High School. The park has solar power. It is judged to be inferior compared to the subject site in terms of overall quality. The coaches are in inferior condition when compared to those at the subject site. This park is located in a Zip Code area that reflects an overall lower housing cost.

MOBILE HOME PARK RENTAL NO. 13



PARK NAME: Belmont Shores Mobile Estates
ADDRESS: 6230 Marine View Dr.
Long Beach, CA 90803

TGNO: 826/D1

CONTACT: Ann, Manager (562) 431-4132

PARCEL SIZE: 32.47 acres
TOTAL SPACES: 347
VACANT SPACES: 0
AGE RESTRICTIONS: 55+

DENSITY (Sp./Ac.): 10.56/Acre
YEAR BUILT: 1962
QUALITY: Good
CONDITION: Average+

MONTHLY SPACE RENTAL RATES:

LOW: \$1,275
HIGH: \$1,600
AVERAGE: N/A
NEW MOVE-IN RENT: N/A
RENT AT RE-SALE: N/A – Depends upon location with park

TERM: Lease & Month-to-Month

RENT ADJUSTMENT: \$35/year

UTILITIES:

WATER: Landlord
ELECTRIC: Tenant
GAS: Tenant
TRASH: Tenant + \$21.06/month

ACCEPTS PRE-HUD (Pre-1976) COACHES: No

AMENITIES: Pool, Spa
Clubhouse with – kitchen, pool table, conference room, library, gym
Laundry Room
Security gate

STREETS, CURB & GUTTER (type): Roll curbs & gutters

COMMENTS: Westerly views of the marina offered along the perimeter with premiums paid for location and larger space. The park has a guard gated entrance and the overall quality and condition are judged to be superior compare to the subject site. The manager states that the park is currently undergoing a 2-year park renovation that will include upgraded electrical and sewer. On-site management was not very forthcoming with information. This park is located in proximity to the beach and marina and in a Zip Code area that reflects a significantly higher housing cost.

4. Spread Sheet and Graph Showing Park Owner to Tenant Wealth Transfer

Cumulative Tenant Benefit as result of Rent Stabilization Ordinance - 1980 to 2019

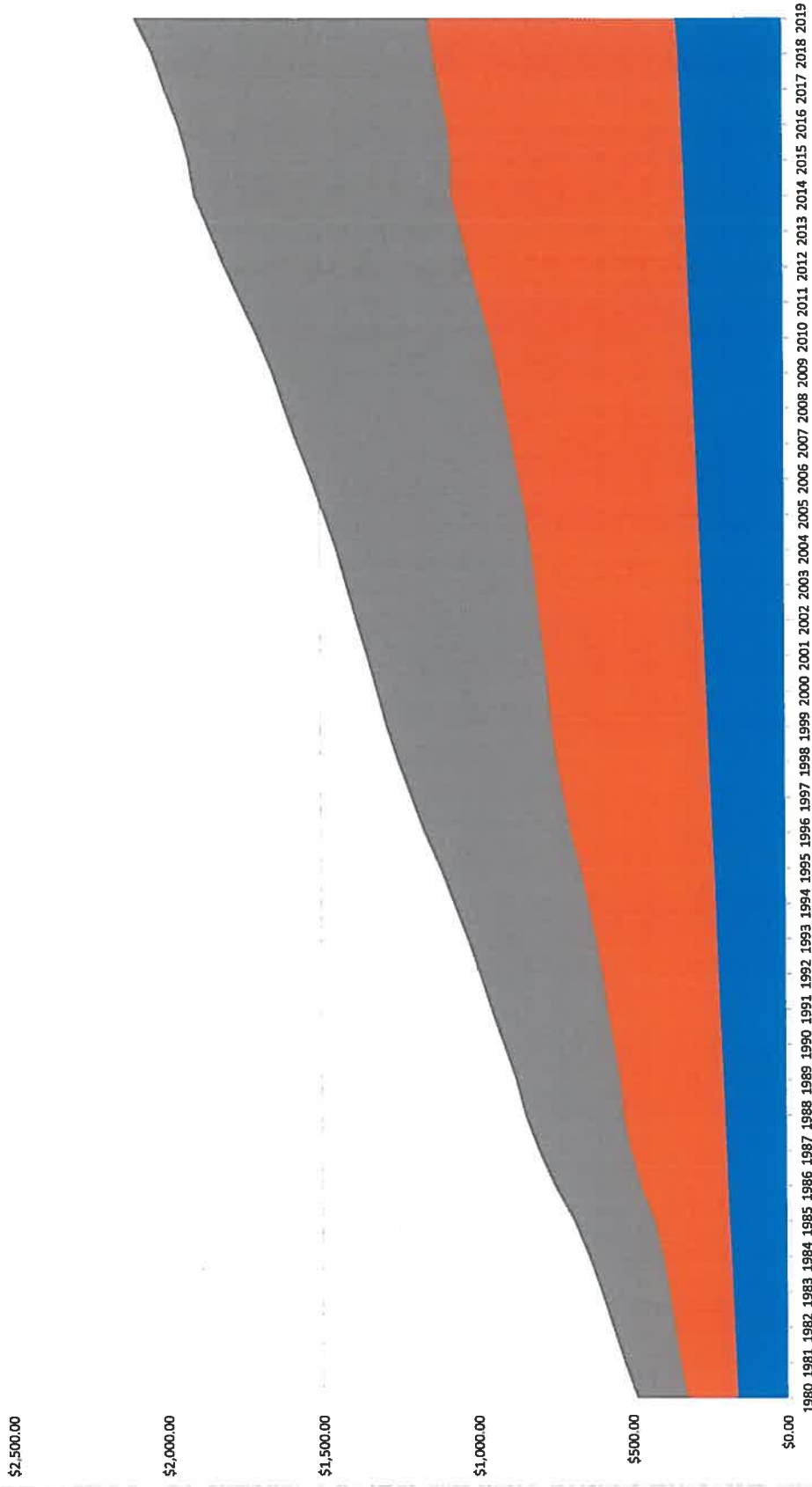
Park Avalon Mobile Estates
750 E. Carson Street
Carson, California
133 Spaces

Analysis Year	Year	Monthly Contract Rent Based on RSO*	Annual CPI**	CPI Adjusted Rent	Monthly Difference Contract v. CPI Adjustment	Annual Difference "Contract v. CPI Adjusted"	Annual Tenant Benefit 133	Monthly Market Rent*	Monthly Difference "Contract v. Market"	Annual Difference "Contract v. Market"	Annual Tenant Benefit 133	
1	1980	\$162.00	48.2	\$162	\$0	\$0	\$ -	\$162	\$0	\$0	\$ -	
2	1981	\$166.58	53.3	\$179	\$13	\$151	\$ 20,048	\$182	\$15	\$181	\$ 24,132	
3	1982	\$171.16	56.9	\$191	\$20	\$241	\$ 32,050	\$201	\$30	\$363	\$ 48,265	
4	1983	\$175.74	60.8	\$204	\$29	\$343	\$ 45,662	\$221	\$45	\$544	\$ 72,397	
5	1984	\$180.32	65.3	\$219	\$39	\$470	\$ 62,491	\$241	\$60	\$726	\$ 96,529	
6	1985	\$184.90	72.3	\$243	\$58	\$697	\$ 92,732	\$261	\$76	\$907	\$ 120,662	
7	1986	\$189.48	83.7	\$281	\$92	\$1,102	\$ 146,574	\$280	\$91	\$1,089	\$ 144,794	
8	1987	\$194.06	91.9	\$309	\$115	\$1,378	\$ 183,251	\$300	\$106	\$1,270	\$ 168,926	
9	1988	\$198.64	97.3	\$327	\$128	\$1,541	\$ 204,909	\$320	\$121	\$1,452	\$ 193,059	
10	1989	\$203.22	99.1	\$333	\$130	\$1,558	\$ 207,255	\$339	\$136	\$1,633	\$ 217,191	
11	1990	\$207.80	103.6	\$348	\$140	\$1,685	\$ 224,085	\$359	\$151	\$1,814	\$ 241,323	
12	1991	\$212.37	108.4	\$364	\$152	\$1,823	\$ 242,524	\$379	\$166	\$1,996	\$ 265,455	
13	1992	\$216.95	111.9	\$376	\$159	\$1,910	\$ 253,990	\$398	\$181	\$2,177	\$ 289,588	
14	1993	\$221.53	116.7	\$392	\$171	\$2,048	\$ 272,429	\$418	\$197	\$2,359	\$ 313,720	
15	1994	\$226.11	122.1	\$410	\$184	\$2,211	\$ 294,086	\$438	\$212	\$2,540	\$ 337,852	
16	1995	\$230.69	128.3	\$431	\$201	\$2,406	\$ 320,035	\$458	\$227	\$2,722	\$ 361,985	
17	1996	\$235.27	135.9	\$457	\$221	\$2,658	\$ 353,494	\$477	\$242	\$2,903	\$ 386,117	
18	1997	\$239.85	141.4	\$475	\$235	\$2,825	\$ 375,688	\$497	\$257	\$3,085	\$ 410,249	
19	1998	\$244.43	146.5	\$492	\$248	\$2,975	\$ 395,736	\$517	\$272	\$3,266	\$ 434,382	
20	1999	\$249.01	150.3	\$505	\$256	\$3,074	\$ 408,811	\$536	\$287	\$3,447	\$ 458,514	
21	2000	\$253.59	152.3	\$512	\$258	\$3,099	\$ 412,230	\$556	\$302	\$3,629	\$ 482,646	
22	2001	\$258.17	154.6	\$520	\$261	\$3,137	\$ 417,259	\$575	\$318	\$3,810	\$ 506,779	
23	2002	\$262.75	157.5	\$529	\$267	\$3,199	\$ 425,506	\$595	\$333	\$3,992	\$ 530,911	
24	2003	\$267.33	160.0	\$538	\$270	\$3,245	\$ 431,608	\$615	\$348	\$4,173	\$ 555,043	
25	2004	\$271.91	162.3	\$545	\$274	\$3,283	\$ 436,636	\$635	\$363	\$4,355	\$ 579,176	
26	2005	\$276.49	166.1	\$558	\$282	\$3,381	\$ 449,711	\$655	\$378	\$4,536	\$ 603,308	
27	2006	\$281.07	171.6	\$577	\$296	\$3,548	\$ 471,905	\$674	\$393	\$4,718	\$ 627,440	
28	2007	\$285.65	177.3	\$596	\$310	\$3,723	\$ 495,172	\$694	\$408	\$4,899	\$ 651,573	
29	2008	\$290.23	182.2	\$612	\$322	\$3,866	\$ 514,147	\$714	\$423	\$5,080	\$ 675,705	
30	2009	\$294.81	187.0	\$629	\$334	\$4,004	\$ 532,586	\$733	\$438	\$5,262	\$ 699,837	
31	2010	\$299.39	193.2	\$649	\$350	\$4,200	\$ 558,535	\$753	\$454	\$5,443	\$ 723,970	
32	2011	\$303.96	201.8	\$678	\$374	\$4,491	\$ 597,358	\$773	\$469	\$5,625	\$ 748,102	
33	2012	\$308.54	210.4	\$707	\$399	\$4,783	\$ 636,181	\$792	\$484	\$5,806	\$ 772,234	
34	2013	\$313.12	217.3	\$730	\$417	\$5,008	\$ 666,088	\$812	\$499	\$5,988	\$ 796,366	
35	2014	\$317.70	225.0	\$756	\$439	\$5,263	\$ 699,923	\$832	\$514	\$6,169	\$ 820,499	
36	2015	\$322.28	232.2	\$750	\$428	\$5,135	\$ 683,017	\$852	\$529	\$6,351	\$ 844,631	
37	2016	\$326.86	225.9	\$759	\$432	\$5,188	\$ 690,057	\$871	\$544	\$6,532	\$ 868,763	
38	2017	\$331.44	231.9	\$780	\$448	\$5,377	\$ 715,116	\$891	\$559	\$6,714	\$ 892,896	
39	2018	\$336.02	236.6	\$795	\$459	\$5,512	\$ 733,126	\$911	\$575	\$6,895	\$ 917,028	
40	2019	\$345.18	239.2	\$804	\$459	\$5,506	\$ 732,235	\$950	\$605	\$7,258	\$ 965,293	
							Cumulative Benefit to Tenants - RSO Rent v. CPI: \$ 15,434,247	RSO Rent v. Market: \$ 18,847,340				

* Contract Rent and Market Rent are increased annually based on a straight line increase between 1980 & 2019.

** Los Angeles-Long Beach-Anaheim - All Items

Cumulative Tenant Benefit as result of Rent Stabilization Ordinance



5. Appraiser Qualifications

QUALIFICATIONS

of

James B. Netzer, MAI

Professional Background

Prior to forming Netzer & Associates, he was associated for over three years with Urban Pacific Services Corp. Actively engaged as a real estate analyst, appraiser and consultant since 1987. Principal of the appraisal and consulting firm of Netzer & Associates with offices at:

170 E. Seventeenth Street, Suite 206
Costa Mesa, California 92627

Educational Activities

Bachelor of Arts in Liberal Studies with a Concentration in Economics, California State University, Long Beach, 1986.

Has successfully completed the following courses sponsored by the American Institute of Real Estate Appraisers and the Appraisal Institute:

A.I.R.E.A Course 1A-1: Principles of Real Estate Appraisal
A.I.R.E.A Course 1A-2: Basic Valuation Procedures
A.I.R.E.A Course 1B-A: Capitalization Theory and Techniques, Part A
A.I.R.E.A Course 1B-B: Capitalization Theory and Techniques, Part B
A.I.R.E.A Course SPP: Standards of Professional Practice
A.I. Course 2-1: Case Studies in Real Estate Valuation
A.I. Course 540: Report Writing and Valuation Analysis
A.I. Course 550: Advanced Applications

Has successfully completed numerous classes to meet the continuing education requirements of Appraisal Institute, California Office of Real Estate Appraisers and Bureau of Real Estate.

Professional Affiliations & State Licenses

Member of the Appraisal Institute - MAI Designation
State of California - Certified General Real Estate Appraiser - Certificate No. AG003143
State of California - Real Estate Broker License - License No. 01185682

Court Qualification

Qualified as an expert witness in the Superior Courts of Orange, Los Angeles and San Diego Counties, U.S. Bankruptcy Court – Los Angeles Division.

Teaching Experience

Orange Coast College - Adjunct Professor (retired) - Business 140 "Real Estate Appraisal Principles"

Seminar & Panel Presentations

Los Angeles County Bar Association – Real Property Division: *Overholtzer Overhauled, An Update on Damages, Appraisals and Interim Loss under Title Insurance Policies*, September 2013

Scope of Experience

During the period in which Mr. Netzer has been engaged as a real estate appraiser and analyst, he has been involved in most aspects of the field having completed assignments for multiple purposes, including: estate planning; bankruptcy; conflict-of-interest analysis (Political Reform Act of 1974); construction defects litigation; soil subsidence; dissolution of marriage; ground lease re-valuation; leasehold & sub-leasehold valuation; property tax appeals; lease and ground lease arbitration; easement/access/encroachment/title disputes (based on *Overholtzer v. Northern Counties Title*); soils contamination litigation; mortgage lending; construction financing; portfolio valuation; market and feasibility analysis; fractional interest valuation; and, due diligence.

He has experience appraising the following property types:

Vacant Land

Residential lots, sub-division sites, condominium sites, commercial and industrial sites, mountainous acreage, raw acreage, mitigation land (Delhi Sands Flower Loving Fly, Stephens Kangaroo Rat & Open Space).

Residential

Single-family residences, condominiums, townhomes, planned unit developments, multi-family units, apartment buildings, mobile home parks, mobile home coaches, proposed and existing subdivisions and senior housing/memory care projects.

Commercial

Office buildings and condominiums, medical office buildings and condominiums, restaurant buildings, retail centers, neighborhood shopping centers, community centers, commerce centers, congregate care facilities, parking structures, golf courses, mixed-use developments, auto dealerships and gas stations.

Industrial

Manufacturing and warehouse buildings, distribution facilities, multi-tenant buildings, condominium developments and units, mini-storage facilities.

Special Use

Commercial and residential tidelands, boat harbors, auto ferry, bait barge, marina, gas docks, mooring fields, commercial piers, municipal piers/docks, civic center, fire stations, police stations, emergency communication facilities, temporary construction easements, steel fabricating plant and car wash facilities.

PARTIAL LIST OF CLIENTS

ATTORNEYS, LAW FIRMS & ACCOUNTANTS

Barton Klugman & Oetting
Boss Law Firm APLC
Browne & Woods LLP
Bryan Cave LLP
Burd & Naylor
Davis Law APC
Gibson, Dunn & Crutcher
Goldstein & Ward
Greines, Martin, Stein & Richland LLC
Harbin & McCarron
Hart, King & Coldren
Jeffer, Mangels, Butler & Marmaro LLP
Landels, Ripley & Diamond
Larsen & Associates
Latham & Watkins
Leech & Associates
Law Offices of Michael Leight
Loeb & Loeb, LLC

Lynberg & Watkins
Manning & Kass, Ellrod, Ramirez, Trester
McDermott, Will & Emory
Law Offices of Erik B. Michelsen
Millar, Hodges & Bemis
Palmieri, Tyler, Wiener, Wilhelm & Waldron
Richard Shaffer (Court Appointed Receiver)
Rubin & Eagan
Samuels, Green & Steel, LLP
Severson & Werson
Shulman Bunn LLP
Songstad, Randall, Coffee & Humphrey
Stradling, Yocca, Carlson & Rauth
Turner & Reynolds
Richard Wildman, Attorney at Law
Wolf & Richards
Wright Ford Browning & Young
Wynne, Spiegel & Itkin

LENDING INSTITUTIONS

Bank Midwest, N.A.
Bank of America
Bankers Mutual (Berkshire Mortgage)
California Federal Bank
Citicorp Real Estate, Inc.
Credit Suisse
Comerica Bank
Escondido National Bank

GE Capital Investment Advisors
Hawthorne Savings
Huntington National Bank
Merrill Lynch Credit Corporation
Park View Mortgage
Strategic Mortgage Services
Tokai Bank
Wells Fargo Bank

GOVERNMENTAL AGENCIES

City of Costa Mesa
City of Glendora
City of Huntington Beach
City of Long Beach – Tidelands CID
City of Newport Beach

Federal Deposit Insurance Corporation (FDIC)
Orange County – Dana Point Harbor
Resolution Trust Corporation (RTC)
Securities & Exchange Commission (SEC)

GENERAL CLIENTS

AMRESKO Management, Inc.
Arnold Construction
The Boy's Republic
Capital Guardian Trust
Chicago Title Company
Continental Mobile Housing
Decron Management
Environmental Nature Center
Fidelity National Title
First American Title Insurance
Hamilton Company
Heritage Point Senior Living
Hornblower Cruises
Kinder Morgan Energy Partners
Lee & Associates

Newport Sports Collection Foundation
North American Title Insurance Company\
O.C. Interfaith Shelter
Old Republic Title
Pulte Home Corporation
S & A Properties
S & S Construction/Shappell Industries
St. Clair Company LLC
Santa Fe Pacific Pipeline Partners, L.P.
Simplex Realty
Staples, Inc.
State Farm Insurance
Stewart Title Guaranty Company
Texaco Refining & Marketing, Inc.
Westcor Land Title Insurance Company
Western National Properties

ANDERSON & BRABANT, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS

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ESCONDIDO, CALIFORNIA 92025-5032

TELEPHONE (760) 741-4146

FAX (760) 741-1049

August 24, 2020

Sunny K. Soltani, Esq.
Aleshire & Wynder, LLP
18881 Von Karman Ave., Suite 1700
Irvine, CA 92612

Re: Review of Appraisal
Park Avalon Mobile Estates
Tenant Owned Coaches
750 E. Carson Street
Carson, California

Dear Ms. Soltani:

As requested, we have completed a review of an appraisal of Tenant Owned Coaches in Park Avalon Mobile Estates in accordance with criteria set forth in Standard 3 of the Uniform Standards of Professional Appraisal Practice (USPAP). Within the framework of USPAP guidelines, we have summarized the following pertinent comments, opinions, and conclusions resulting from the review process. The date of this review report is August 24, 2020.

Identification of the Client

The client of this review report is identified as Aleshire & Wynder, LLP, c/o Sunny Soltani, Esq. The law firm represents the City of Carson, California, and Ms. Soltani is the City Attorney for the City of Carson.

Intended Use and Users of the Review Report

It is our understanding that the review appraisers' opinions and conclusions will be utilized by our client to assist in processing the application for the closure of Park Avalon Mobile Estates. Our client is the only intended user of this review. Any other party who may receive this review is not an intended user, and we are not responsible for unauthorized use of this appraisal review.

Purpose of the Review Assignment

The primary purpose of this review is to develop a credible opinion as to the overall adequacy and appropriateness of the report being reviewed and, specifically, not to develop independent opinions of value. Further, the review process is intended to determine if the results of the appraisal are credible for its intended use and also to evaluate compliance with relevant USPAP regulations, the Ethical and Professional Standards of the Appraisal Institute, as well as the Carson Municipal Code relating to the closure of mobile home parks.

Identification of the Report Reviewed

The Appraisal Report is of Park Avalon Mobile Estates, at 750 E. Carson Street, Carson, California, and includes values of the tenant owned coaches. Per the City's Municipal Code Section 9128.21(C)(6), opinions of the "Off-Site Value" and "On-Site Value" were provided for each of the 126 tenant owned homes in the park. The Appraisal Report was prepared by James B. Netzer, MAI, of Netzer & Associates, in Costa Mesa, California.

Identification of the Appraised Property

The Appraisal Report describes Park Avalon as a 133 space mobile home park built in 1958, on 10.57 acres. Park amenities include a clubhouse, laundry room and a pool/patio area. The property is identified by reference to Los Angeles County Assessor Parcel Numbers 7332-001-034 and 7332-034-035. The park has direct vehicular access from Carson Street, a primary arterial. The park is described as being average in quality and condition. The report includes opinions of the "Off-Site Value" and "On-Site Value" of the 126 tenant owned coaches in the park. The homes include single-wide and double-wide coaches that range in condition from poor to excellent. The park owned homes have not been valued.

Interest Appraised

The property rights appraised are described as the "appraised on-site value" and the "appraised off-site value" of each of the individual tenant-owned mobile homes. However, those terms are the values that were estimated and the interest that was appraised is better described as the leasehold interest of each tenant homeowner.

Effective Date of Value and Date of the Report

Mr. Netzer conducted exterior inspections of the 126 coaches on May 26 and May 27 of 2020. The date of value for the valuations is May 27, 2020. The date of his report is June 29, 2020.

Effective Date of Review and Review Report

This review and review report are effective as of August 24, 2020.

Scope of the Review Process

In developing this review, we have undertaken the following tasks:

1. Conducted a thorough office review of the identified Appraisal Report.
2. All 126 of the homes appraised were previously inspected from the exterior, and the interiors were inspected on most of the homes, during the months of July through October of 2018, by staff of Anderson & Brabant, Inc.
3. Reviewed additional documents including the NADA Guide reports, Resident Questionnaires and Disclosure Statements filled out by tenant coach owners.
4. Several telephone conferences and email exchanges with Mr. Netzer.
5. Our office had completed preliminary appraisal work on Park Avalon in 2018. The information obtained from our inspections of the subject homes was apparently

made available to Mr. Netzer by his client. We did not re-inspect the homes for this office review.

6. Verified the accuracy of certain factual documentation contained in the report.
7. Prepared the Appraisal Review Report letter. We included in that letter certain calculations that were a special request from representatives of the City of Carson.

Prior Appraisal Services

As previously stated, we performed preliminary appraisal services regarding this property in 2018 that have not been finalized.

Type and Definition of Value

The Carson Municipal Code for park closures requires that an appraiser provide opinions of the “off-site value” and the “on-site value” of each tenant owned home. However, the ordinance does not define either term. Mr. Netzer concludes that the type of value conclusions required by the City ordinance for “on-site” value is investment value rather than market value. He cites the definition of investment value from the Appraisal of Real Estate published by the Appraisal Institute (14th Edition):

“The specific value of a property to a particular investor or class of investors based on individual investment requirements; distinguished from market value, which is impersonal and detached.”

In previous consultations I have had with the City of Carson, I have communicated a methodology of estimating “on-site values” with a starting point being the in-place market value of the homes assuming the park is not going to close and then making appropriate deductions for the benefit of below market rents throughout the term of tenancy. The different definitions and starting points can certainly produce different valuation results, but that is not to say that either one is clearly right or wrong, but that they represent differences of opinion. Mr. Netzer clearly explains his reasons for utilizing investment value and details the steps involved in the calculations.

Extraordinary Assumptions

The Appraisal Report identifies two extraordinary assumptions. The first applies to the “on-site value” and assumes that “the Park tenant has an interest in its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.” However, it is not necessary to **assume** that interest, as the tenants/homeowners rights are protected by the State’s Mobile Home Residency Law. I certainly agree that tenants have an investment expectation when they enter into a rental agreement with the Park Owner. However, I do not agree that that means the expectation has no basis in present market value. Obviously, home buyers cannot predict the future, but they certainly have expectations that their home value will increase over time, especially in a park subject to rent control.

The second extraordinary assumption applies to the “off-site value” estimates that assume there is no tenancy in a rental park. This might better have been labeled a hypothetical condition since there is tenancy in a rental mobile home park.

Hypothetical Conditions

The Appraisal Report includes two hypothetical conditions. The first states that the “on-site value” assumes that the Park is not closing. The second states that the “off-site value” estimates assume that the coach has not been sited on a mobile home park site, but is located on a dealer lot and available for sale in its “As-Is” condition, exclusive of any landscape or hardscape. These hypothetical conditions are necessary for the analyses.

Completeness of the Report

The intent of the appraiser was to prepare what is identified as an Appraisal Report that complies with USPAP requirements. Our review did not reveal any serious deficiencies with respect to the completeness of the report based on USPAP guidelines, Standards of the Appraisal Institute or Carson’s Municipal Code relating to park closures.

We have communicated with Mr. Netzer about some factual discrepancies in his appraisal report. Most of those changes did not impact his value conclusions. He made changes and sent us copies of the changed pages in his report. Those changes that did impact values have been reflected in our reporting of his conclusions, and in our “Special Calculations” that will be discussed at the end of this review report. We did find a few typographical errors that Mr. Netzer could not immediately change because he was out of town. We have assumed that the corrections will be made when he returns. If any additional changes in valuations are made by Mr. Netzer subsequent to the completion and delivery of this review report, we reserve the right to revise our “Special Calculations” for the changed coaches.

Mr. Netzer addressed the impact of COVID 19 in his analysis and pointed out that he relied on economic trends that occurred before the global pandemic. He also referenced possible slowdowns in real estate transactions in the short-term that could affect pricing and investment decisions, but only time will reveal what the long-term impacts will be, depending on the length and severity of the global pandemic. Thus, it appears that the outbreak of the coronavirus has not impacted his valuation calculations.

It should be noted that Mr. Netzer discovered a home that he thought was park owned (Space 47), that turned out to be tenant owned, but was not included in his appraisal of the 126 homes. He has sent us a separate, supplemental analysis of his valuation of that home. We have included that home in the Special Calculations we have been requested to provide.

Appropriateness of Appraisal Methods and Techniques

The appraisal assignment was to provide opinions of the “on-site value” and “off-site value” of the tenant owned homes in Park Avalon. The appraiser utilized the NADA Guide, and associated *MH Connect For Used Homes*, for the “off-site value” estimates. The NADA Guide is a proper source of values for the physical value of the various homes, exclusive of any locational value. Mr. Netzer indicated that his procedure for determining the size of each home involved

looking at our measurements from previous inspections as well as HCD dimensions. He used whichever measurements were larger, giving the benefit of the doubt to the resident.

For the “on-site value” estimates the appraiser builds up a final value conclusion in a four step process, beginning with the NADA Guide value for each home (physical value) and applying the NADA Guide adjustment for the location in a “Standard Land Leased Community.” To this is added the contributory value of the landscape and hardscape, plus the present worth of the unrealized investment value in the leasehold interest for the estimated term of tenancy, and finally adding the present worth of the leasehold interest for what is labeled as the Pre-Closing Leasehold Benefit, for a period of one year.

The methodologies for the opinions of “on-site value” and “off-site value” appear to be appropriate ways of providing reasonable conclusions of value. However, the appropriateness and reasonableness of some of the analyses and conclusions are another matter that will be discussed in the next section of this review.

Adequacy and Relevance of Data and Analyses

For his opinions of “Off-Site Value” and “On-Site Value” Mr. Netzer utilizes the NADA Guide’s *MH Connect for Used Homes*, and takes into consideration the physical characteristics of each individual mobile home assuming it is not sited in a rental park. It is assumed the homes are located on a dealer lot, in their “as is” condition, and exclusive of any landscape or hardscape.

Mr. Netzer begins his analyses of “on-site value” with the NADA Guide values (“off-site value”), and applies the location adjustment plus the contributory value of the landscape and hardscape. That total is the NADA “on-site value.” He then adds the present worth of the leasehold interest adjusted for the term of tenancy. The quantification of the leasehold advantage is based on the fact that the restricted rents under the rent control ordinance are below the market rent. He quantifies the rent differential between market rent and the actual restricted rents by surveying the space rents at a substantial number of comparable mobile home parks that are not subject to rent control. He concludes that the market rent for spaces at Park Avalon as of May of 2020, was an average of \$950 per month, while the contract rent averaged \$349. Thus, the average monthly benefit to the tenant is \$601. Since there is a range of rent for tenants in the park, the leasehold advantage will vary based on each tenant’s contract rent. Thus far, the analysis seems reasonable and well supported.

His next step is the discounting of the leasehold advantage at an annual rate of 10.0 percent for a holding period of 10 years. The chosen rate and term appear to be based on his survey of loan rates and terms from four lenders. Interestingly, the loan interest rates range from 5.75% to 10.74% and he selects 10.0% which is near the upper end of the range. The loan terms range from 10 to 23 years and he selects 10 years which is at the low end of the range. A major factor in his selection of the rate and term appears to be his judgment about the long-term viability of mobile home parks in the community. He indicates that there is evidence that there will be more conversions of parks in the future as land values increase and the parks age. He believes that the leasehold advantage will have a shorter life and he goes to the low end for the term and the high end for the discount rate. I do not believe that those are supportable conclusions. There are 20

parks in the City of Carson, and the few parks that are considering closure appear to have special situations. The fact is that the people buying mobile homes in Carson are paying higher prices because of the lower space rents and there is no indication that they are anticipating a closure in 10 years. Mr. Netzer's judgment that the leasehold advantage of lower rents will have a shorter life appears to be his opinion, but there is no evidence that this opinion is shared by buyers of mobile homes in the City of Carson. Furthermore, the definition of "investment value" refers to the "individual investment requirements" of the buyers, not to his opinion. Therefore, it is my opinion that his concluded discount rate of 10%, and a term of 10 years, for his calculations of the leasehold advantage are not well supported. In addition, his 10 year term begins at his date of value in 2020 and only goes back to include homes acquired in 2011. Two of those years are wasted years for this calculation because there has been no market to purchase homes in that park since the announcement to close in February of 2018. His ten year term should have started two years earlier in 2018 and extended back to 2009.

Although the leasehold advantage is capped by the ten year investment value time period, Mr. Netzer adds an additional component of on-site value because of the estimated time to process and complete the park closure. He labels that a Pre-Closing Leasehold Benefit. He states that the time period could extend as much as three years beyond the date of the closure notice, which was February 20, 2018. However, for his calculation of the benefit, he only uses one year beyond the date of his appraisal. His reasoning for this is that they expect the RIR to be submitted and approved within six months and the park owner has the statutory requirement to provide the tenants with six months notice of closure. This would push the closing date out to about June of 2021, for a total of about 3 years and 4 months from the date of the announcement of closing. It is my opinion that the starting date for his Pre-Closing Leasehold Benefit should have been the announcement of the park closing in February of 2018 and the term should have been at least three years and four months to June of 2021. Ever since February 20, 2018, the residents of Park Avalon have been in a state of uncertainty, and living with the inability to sell their homes. As of the current date, it has been almost 2.5 years since the notice to close the park and the RIR is not yet complete and a hearing has not been scheduled. Thus, it appears that only allowing a one year term for the Pre-Closing Leasehold Benefit is inadequate. In fact, Mr. Netzer recently completed an appraisal of homes in Imperial Avalon Mobile Estates where he used a term of 3 years for the Pre-Closing Leasehold Benefit.

Appropriateness and Reasonableness of Analysis, Opinions, and Conclusions

The methodology of the "off-site value" opinions is reasonable and the conclusions are well supported. The methodology of the "on-site value" opinions appears appropriate, but, in my opinion the analyses and conclusions are not well supported.

Special Request

In a recent consultation with the City I too researched loan rates and terms for mobile homes sited in a park subject to rent control. I also found substantial ranges in rates and terms of the loans, but assumed that typical buyers would shop for the best terms they could find. I reported typical interest rates in the range of 7.0% to 9.5% and loan terms from 12 to 18 years. The City has requested that I prepare some Special Calculations of the Present Worth of the Leasehold

Ms. Sunny Soltani, Esq.
Aleshire & Wynder, LLP
August 24, 2020
Page 7 of 7

Adjusted for Term of Occupancy for each space by using a typical interest rate and loan term within the range that I previously reported. They also asked me to make the same calculations for the Pre-Closing Leasehold Benefit, but using a three year term instead of the one year Netzer used. It should be noted that this is simply a request for calculations and does not represent my opinions of “on-site values.” The City wanted to see if Mr. Netzer had utilized a lower discount rate and longer terms, how much difference it would have made. The calculations utilized an interest rate of 9% and a term of 15 years. The fifteen year term began in 2018, and extended back to 2004, while the three and one-third year term of the Pre-Closing Benefit starts in February of 2018 and runs through June of 2021. I have included a summary of those calculations as an attachment. It should be noted that Netzer calculated the leasehold benefit as of his date of value in 2020 by estimating the market rent and comparing that with the actual rent for each space. For our beginning point as of the year 2018, we realize that both the market rent and the actual rents would likely be slightly lower. However, the rent differential (benefit) would likely be very similar and we have used Netzer’s figures for the monthly leasehold advantage.

I have also prepared a one-page sheet for each tenant owned home that includes a summary of Netzer’s description of the coach, his value conclusions, and our additional special calculations requested by the City.

I have also prepared several additional calculations that have not been attached. One gives a minimum 3 year hold to everyone for a calculation of the leasehold benefit adjusted for term of tenancy. Another is a potential adjustment for tenants who had purchased their home during the five-year period between 2014 and 2018. For those people, the adjusted on-site value would be the calculated on-site value or their purchase price, whichever is higher. These calculations could be produced if requested.

I appreciate the opportunity to be of service. Please contact me if I can be of further assistance in this matter.

Respectfully submitted,

ANDERSON & BRABANT, INC.



James Brabant, MAI
State Certification No. AG 002100

Attachments:

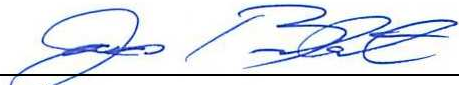
- Appraisers’ Signed Certification
- Special Calculations (Summary of Adjusted On-Site Values)
- Qualifications of the Appraiser
- Summary of Netzer’s Conclusions and Special Calculations (For Each Home -127 Pages)

Attachments

APPRAISERS' SIGNED CERTIFICATION

We do hereby certify that, to the best of our knowledge and belief ...

1. The statements of fact contained in this review report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective future interest in the property that is the subject of the work under review, and we have no personal interest or bias with respect to the property or parties involved with this assignment.
4. We performed preliminary appraisal services regarding Park Avalon in 2018.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
8. Our analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. The use of this review report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. We have not made a personal inspection of the property that is the subject of the work under review in the year 2020. However, we previously inspected all of the homes that were appraised by Mr. Netzer. Our inspections were conducted during the months of July through October 2018 and involved exterior inspections of each home and interior inspections of most of the homes.
11. Patricia L. Brabant Haskins provided significant appraisal review assistance to the person signing this certification, including reviewing property descriptions and mathematical calculations for consistency, completing special calculations and report preparation.
12. As of the date of this review report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



James Brabant, MAI
Certified General Real Estate Appraiser
State Certification No. AG 002100

August 24, 2020
Date

**SPECIAL CALCULATIONS
SUMMARY OF ADJUSTED ON-SITE VALUES
PARK AVALON MOBILE ESTATES**

Holding Period (Yrs: 2004-2018)		15								
Annual Interest Rate		9.00%								
Space No.	Monthly Market Rent	Monthly Space Rent	Monthly Leasehold Advantage	Last Sale Date	Years of Tenancy (Thru 2018)	Holding Period Adjusted for Term of Tenancy (Years)	NADA On-Site Value (Netzer)	Adjusted PV of Leasehold Adjusted for Term of Tenancy	Adjusted Pre-Closing Leasehold Benefit	Adjusted On-Site Value (Rounded)
1	\$950	\$359.56	\$590.44	1992	26	0	\$9,021.89	\$0.00	\$20,338.85	\$29,360
2	\$950	\$359.56	\$590.44	1988	30	0	\$11,575.29	\$0.00	\$20,338.85	\$31,915
3	\$950	\$366.26	\$583.74	2007	11	4	\$23,671.27	\$23,457.46	\$20,108.06	\$67,235
4	POH									
5	\$950	\$338.30	\$611.70	2012	6	9	\$13,573.62	\$45,167.55	\$21,071.19	\$79,810
6	\$950	\$352.85	\$597.15	1990	28	0	\$9,038.79	\$0.00	\$20,569.99	\$29,610
7	Vacant Space									
8	\$950	\$338.30	\$611.70	2015	3	12	\$55,073.11	\$53,750.75	\$21,071.19	\$129,895
9	\$950	\$359.56	\$590.44	2012	6	9	\$59,058.73	\$43,597.72	\$20,338.85	\$122,995
10	\$950	\$345.02	\$604.98	2011	7	8	\$42,310.04	\$41,294.99	\$20,839.71	\$104,445
11	\$950	\$331.60	\$618.40	2012	6	9	\$75,883.53	\$45,662.27	\$21,301.99	\$142,850
12	\$950	\$352.85	\$597.15	2014	4	11	\$57,817.55	\$49,925.57	\$20,569.99	\$128,315
13	\$950	\$331.60	\$618.40	2011	7	8	\$66,740.10	\$42,211.02	\$21,301.99	\$130,255
14	\$950	\$331.60	\$618.40	2006	12	3	\$21,623.20	\$19,446.70	\$21,301.99	\$62,370
15	\$950	\$352.85	\$597.15	2018	0	15	\$75,926.60	\$58,875.05	\$20,569.99	\$155,370
16	\$950	\$331.60	\$618.40	2002	16	0	\$11,703.65	\$0.00	\$21,301.99	\$33,005
17	\$950	\$331.60	\$618.40	2000	18	0	\$18,371.55	\$0.00	\$21,301.99	\$39,675
18	\$950	\$331.60	\$618.40	2004	14	1	\$23,278.50	\$7,071.35	\$21,301.99	\$51,650
19	\$950	\$359.56	\$590.44	2005	13	2	\$28,663.13	\$12,924.23	\$20,338.85	\$61,925
20	\$950	\$345.02	\$604.98	2007	11	4	\$12,664.02	\$24,310.99	\$20,839.71	\$57,815
21	\$950	\$345.02	\$604.98	1999	19	0	\$14,069.68	\$0.00	\$20,839.71	\$34,910
22	\$950	\$338.30	\$611.70	1995	23	0	\$25,883.28	\$0.00	\$21,071.19	\$46,955
23	\$950	\$338.30	\$611.70	1995	23	0	\$11,998.44	\$0.00	\$21,071.19	\$33,070
24	\$950	\$338.30	\$611.70	2002	16	0	\$15,289.63	\$0.00	\$21,071.19	\$36,360
25	\$950	\$338.31	\$611.69	2001	17	0	\$7,212.93	\$0.00	\$21,070.85	\$28,285
26	\$950	\$338.30	\$611.70	2009	9	6	\$20,017.81	\$33,935.19	\$21,071.19	\$75,025
27	\$950	\$374.09	\$575.91	1996	22	0	\$13,313.03	\$0.00	\$19,838.34	\$33,150
28	\$950	\$338.30	\$611.70	1990	28	0	\$7,997.74	\$0.00	\$21,071.19	\$29,070
29	\$950	\$338.30	\$611.70	2007	11	4	\$22,264.40	\$24,581.03	\$21,071.19	\$67,915
30	\$950	\$338.30	\$611.70	2001	17	0	\$18,277.62	\$0.00	\$21,071.19	\$39,350
31	\$950	\$359.56	\$590.44	2006	12	3	\$11,197.71	\$18,567.45	\$20,338.85	\$50,105
32	\$950	\$338.30	\$611.70	2011	7	8	\$10,231.02	\$41,753.69	\$21,071.19	\$73,055
33	\$950	\$338.30	\$611.70	1998	20	0	\$8,226.75	\$0.00	\$21,071.19	\$29,300
34	\$950	\$338.30	\$611.70	2014	4	11	\$7,973.73	\$51,142.05	\$21,071.19	\$80,185
35	\$950	\$338.30	\$611.70	2008	10	5	\$14,081.60	\$29,467.65	\$21,071.19	\$64,620
36	\$950	\$338.30	\$611.70	1990	28	0	\$18,103.81	\$0.00	\$21,071.19	\$39,175
37	\$950	\$338.30	\$611.70	2018	0	15	\$14,621.91	\$60,309.59	\$21,071.19	\$96,005
38	\$950	\$338.30	\$611.70	2017	1	14	\$18,197.86	\$58,316.15	\$21,071.19	\$97,585
39	\$950	\$338.30	\$611.70	2015	3	12	\$20,854.01	\$53,750.75	\$21,071.19	\$95,675
40	\$950	\$359.56	\$590.44	2000	18	0	\$14,936.02	\$0.00	\$20,338.85	\$35,275
41	\$950	\$338.30	\$611.70	1999	19	0	\$15,854.05	\$0.00	\$21,071.19	\$36,925
42	\$950	\$338.30	\$611.70	2014	4	11	\$8,173.59	\$51,142.05	\$21,071.19	\$80,385
43	\$950	\$338.30	\$611.70	2015	3	12	\$13,229.91	\$53,750.75	\$21,071.19	\$88,050
44	\$950	\$338.30	\$611.70	1997	21	0	\$16,949.93	\$0.00	\$21,071.19	\$38,020
45	\$950	\$338.30	\$611.70	2007	11	4	\$57,224.72	\$24,581.03	\$21,071.19	\$102,875
46	\$950	\$338.30	\$611.70	2004	14	1	\$17,355.33	\$6,994.74	\$21,071.19	\$45,420
47	\$950	\$338.30	\$611.70	1999	19	0	\$11,886.68	\$0.00	\$21,071.19	\$32,960
48	\$950	\$359.56	\$590.44	1977	41	0	\$18,398.17	\$0.00	\$20,338.85	\$38,735
49	\$950	\$338.30	\$611.70	2013	5	10	\$50,581.13	\$48,288.63	\$21,071.19	\$119,940
50	\$950	\$359.56	\$590.44	2012	6	9	\$34,838.16	\$43,597.72	\$20,338.85	\$98,775
51	\$950	\$338.30	\$611.70	2005	13	2	\$53,750.07	\$13,389.59	\$21,071.19	\$88,210
52	\$950	\$338.30	\$611.70	1998	20	0	\$7,503.32	\$0.00	\$21,071.19	\$28,575
53	\$950	\$338.30	\$611.70	2017	1	14	\$80,006.74	\$58,316.15	\$21,071.19	\$159,395
54	POH									
55	\$950	\$436.20	\$513.80	2000	18	0	\$14,858.69	\$0.00	\$17,698.84	\$32,560
56	\$950	\$338.30	\$611.70	2013	5	10	\$15,373.73	\$48,288.63	\$21,071.19	\$84,735
57	\$950	\$359.56	\$590.44	2016	2	13	\$11,711.78	\$54,184.69	\$20,338.85	\$86,235
58	\$950	\$338.30	\$611.70	2016	2	13	\$13,318.94	\$56,135.72	\$21,071.19	\$90,525
59	\$950	\$338.30	\$611.70	2010	8	7	\$24,280.02	\$38,019.58	\$21,071.19	\$83,370
60	\$950	\$338.30	\$611.70	2002	16	0	\$55,143.50	\$0.00	\$21,071.19	\$76,215
61	\$950	\$338.30	\$611.70	2012	6	9	\$18,932.51	\$45,167.55	\$21,071.19	\$85,170
62	\$950	\$338.30	\$611.70	2002	16	0	\$13,262.85	\$0.00	\$21,071.19	\$34,335
63	\$950	\$338.30	\$611.70	1989	29	0	\$6,953.40	\$0.00	\$21,071.19	\$28,025
64	\$950	\$338.30	\$611.70	1989	29	0	\$7,955.72	\$0.00	\$21,071.19	\$29,025
65	\$950	\$338.30	\$611.70	2018	0	15	\$8,440.04	\$60,309.59	\$21,071.19	\$89,820
66	\$950	\$338.30	\$611.70	2006	12	3	\$9,083.51	\$19,236.01	\$21,071.19	\$49,390
67	\$950	\$338.30	\$611.70	2010	8	7	\$24,702.27	\$38,019.58	\$21,071.19	\$83,795
68	\$950	\$338.30	\$611.70	2003	15	0	\$7,743.00	\$0.00	\$21,071.19	\$28,815
69	\$950	\$324.89	\$625.11	2016	2	13	\$60,329.08	\$57,366.36	\$21,533.13	\$139,230

Space No.	Monthly Market Rent	Monthly Space Rent	Monthly Leasehold Advantage	Last Sale Date	Years of Tenancy (Thru 2018)	Holding Period Adjusted for Term of Tenancy (Years)	NADA On-Site Value (Netzer)	Adjusted PV of Leasehold Adjusted for Term of Tenancy	Adjusted Pre-Closing Leasehold Benefit	Adjusted On-Site Value (Rounded)
70	\$950	\$338.30	\$611.70	2016	2	13	\$48,703.86	\$56,135.72	\$21,071.19	\$125,910
71	\$950	\$338.30	\$611.70	1995	23	0	\$7,474.98	\$0.00	\$21,071.19	\$28,545
72	\$950	\$338.30	\$611.70	1988	30	0	\$10,013.19	\$0.00	\$21,071.19	\$31,085
73	\$950	\$359.56	\$590.44	2015	3	12	\$11,444.27	\$51,882.61	\$20,338.85	\$83,665
74	POH									
75	\$950	\$338.30	\$611.70	2015	3	12	\$52,552.60	\$53,750.75	\$21,071.19	\$127,375
76	\$950	\$338.30	\$611.70	2006	12	3	\$54,859.47	\$19,236.01	\$21,071.19	\$95,165
77	\$950	\$345.02	\$604.98	2015	3	12	\$11,414.56	\$53,160.25	\$20,839.71	\$85,415
78	\$950	\$359.56	\$590.44	2008	10	5	\$15,444.58	\$28,443.49	\$20,338.85	\$64,225
79	\$950	\$338.30	\$611.70	2013	5	10	\$14,211.76	\$48,288.63	\$21,071.19	\$83,570
80	\$950	\$338.30	\$611.70	2011	7	8	\$31,565.57	\$41,753.69	\$21,071.19	\$94,390
81	Vacant Space									
82	\$950	\$345.02	\$604.98	2004	14	1	\$20,637.07	\$6,917.89	\$20,839.71	\$48,395
83	\$950	\$345.02	\$604.98	2015	3	12	\$95,829.86	\$53,160.25	\$20,839.71	\$169,830
84	\$950	\$436.20	\$513.80	1997	21	0	\$13,841.64	\$0.00	\$17,698.84	\$31,540
85	\$950	\$345.02	\$604.98	2009	9	6	\$36,132.60	\$33,562.38	\$20,839.71	\$90,535
86	\$950	\$345.02	\$604.98	1988	30	0	\$6,604.58	\$0.00	\$20,839.71	\$27,445
87	\$950	\$345.02	\$604.98	2004	14	1	\$12,192.09	\$6,917.89	\$20,839.71	\$39,950
88	\$950	\$345.02	\$604.98	2007	11	4	\$54,984.30	\$24,310.99	\$20,839.71	\$100,135
89	POH									
90	\$950	\$345.02	\$604.98	1996	22	0	\$9,644.77	\$0.00	\$20,839.71	\$30,485
91	\$950	\$345.02	\$604.98	1978	40	0	\$10,118.98	\$0.00	\$20,839.71	\$30,960
92	\$950	\$345.02	\$604.98	1982	36	0	\$9,513.79	\$0.00	\$20,839.71	\$30,355
93	\$950	\$345.02	\$604.98	2002	16	0	\$9,759.97	\$0.00	\$20,839.71	\$30,600
94	\$950	\$345.02	\$604.98	2004	14	1	\$48,882.16	\$6,917.89	\$20,839.71	\$76,640
95	\$950	\$359.56	\$590.44	2003	15	0	\$19,334.74	\$0.00	\$20,338.85	\$39,675
96	No Space									
97	\$950	\$345.02	\$604.98	2008	10	5	\$58,980.46	\$29,143.93	\$20,839.71	\$108,965
98	\$950	\$345.02	\$604.98	2006	12	3	\$64,289.80	\$19,024.69	\$20,839.71	\$104,155
99	\$950	\$345.02	\$604.98	2003	15	0	\$8,297.12	\$0.00	\$20,839.71	\$29,135
100	\$950	\$359.56	\$590.44	2002	16	0	\$9,257.41	\$0.00	\$20,338.85	\$29,595
101	\$950	\$380.81	\$569.19	2010	8	7	\$23,575.14	\$35,377.42	\$19,606.85	\$78,560
102	\$950	\$380.81	\$569.19	2008	10	5	\$49,147.93	\$27,419.80	\$19,606.85	\$96,175
103	\$950	\$352.85	\$597.15	1995	23	0	\$15,526.46	\$0.00	\$20,569.99	\$36,095
104	\$950	\$374.09	\$575.91	2007	11	4	\$24,870.32	\$23,142.82	\$19,838.34	\$67,850
105	\$950	\$352.85	\$597.15	2013	5	10	\$18,894.66	\$47,140.03	\$20,569.99	\$86,605
106	\$950	\$352.85	\$597.15	2008	10	5	\$57,713.37	\$28,766.73	\$20,569.99	\$107,050
107	\$950	\$352.85	\$597.15	2000	18	0	\$18,872.93	\$0.00	\$20,569.99	\$39,445
108	\$950	\$352.85	\$597.15	1996	22	0	\$10,790.62	\$0.00	\$20,569.99	\$31,360
109	\$950	\$352.85	\$597.15	1972	46	0	\$6,318.26	\$0.00	\$20,569.99	\$26,890
110	\$950	\$359.56	\$590.44	2015	3	12	\$17,971.57	\$51,882.61	\$20,338.85	\$90,195
111	\$950	\$359.56	\$590.44	2015	3	12	\$15,132.58	\$51,882.61	\$20,338.85	\$87,355
112	\$950	\$380.81	\$569.19	2008	10	5	\$24,929.46	\$27,419.80	\$19,606.85	\$71,955
113	\$950	\$380.81	\$569.19	2013	5	10	\$17,739.18	\$44,932.82	\$19,606.85	\$82,280
114	\$950	\$345.02	\$604.98	2008	10	5	\$43,571.34	\$29,143.93	\$20,839.71	\$93,555
115	\$950	\$345.02	\$604.98	2001	17	0	\$11,300.51	\$0.00	\$20,839.71	\$32,140
116	\$950	\$352.85	\$597.15	2013	5	10	\$15,659.77	\$47,140.03	\$20,569.99	\$83,370
117	\$950	\$338.30	\$611.70	2001	17	0	\$5,898.87	\$0.00	\$21,071.19	\$26,970
118	\$950	\$345.02	\$604.98	2006	12	3	\$25,534.50	\$19,024.69	\$20,839.71	\$65,400
119	\$950	\$345.02	\$604.98	2006	12	3	\$23,776.39	\$19,024.69	\$20,839.71	\$63,640
120	\$950	\$338.30	\$611.70	2007	11	4	\$29,333.12	\$24,581.03	\$21,071.19	\$74,985
121	\$950	\$345.02	\$604.98	2005	13	2	\$8,024.70	\$13,242.50	\$20,839.71	\$42,105
122	\$950	\$345.02	\$604.98	1999	19	0	\$19,943.93	\$0.00	\$20,839.71	\$40,785
123	\$950	\$345.02	\$604.98	2009	9	6	\$55,342.35	\$33,562.38	\$20,839.71	\$109,745
124	\$950	\$380.81	\$569.19	2004	14	1	\$49,728.12	\$6,508.64	\$19,606.85	\$75,845
125	\$950	\$380.81	\$569.19	2000	18	0	\$32,004.20	\$0.00	\$19,606.85	\$51,610
126	\$950	\$380.81	\$569.19	2001	17	0	\$53,040.11	\$0.00	\$19,606.85	\$72,645
127	\$950	\$352.85	\$597.15	1986	32	0	\$12,053.39	\$0.00	\$20,569.99	\$32,625
128	\$950	\$352.85	\$597.15	1995	23	0	\$9,090.15	\$0.00	\$20,569.99	\$29,660
129	\$950	\$380.81	\$569.19	1995	23	0	\$22,044.46	\$0.00	\$19,606.85	\$41,650
130	\$950	\$352.85	\$597.15	1997	21	0	\$15,922.37	\$0.00	\$20,569.99	\$36,490
131	\$950	\$352.85	\$597.15	2001	17	0	\$12,911.25	\$0.00	\$20,569.99	\$33,480
132	\$950	\$352.85	\$597.15	2008	10	5	\$12,765.58	\$28,766.73	\$20,569.99	\$62,100
133	\$950	\$352.85	\$597.15	1990	28	0	\$11,157.13	\$0.00	\$20,569.99	\$31,725
134	\$950	\$352.85	\$597.15	2002	16	0	\$72,757.80	\$0.00	\$20,569.99	\$93,330

127 Count

Total \$8,456,485
Average Adjusted On-Site Value \$66,586

QUALIFICATIONS OF THE APPRAISER

James Brabant, MAI
Anderson & Brabant, Inc.
353 W. Ninth Avenue
Escondido, CA 92025
(760) 705-1592 (Direct)
Email: jlbrabant@aol.com

- I. Resident of San Diego County since 1977
- II. **Educational Background:**
 - A. University of Southern California, B.S. degree in Real Estate — 1960
 - B. School of Theology at Claremont, Master of Theology — 1966
 - C. Professional Education Completed:
 1. Appraisal Institute
 - a. "Basic Appraisal Principles, Methods and Techniques" — Course I-A
 - b. "Capitalization Theory and Techniques" — Course I-B
 - c. "Urban Properties" — Course II
 - d. "Investment Analysis" — Course IV
 - e. "Standards of Professional Practice"
 - f. "Litigation Valuation"
 - g. Special Applications of Appraisal Analysis Course 301
 2. Lincoln Graduate Center
 - a. Manufactured Housing Appraisal Course 669
 3. Continuing Education (Partial List):
 - USPAP Course and Updates (every two years)
 - Four Hour Federal and State Laws, 1/16
 - Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets 4/12
 - Eminent Domain Case Update, 10/95, 3/97, 10/07, 4/10
 - Business Practice and Ethics, 6/07, 7/12
 - San Diego Apartment & Housing Seminar, 10/98, 5/07, 9/11
 - Appraiser as Expert Witness, 12/06
 - Deal and Development Analysis – Downtown S.D., 9/05
 - Litigation Seminar, 11/04, 11/07, 11/10
 - Appraising Manufactured Housing, 1/04
 - Economic and Real Estate Forum, 09/02
 - Gramm-Leach-Bliley Act, 10/01
 - Condemnation on Trial (Participant), 5/00
 - Digging Into Ground Leases, 2/15
 - Unique Appraisal Assignments (Participant), 2/14
 - Appraisal of Partial Interests; 6/98
 - Vineyard Valuation, 11/12
 - Downtown San Diego Development, 9/15

Qualifications of the Appraiser — James Brabant, MAI

Page Two

III. **Professional Affiliations:**

- A. Member, Appraisal Institute, MAI (1985 President, San Diego Chapter)
- B. Realtor Member, North County Association of Realtors
- C. Member, International Right of Way Association
- D. Real Estate Brokers License, State of California
- E. Teaching Credential, State of California, Community College Level
- F. Certified General Real Estate Appraiser (AG002100)
Office of Real Estate Appraisers, State of California

IV. **Appraisal Experience:**

- Co-Owner — Anderson & Brabant, Inc., Since 1979
- Co-Owner — Robert M. Dodd & Associates, Inc., 1977 - 1979
- Appraisal Manager — California First Bank, Huntington Beach, California, 1974 - 1977
- Staff Appraiser — California First Bank, San Diego, California, 1972 - 1974
- Staff Appraiser — O. W. Cotton Co., San Diego, California, 1970 - 1972
- Staff Appraiser — Davis Brabant, MAI, Huntington Park, California, 1960 - 1962

V. **Teaching Experience:**

- Southwestern College, Chula Vista, California, "Real Estate Appraisal"

VI. **Expert Witness:**

- Superior Court, San Diego, Los Angeles, Riverside, and San Bernardino Counties
- Rent Control Hearings: Cities of Oceanside, Escondido, Ventura, Concord, Yucaipa, Carpinteria, Palmdale, San Marcos, Carson, Watsonville
- Various Arbitration Hearings
- Assessment Appeals Boards of Riverside County, San Diego County and Orange County
- Federal Bankruptcy Courts in San Diego County & Santa Barbara County
- United States District Court – Northern District of California

VII. **Types of Appraisals:**

- | | |
|-----------------------------|---|
| Residential Property: | Single-family residence, condominiums, apartments, subdivisions, existing and proposed |
| Commercial Property: | Office buildings, shopping centers, office condominiums, etc., existing and proposed |
| Industrial Property: | Single/multi-tenant, business parks, etc., existing and proposed |
| Vacant Land: | Industrial, commercial, residential, and rural |
| Agricultural: | Ranches, avocado and citrus groves, etc. |
| Special Purpose Appraisals: | Leasehold estates, possessory interest, historical appraisals, etc. |
| Mobile Home Parks: | For a variety of purposes including rent hearings, park closure, park conversions, failure to maintain litigation, eminent domain, etc. |

VIII. Partial List of Appraisal Clients:

Banks

Bank of America
Bank of New York
City National Bank
Downey Savings
Fidelity Federal Bank
First Interstate Bank
First Pacific National Bank
Flagship Federal Savings
Great Western Bank
Industrial Bank of Japan
Palomar Savings & Loan
Redlands Federal Bank
Union Bank of California
Wells Fargo Bank

Government Agencies and Municipalities

California Department of
Transportation/Caltrans
Carlsbad Municipal Water District
City of Carlsbad
City of Chula Vista
City of Colton
City of Concord
City of Escondido
City of Laguna Beach
City of La Mesa
City of Salinas
City of San Bernardino
City of San Diego
City of San Marcos
City of Vista
City of Yucaipa
County of San Diego
Fallbrook Public Utility District
Metropolitan Water District
Oceanside Unified School District
Pacific Telephone
Poway Municipal Water District
Ramona Unified School District
SANDAG (San Diego Assoc. of Govts.)
San Diego County Water Authority
San Diego Unified Port District
San Marcos Unified School District
U.S. Depart. of the Interior
 Bureau of Indian Affairs
U.S. Department of Justice

Law Firms

Aleshire & Wynder, LLP
Asaro, Keagy, Freeland. & McKinley
Best, Best & Krieger
Daley & Heft
Endeman, Lincoln, Turek & Heater
Foley & Lardner, LLP
Fulbright & Jaworski
Gray, Cary, Ware & Freidenrich
Higgs, Fletcher & Mack
Latham & Watkins
Lounsbery, Ferguson, Altona & Peak
Luce, Forward, Hamilton & Scripps
McDonald & Allen
McInnis, Fitzgerald, Rees, Sharkey & McIntyre
O'Melveny & Meyers
Procopio, Cory, Hargreaves & Savitch
Rutan & Tucker
Singer, Richard
Sullivan Wertz McDade & Wallace
Tatro & Zamoyski
Thorsnes Bartolotta & McGuire
Woodruff, Spradlin & Smart
Worden Williams, APC

Title Companies

Chicago Title
Fidelity National Title Insurance
First American Title
St. Paul Title
Title Insurance & Trust

Others

Avco Community Developers
Coldwell Banker
Dixieline Lumber
Golden Eagle Insurance
National Steel & Shipbuilding Co.
Northern San Diego County Hospital District
Prudential Insurance Corp.
Rosenow, Spevacek, Group
San Diego Gas & Electric Co.
San Luis Rey Downs (Vessels)
Steeffel, Levitt & Weiss
Tellwright-Campbell, Inc.
Transamerica Relocation Service
Vedder Park Management



CITY OF CARSON

September 30, 2020

Richard H. Close, Esq.
 Cozen O'Connor
 1299 Ocean Avenue, Suite 900
 Santa Monica, CA 90401
Rclose@cozen.com

Via U.S. Mail and Email

**SUBJECT: Relocation Impact Report (RIR) No. 3-18
 Closure Request for Park Avalon Mobile Estates
 750 East Carson Street**

Dear Mr. Close,

On September 2, 2020, City staff received the relocation impact report (RIR) for the closure of Park Avalon Mobile Estates located at 750 E. Carson St.

After review of the RIR and associated application documentation, as it relates to completeness pursuant to CMC Section 9128.21, the application is **deemed incomplete** at this time.

Table 1 (Section 9128.21 – RIR Application Completeness analysis) below specifies the incomplete items and the information/documentation needed to complete them. Table 2 contains staff-requested edits to the RIR to provide consistent information and formatting; these edits are requested as a courtesy and are not required to be made to complete the RIR application.

1. RIR APPLICATION COMPLETENESS ANALYSIS (CMC 9128.21) - TABLE 1

Relevant Provision of CMC 9128.21:	Complete/Incomplete	Location	Staff Comments
A. RIR	Incomplete		See staff's comments below re: subsection C
B. Resident Questionnaire	Complete	Completed questionnaires submitted concurrently with RIR	
C. RIR Content:			

C.1. Description of Proposed New Use	Complete	RIR, Pg. 4, 4 th Paragraph	
C.2. Timetable for park conversion	Complete	RIR, Pg. 20	
C.3. Legal Description of the Park	Complete	RIR, Exhibit A	
C.4. No. of spaces, length of occupancy, current rental rates	Complete	RIR, Exhibits B & D; Appraisal reports	
C.5. Date of manufacture and size of each mobilehome	Complete	RIR, Exhibit D; Appraisal reports submitted concurrently with RIR	
C.6. Appraised on-site value and off-site value of each of the mobile homes in the park	Complete	Appraisal Reports submitted concurrently with RIR	
C.7. Total number of residents, broken down space by space, to identify owner or renter occupancy, principal or second home occupancy, resident under sixteen (16) years of age, residents sixty-two (62) years of age or over, and the number of residents who are handicapped and/or disabled.	Incomplete	RIR Pg. 6, Table 1; Exhibit D	Provide number of disabled persons and number of persons within each age group for each space, i.e. broken down space by space.
C.8. The name and mailing address of each mobile home resident and each nonresident mobile home owner	Complete	Tenancy Mailing List submitted concurrently with RIR	
C.9. A list of known available spaces in the	Incomplete (Written Commitments)	RIR pgs. 9-10, Exhibits F-H	No "written commitments from

<p>South Bay-Long Beach area of Los Angeles County, the Orange County area and other areas of Los Angeles County within a fifty (50) mile radius from the park, including any written commitments from mobile home parks and trailer park owners willing to accept displaced residents, the comparability of such parks and the rental rates for such spaces</p>			<p>mobilehome parks and trailer park owners willing to accept displaced residents” were provided, and the RIR contains no indication as to whether any such commitments were sought. Please confirm that written commitments were sought and provide copies of any commitments obtained.</p>
<p>C.10. Estimates from two (2) moving companies as to the minimum and per mile cost of moving, tear-down and set-up; and moving improvements installed by residents.</p>	<p>Incomplete</p>	<p>RIR, pgs. 9-10</p>	<ol style="list-style-type: none"> 1. Provide the names of the moving companies. City needs to confirm each has been pre-approved by the Director. 2. Provide the per mile rates, and provide information on what rates would apply to moves to locations that are over 50 miles away from the Park and who would bear responsibility for such costs (e.g., for moves to the Yucaipa parks referenced in the proposed relocation mitigation measures).

C.11. Proposed measures to mitigate the adverse impacts upon the park residents	Complete	RIR pgs. 11-20	
C.12. Relocation Specialist	Complete	RIR pgs. 14, 15, 16, 19-20	
C.13. Information whether residents have been offered the option of a long-term lease of the land and purchase of the improvements if the park is to be sold	Incomplete		Provide confirmation that this requirement has been met or does not apply due to no intent to sell the park.

2. REQUESTED RIR EDITS (optional; not required to complete application)

TABLE 2

RIR Location	Staff Requested Edits
1. Pages. 1 and 3 states 133 coaches.	There are 134 coach spaces shown on Exhibit B (Park Map). Please clarify.
2. Page 8, 2 nd paragraph, reference Exhibit F	2. Correct and Reformat Exhibit F: a. The title and address reference Imperial Avalon. Correct the title and address immediately below it to refer to Park Avalon. b. Add column and number each site so the reviewer is able to see up front the number of sites within the radius c. Re-arrange the list. List from lowest space rent to highest and ending with NAs.
3. Page 8, 4 th paragraph's last sentence and Exhibit G	1. The last sentence states 32 condos were identified but the related Exhibit G shows 40. Clarify or correct this discrepancy. 2. Reformat Exhibit G. Add a column and number each site so the reviewer is able to see up front the number of sites

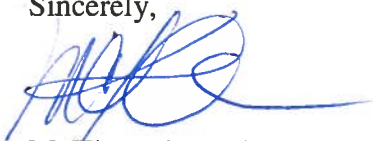
4. Page 9, 2 nd paragraph	Replace "...Table 4 on the following page" with "...Table 4 below."
5. Page 9, reference Exhibit H	Reformat Exhibit H. Add a column to number each site so the reviewer is able to see up front the number of sites
6. Page 10, second to last paragraph: statement that "the City directed Brabant to review Mr. Netzer's appraisals and establish his own opinion of values."	The Brabant appraisal report submitted is a review appraisal, i.e., a peer review of Mr. Netzer's appraisal report. Staff's understanding is that when conducting a peer review, an appraiser does not "establish his own opinion of values." Please delete "and establish his own opinion of values."
7. Page 18, 2 nd paragraph	Change reference to approving body from "City Council" to "Planning Commission," with optional reference to a potential appeal to the City Council. The Planning Commission is the primary decisionmaking body (CMC §9128.21(A) & (D)). If the Planning Commission's decision is appealed, the City Council would hear the matter and render a final administrative decision.

Please submit all information required per Table 1 above, and all edits requested per Table 2 above, at one time, at your earliest convenience.*

*In addition to the issues and information detailed above, please be advised that the Governor has signed into law AB 2782, which becomes effective January 1, 2021. The City is still analyzing the impacts of this new law on the various mobilehome park closure applications pending before the City. There is a possibility that after the City's analysis is complete, there may be further modifications required to your application based on this new law. The City expects to finalize its analysis within the next two weeks, at which point the City will send you a supplemental letter regarding this issue.

You may contact me at (310) 952-1700 extension 1326 or malexand@carson.ca.us if you need further assistance.

Sincerely,



McKina Alexander
 Associate Planner

October 7, 2020

VIA EMAIL

McKina Alexander
Associate Planner
City of Carson
City Hall
701 E. Carson Street
P.O. Box 6234
Carson, CA 90749

Thomas W. Casparian, Esq.

Direct Phone 310-460-4471
Direct Fax 310-594-3082
tcasparian@cozen.com

Re: Park Avalon Mobile Estates

Dear Ms. Alexander:

We have received your letter dated September 30, 2020 purporting to deem as incomplete the Relocation Impact Report (“RIR” or “Impact Report”) for Park Avalon Mobile Estates (the “Park”), No. 3-18, pursuant to Carson Municipal Code section 9128.21 (the “Ordinance”). Together with this letter, we are filing a revised Impact Report that provides the information your letter contends is omitted. Please deem the Impact Report complete immediately and set this matter for hearing before the Planning Commission.

We must first note that the information your letter contends render the Impact Report incomplete are not required by the Ordinance or were in fact provided. Because the information was either provided or not required, your refusal to deem the Impact Report complete no later than October 2, 2020 was wrongful. Your action, together with other actions taken by City and its course of conduct with this park and another seeking closure, make plain City’s intent to delay Park Avalon’s completion of its closure application in an effort to burden, delay, or prevent the Park from closing because the park closure is politically unpopular, and because City is hoping to delay application completeness until the new law, AB 2782 (which you reference at the end of your letter) becomes effective and allows City greater freedom to exact further requirements for closure than are allowed under current law.

The “incompleteness” items are addressed below:

1.C.7: *“Provide number of disabled persons and number of persons within each age group for each space, i.e., broken down space by space.”*

This information is contained, broken down space by space, in the City Questionnaires sent to and completed by the Park’s residents and provided to the City with the Impact Report. The information is not broken down space by space within Impact Report itself because information regarding disability and age is personal and private, and presenting the information in the public Impact Report by space would reveal the identities and private information. We note that Imperial Avalon, another mobilehome park that recently obtained City’s approval of its impact report, also did not include the information by space within its impact report.

Irrespective, together with the revised Impact Report enclosed herewith, we are providing a Confidential Tenant Information spreadsheet that contains the requested information. Please ensure the Confidential Tenant Information spreadsheet is not made public and its information is not disseminated publicly.

1.C.9: *“No ‘written commitments from mobile home parks and trailer park owners willing to accept displaced residents’ were provided, and the RIR contains no indication as to whether any such commitments were sought. Please confirm that written commitments were sought and provide copies of any commitments obtained.”*

This is not an item required by the Ordinance and is not an item permitting City to declare the Impact Report incomplete. The Ordinance does not require the applicant to seek such written commitments, but instead only instructs that “any written commitments from mobile home parks and trailer park owners willing to accept displaced residents” be provided.” (Emphasis added.) None were obtained, and so the Impact Report does not list or provide any; in other words, there was no information to be provided. Such commitments were not sought because park owners will not provide written commitment to accept displaced residents when they don’t know whether any displaced residents from Park Avalon actually want to move to their park, when residents would want or need to do so, or whether their park will have any vacancies at that unknown future time. We note that Imperial Avalon’s impact report also did not contain any information or statement on this issue, and yet City did not deem its impact report incomplete for this reason. This is evidently a pretext to delay hearing on Park Avalon’s Impact Report.

Irrespective, we have revised the Impact Report to now state, “No written commitments from mobile home park owners willing to accept displaced residents were sought or obtained. It is the relocation specialist’s universal experience that park owners will not provide written commitments to accept relocated homes without knowing information about the home, when the homeowner seeks to relocate to their park, or whether the park owner will have a vacant space at that unknown future time.”

1.C.10: *“Provide the names of the moving companies. City needs to confirm each has been pre-approved by the Director.”*

The Ordinance requires that two estimates be provided, not the names of the companies themselves. We note that Imperial Avalon’s impact report also did not provide the names of the moving companies, yet City deemed that application complete. This is evidently a pretext to delay hearing on Park Avalon’s Impact Report. The names of the companies were previously provided to Assistant City Attorney Jeff Malawy, who communicated their approval on or about October 22, 2018.

Irrespective, the revised Impact Report will contain the names of the approved moving companies, as shown below, which we note are the same moving companies approved for Imperial Avalon.

1.C.10: *“Provide the per mile rates, and provide information on what rates would apply to move to locations that are over 50 miles away from the park and who would bear responsibility for such costs (e.g., for moves to the Yucaipa parks referenced in the proposed relocation mitigation measures).”*

We note that Imperial Avalon's impact report did not provide any more detail, including a so-called per mile rate, than did Park Avalon's Impact Report. The moving companies do not price the moves on a per mile basis, and all rate information and estimates by the moving companies were provided. We further note that your letter ignores that the Impact Report clearly stated Owner would pay the full costs of transportation to any park, including the Yucaipa parks ("[T]he Owner will pay for all reasonable costs associated for moving a Park resident's dwelling to another location. These costs may include, but are not limited to, the cost to disassemble an existing mobile home and all appurtenances in the Park, to transport the dwelling, and to reassemble the mobile home and all appurtenances in another mobile home park or location.").

Irrespective, the Impact Report has been revised to state the following:

"General moving estimates were secured by two professional movers – both reviewed and approved by the City of Carson. Their estimated ranges of cost are as follows:

Terra Firma

Estimate:

Single wide \$9,000 - \$12,000

Doublewide \$14,000-\$16,000

Prices include tear down, transportation, setup, and permits.

The price range includes transportation within 50 miles of subject dwelling.

Hemet Valley

Estimate:

Single wide \$7,000 - \$10,000

Doublewide \$12,000-\$15,000

Prices include tear down, transportation, setup, and permits.

The price range includes transportation within 50 miles of subject dwelling; estimates may vary depending on exact height/width of the unit, specifics of route, the condition of axles, number of awnings, and other factors.

These same rates would apply to moves from Carson to the Yucaipa parks referenced in the proposed relocation mitigation measures."

1.C.13: *Information whether residents have been offered the option of a long-term lease of the land and purchase of the improvements if the park is to be sold. [¶] Provide confirmation that this requirement has been met or does not apply due to no intent to sell the park.*"

Again, this is not a proper item of incompleteness. The Ordinance requires only, "Information whether residents have been offered the option of a long-term lease of the land and purchase of the improvements *if* the park is to be sold." (Emphasis added.) The Park is not to be sold, and the Impact Report does not state the Park is to be sold, so the condition precedent to provide information whether residents have been offered to lease the Park is not met and so the information is not required. Here again, we note that Imperial Avalon's impact report was deemed complete even though it did not contain any statement regarding whether residents were offered to lease that park. This clearly indicates City's intent to delay a hearing on Park Avalon's Impact Report through pretext and to improperly favor one developer over another.

Irrespective, the revised Impact Report contains the following statement, “There is no intent to sell the Park, so Residents have not been offered the option of a long-term lease of the land and purchase of the improvements.”

With regard to the optional, requested RIR edits, the Impact Report has been revised to reflect all requested textual changes and clarifications. Tables reformatted as requested may be provided at a later time.

The changes and additional information requested by you, and made by us in the enclosed revised Impact Report, are extremely limited and minor. Confirmation that the Impact Report and related materials are now complete can be performed very quickly. In order to mitigate the damage caused by City’s prior wrongful refusal to deem the Impact Report complete, as discussed above, demand is hereby made that City deem the Impact Report complete within 48 hours of this submittal, i.e., no later than close of business this Friday, October 9, 2020.

Sincerely,

COZEN O’CONNOR



By: Thomas W. Casparian, Esq.

cc: Sunny K. Soltani, Esq.
Benjamin R. Jones, Esq.
Saied Naaseh, Dir. Community Development



CITY OF CARSON

October 22, 2020

Richard H. Close, Esq.
Cozen O'Connor
1299 Ocean Avenue, Suite 900
Santa Monica, CA 90401
Rclose@cozen.com

Via U.S. Mail and Email

**SUBJECT: Relocation Impact Report (RIR) No. 3-18
Closure Request for Park Avalon Mobile Estates
750 East Carson Street**

Dear Mr. Close,

On October 7, 2020, City staff received your resubmittal regarding Relocation Impact Report (RIR) No. 3-18 for the closure of Park Avalon Mobile Estates located at 750 E. Carson St.

After review of the resubmittal and related materials, as it relates to application completeness pursuant to CMC Section 9128.21, please refer to the below.

Table 1 (Section 9128.21 – RIR Application Completeness Analysis) indicates the completeness items, with the modified notations in **bold** font, subject to the subsequent discussion regarding AB 2782.

The notations in Table 2 (staff-requested edits to the RIR application) relate to application edits that were/are requested as a courtesy and not required to be made to complete the RIR application.

1. RIR APPLICATION COMPLETENESS ANALYSIS (CMC 9128.21) – TABLE 1*

Relevant Provision of CMC 9128.21:	Complete/Incomplete	Location	Staff Comments
A. RIR	Complete*		See staff's comments below re: CMC 9128.21(C) and AB 2782
B. Resident Questionnaire	Complete	Completed questionnaires	

		submitted concurrently with RIR	
C. RIR Content:			
C.1. Description of Proposed New Use	Complete*	RIR, Pg. 4, 4 th Paragraph	
C.2. Timetable for park conversion	Complete	RIR, Pg. 20	
C.3. Legal Description of the Park	Complete	RIR, Exhibit A	
C.4. No. of spaces, length of occupancy, current rental rates	Complete	RIR, Exhibits B & D; Appraisal reports	
C.5. Date of manufacture and size of each mobilehome	Complete	RIR, Exhibit D; Appraisal reports submitted concurrently with RIR	
C.6. Appraised on-site value and off-site value of each of the mobile homes in the park	Complete*	Appraisal Reports submitted concurrently with RIR	
C.7. Total number of residents, broken down space by space, to identify owner or renter occupancy, principal or second home occupancy, resident under sixteen (16) years of age, residents sixty-two (62) years of age or over, and the number of residents who are handicapped and/or disabled.	Complete	RIR Pg. 6, Table 1; Exhibit D; Confidential tenant information spreadsheet.	Applicant provided a confidential tenant information spreadsheet to complete this item.
C.8. The name and mailing address of each mobile home resident and each nonresident mobile home	Complete	Tenancy Mailing List submitted concurrently	

owner		with RIR	
C.9. A list of known available spaces in the South Bay-Long Beach area of Los Angeles County, the Orange County area and other areas of Los Angeles County within a fifty (50) mile radius from the park, including any written commitments from mobile home parks and trailer park owners willing to accept displaced residents, the comparability of such parks and the rental rates for such spaces	Complete	RIR pgs. 7-10	RIR revision re: written commitments accepted.
C.10. Estimates from two (2) moving companies as to the minimum and per mile cost of moving, tear-down and set-up; and moving improvements installed by residents.	Complete	RIR, pgs. 9-10	1. RIR revision/additional explanation accepted. The names of the moving companies were provided and approved. 2. RIR revision/additional explanation accepted.
C.11. Proposed measures to mitigate the adverse impacts upon the park residents	Complete*	RIR pgs. 11-20	
C.12. Relocation Specialist	Complete	RIR pgs. 14, 15, 16, 19-20	
C.13. Information whether residents have been offered the option of a long-term lease of the land and purchase of the improvements if the park is	Complete	RIR pg. 4	RIR revision/additional explanation accepted.

to be sold			
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2. REQUESTED RIR EDITS (optional; not required to complete application)

TABLE 2

RIR Location	Staff Requested Edits
1. Pages. 1 and 3 states 133 coaches.	RIR revision accepted. See pg. 3
2. Page 8, 2 nd paragraph, reference Exhibit F	<p>2. Correct and Reformat Exhibit F:</p> <p>a. RIR revision accepted: The title and address has been changed from Imperial Avalon to Park Avalon.</p> <p>b. Applicant may provide at a later time: Add column and number each site so the reviewer is able to see up front the number of sites within the radius</p> <p>c. Re-arrange the list. List from lowest space rent to highest and ending with NAs.</p>
3. Page 8, 4 th paragraph's last sentence and Exhibit G	<p>1. RIR and Exhibit G revisions are accepted. 37 condos have been identified.</p> <p>2. Applicant may provide at a later time: Reformat Exhibit G. Add a column and number each site so the reviewer is able to see up front the number of sites</p>
4. Page 9, 2 nd paragraph	RIR revision accepted: Replace "...Table 4 on the following page" with "...Table 4 below."
5. Page 9, reference Exhibit H	Applicant may provide at a later time: Reformat Exhibit H. Add a column to number each site so the reviewer is able to see up front the number of sites
6. Page 10, second to last paragraph: statement that "the City directed Brabant to review Mr. Netzer's appraisals and establish his own opinion of values."	Requested revision was not completed: The Brabant appraisal report submitted is a review appraisal, i.e., a peer review of Mr. Netzer's appraisal report. Staff's understanding is that when conducting a peer review, an appraiser does not "establish his own opinion of values." Please delete "and establish his own opinion of

<p>7. Page 18, 2nd paragraph</p>	<p>values.” RIR revision accepted: Change reference to approving body from “City Council” to “Planning Commission,” with optional reference to a potential appeal to the City Council. The Planning Commission is the primary decisionmaking body (CMC §9128.21(A) & (D)). If the Planning Commission’s decision is appealed, the City Council would hear the matter and render a final administrative decision.</p>
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*You have indicated to the City that you are aware of Governor Newsom’s August 31, 2020, approval of Assembly Bill 2782 (AB 2782), and indeed, that you have been following the bill since prior to its passage. As stated in the City’s notice of RIR application incompleteness issued to you on September 30, 2020, the City has been conducting an analysis of AB 2782 and its potential impacts on your application. After analyzing AB 2782, City staff has determined that as a result of the passage of AB 2782, you are now required to submit the following information in order to complete your RIR application: (1) an appraisal of the “in-place market value” (within the meaning of AB 2782) of the mobilehomes of the residents to be displaced; and (2) information as to whether or not the intended or anticipated future use of the subject property would include or contribute to housing opportunities or choices for low- and/or moderate-income households within the City. Submittal of these items is required to enable the City to fully evaluate your RIR application.

With regard to item no. 1 requested above, the text, legislative history, and legislative intent of AB 2782 indicate that its “in-place market value” provisions require submission of an appraisal of the value that a buyer would be willing to pay for the respective mobilehomes considering their location in the mobilehome park (a rent-controlled mobilehome park in the City of Carson) and assuming the continuation of the mobilehome park. (See AB 2782, § 4). The appraisal reports submitted do not constitute or reflect such an appraisal.

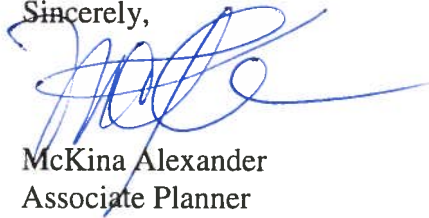
As to item no. 2, AB 2782 requires the City, when acting upon an RIR application, to “make a finding as to whether or not approval of the park closure and the park’s conversion into its intended new use, taking into consideration both the impact report as a whole and the overall housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction.” (See AB 2782, § 4). The RIR you submitted provides as follows, in pertinent part: “The Park Owner intends to close the Park for subsequent redevelopment. At this time, there is no proposed replacement development due to uncertain forecasts in the post-pandemic real estate market, the unknown cost and timing of local approval to close the Park, and other factors. The Park Owner anticipates developing the property into denser housing and possible mixed-use appropriate to the City’s burgeoning Civic Center area at the intersection of Avalon Boulevard and Carson Street, where the Park remains an underdeveloped parcel.” To

October 22, 2020
Park Avalon Mobile Estates
RIR No. 3-18

facilitate the City's ability to make a determination with respect to the foregoing required finding, please provide information as to whether the intended or anticipated development referenced would include affordable housing opportunities (i.e., housing units affordable to low-and/or moderate-income households), and provide a description of the anticipated nature and extent of such opportunities, if any.

You may contact me at (310) 952-1700 extension 1326 or malexand@carson.ca.us if you need further assistance.

Sincerely,



McKina Alexander
Associate Planner

October 26, 2020

VIA EMAIL

Thomas W. Casparian, Esq.

Direct Phone 310-460-4471
Direct Fax 310-594-3082
tcasparian@cozen.com

McKina Alexander
Associate Planner
City of Carson
City Hall
701 E. Carson Street
P.O. Box 6234
Carson, CA 90749

Re: Park Avalon Mobile Estates

Dear Ms. Alexander:

We have received your letter dated October 22, 2020 (your "Letter") purporting to again deem as incomplete the revised Relocation Impact Report ("revised Impact Report") for Park Avalon Mobile Estates (the "Park"), No. 3-18, which was submitted in response to your prior letter, dated September 30, 2020, deeming the initially-submitted Impact Report incomplete. Although your Letter concedes that the revised Impact Report provides all of the "incomplete" items listed in your first letter deeming the initial Impact Report incomplete, it improperly attempts to require new items, and also attempts to impose requirements that are not required under current law. This appears to be a continuation of City's wrongful attempts to delay a Planning Commission hearing on Park Avalon's application to close the Park.

In purporting to deem the revised Impact Report incomplete, your Letter improperly attempts to impose legal requirements that do not exist under current law. Your Letter states,

"After analyzing AB 2782, City staff has determined that as a result of the passage of AB 2782, you are now required to submit the following information in order to complete your RIR application: (1) an appraisal of the 'in-place market value' (within the meaning of AB 2782) of the mobilehomes of the residents to be displaced; and (2) information as to whether or not the intended or anticipated future use of the subject property would include or contribute to housing opportunities or choices for low- and/or moderate-income households within the City. Submittal of these items is required to enable the City to fully evaluate your RIR application."

AB 2782 is not the law, and will not become law until January 1, 2021. City is legally required to analyze the completeness of the Impact Report under the current law, not future law. Your Letter concedes that the revised Impact Report is complete under current law, and City is therefore legally obligated to deem the Impact Report complete and set it for hearing before the Planning Commission.

LEGAL\49152363\1

Your Letter violates City's legal obligation to deem the revised Impact Report complete and to hold a Planning Commission hearing for a second, independent reason. The Permit Streamlining Act, and in particular Government Code section 65943, requires that an agency, when deeming a permit incomplete, "shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application." Although your initial incompleteness notice purported to do so, it did not list, let alone thoroughly describe, the new specific information your Letter now contends is required. The Permit Streamlining Act does not allow an agency to add new items that were not previously specified.

As noted in my letter to you dated October 7, 2020, your initial incompleteness letter also wrongly deemed the initially-submitted Impact Report incomplete because the items that were purportedly missing either were not required by the Ordinance or were in fact provided. The initial Impact Report should have been deemed complete no later than October 2, 2020. Indeed, the Impact Report would have been submitted and complete even earlier but for our reliance on misrepresentations by City. City's actions, together with other actions taken by City and its course of conduct with this park and another seeking closure, make plain City's intent to delay closure application in an effort to burden, delay, or prevent the park from closing because the park's closure is politically unpopular, and because City is hoping to delay application completeness until the new law, AB 2782, becomes effective and allows City greater freedom to exact further requirements for closure than are allowed under current law. Indeed, your Letter attempting to impose AB 2782 prematurely makes that undeniable at this point.

City's wrongful actions have caused and will cause Park Avalon to suffer significant economic damage, almost certainly in an amount in the tens of millions of dollars. In order to mitigate the damage caused by City's repeated and wrongful refusal to deem the Impact Report complete and hold a hearing on its approval, demand is hereby made that City deem the Impact Report complete no later than close of business October 27, 2020, and set it for hearing at the next Planning Commission hearing.

Sincerely,

COZEN O'CONNOR



By: Thomas W. Casparian, Esq.

cc: Sunny K. Soltani, Esq.
Benjamin R. Jones, Esq.
Saied Naaseh, Dir. Community Development



CITY OF CARSON

November 3, 2020

Thomas W. Casparian, Esq.
Cozen O'Connor
1299 Ocean Avenue
Suite 900
Santa Monica, CA 90401

Re: Park Avalon Mobile Estates

Dear Mr. Casparian,

Thank you for your October 26, 2020 letter in regards to the above-referenced matter. The purpose of this letter is to respond thereto and to provide you with notice of an initial Planning Commission hearing date of **December 8, 2020** for the purpose of considering your client's RIR Application No. 3-18 for Park Avalon Mobile Estates ("Application").

First, with regard to the requested AB 2782 completeness items referenced in the City's October 22, 2020 application completeness determination letter ("October 22 Determination Letter"), please be advised that these items still remain incomplete. However, based on conversations with you, our City Attorney's office informs us that you would like to proceed to a Planning Commission hearing at your own risk. The City continues to encourage you to complete your client's application prior to proceeding to a Planning Commission hearing. The AB 2782 items are not requested based on any contention of the City that AB 2782 was in effect as of October 22, 2020, or that it will take effect prior to January 1, 2021. Instead, these items were requested in the October 22 Determination Letter because relevant timeframes applicable to the City's RIR hearing and decision-making process indicated a significant likelihood that, assuming full compliance with all applicable deadlines and timing requirements, no final administrative decision would be rendered on the Application prior to January 1, 2021, at which point AB 2782 would take effect and apply to the Application. Thus, the City requested submittal of the AB 2782 completeness items to ensure its ability to fully evaluate the application prior to moving forward with the hearing and decision-making process irrespective of whether that process happens to conclude before or after January 1, 2021, to protect both the applicant's and the City's interests in ensuring the efficiency of the process by avoiding the risk that the applicant will commence the process only to subsequently become obligated to abandon it and return to the task of completing its application consistent with AB 2782.

Some key timing considerations highlighting the potential that no final administrative determination would be rendered on the application prior to January 1, 2021 are as follows:

- Carson Municipal Code (CMC) Section 9128.21(D) requires the Director to give notice of a Planning Commission hearing and a copy of the RIR to park residents no less than 30 days in advance of the initial date set for hearing on the application;
- CMC Section 9128.21(E) provides that the Planning Commission shall, by resolution, render its decision within forty-five (45) days of the date first set for hearing;
- CMC Section 9128.21(F) provides that “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.” Section 9173.4(B)(2) provides that an appeal shall be filed in writing within fifteen (15) days of the date of the Commission’s action.
- CMC Section 9128.21(F) provides that if an appeal is filed, the Director shall notify the appellant within 15 days whether the appeal is complete. Under CMC Section 9173.4(B)(5), if an appeal is found to be deficient, the City Clerk shall notify the appellant of the deficiency and the appellant shall have seven days to correct it.
- Under CMC Section 9128.21(F), within 30 days after an appeal is accepted as complete, the Director shall set the matter for hearing by the City Council, and shall give 15 days’ notice of the hearing to all affected parties.

Applying the foregoing timelines demonstrates that, depending on how the process unfolds, there is a significant possibility that a final administrative decision may not be rendered prior to the date AB 2782 becomes effective, even in the absence of an appeal to the City Council. To provide you with a real-world example, in a recent park closure process in the City where the application was deemed complete on April 8, 2020, no final administrative determination was rendered until July 7, 2020, almost three months later. Thus, you can see how submittal of the requested AB 2782 completeness items in advance could help to ensure a smooth and efficient hearing process, conserving resources for both the City and the applicant. Furthermore, for the City to ignore AB 2782 completely flies in the face of the legislative intent of that bill.

Your letter also cites the Permit Streamlining Act (PSA), and specifically Government Code Section 65943, contending the City’s October 22 Determination Letter violated a requirement that “an agency, when deeming a permit incomplete, ‘shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application.’”

Without waiving any other arguments with respect to the foregoing contention, the City does not see fit to address it within the context of the PSA, because the PSA does not apply to the application.

The PSA, including Gov’t Code Section 65943, applies only to “development projects,” as defined in the PSA to mean “any project undertaken for the purpose of development. ‘Development project’ includes a project involving the issuance of a permit for construction or reconstruction but not a permit to operate. ‘Development project’ does not include any ministerial projects proposed to be carried out or approved by public agencies.” (Gov’t Code 65928).

“Development” is defined in the PSA to mean “on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act . . . and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan” (Gov’t Code 65927). “Project” is defined to mean “any activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.” (Gov’t Code §65931).

Your client’s application is solely an RIR application pursuant to CMC 9128.21. As such, it relates only to the determination by the City of what relocation impact mitigation measures must be paid by the park owner to residents in order for the park owner to close the park and thereby compel the park residents to relocate. The application does not include an application for subsequent “development” of the subject property within the meaning of the PSA, nor does it contain a request for issuance of any permits or entitlements for use in connection therewith. If the application is granted, it would merely represent approval of the relocation impact measures required to be taken by the park owner in connection with closure of the park, and would not authorize any action related to subsequent development of the subject property. A subsequent application would be required for that purpose.

Although the Application was submitted on a form entitled “Development Application,” that label is a matter of form only, reflecting the fact that RIR applications are not sufficiently common to merit creation of a separate form devoted specifically to that purpose. The title of the form in this instance does not reflect the substance of the Application, which as discussed above does not constitute an application for a “development project” within the meaning of the PSA.

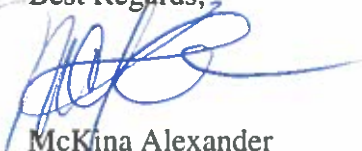
The City has always acted with diligence and in accordance with all applicable legal timeframes with respect to the Application, and it will continue to do so. Contrary to your frivolous assertions, the City has never intended or attempted to delay or obstruct the Application for any reason. The City’s September 30, 2020 completeness determination letter (“September 30 Determination Letter”) identified numerous items that remained incomplete in the Application after the September 2, 2020 submittal, resulting in numerous revisions made by the applicant in its October 7, 2020 resubmittal of the RIR and related application materials, as was necessary to complete such items pursuant to CMC Section 9128.21. The September 30 Determination Letter also notified the applicant of the passage of AB 2782 and its potential effect on the Application and of the City’s need to analyze the newly-passed legislation in order to ascertain those impacts, which were then specified in the City’s October 22 Determination Letter. All of these actions complied with the provisions of CMC Section 9128.21.

The City's September 30 Determination Letter and October 22 Determination Letter, the applicant's letters in response thereto, and the applicant's conversations with City staff and the City Attorney's office have established to the City's satisfaction that the applicant has been amply notified of the impending effectiveness of AB 2782 and of the City's understanding and expectation that AB 2782 will be legally applicable to the City's decision on the Application in the event a final administrative decision is rendered (i.e., takes effect) on or after January 1, 2021.

Therefore, despite the applicant's refusal to submit the requested AB 2782 completeness items, and pursuant to the applicant's demand for City to proceed with a hearing on the Application immediately pursuant to existing law, the Director has determined that the Application will be set for an initial hearing date of **December 8, 2020**, for consideration by the City's Planning Commission. In doing so, the City expressly reserves all rights, remedies, and contentions related to AB 2782 and its potential applicability to the Application and the City's decision thereon, including, without limitation, as discussed above and in the September 30 Determination Letter and the October 22 Determination Letter. Although the City maintains its request that the applicant submit the requested AB 2782 completeness items, the Director will not change or postpone the above-referenced hearing date based on failure or continued refusal of applicant to do so.

Planning staff will be in contact with you in the coming days and weeks in regards to relevant items and considerations related to preparation to conduct the hearing. Thank you and please do not hesitate to contact me if you have any questions or concerns.

Best Regards,



McKina Alexander
Associate Planner
310-952-1700 ext. 1326
malexander@carson.ca.us

BRJ:ma

November 29, 2020

Dear Planning Commission,

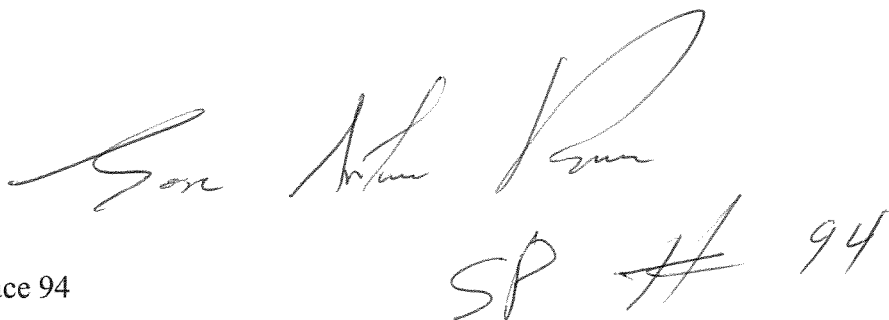
I, Jose Rios, have lived in Carson Avalon Park for 18 years. My wife and I are unemployed due to the pandemic and my son is a full-time student. I am in recovery from a liver infection that if left untreated may cause cirrhosis of the liver. Due to lack of employment and health issues, financial stability is very important for my family and me.

I do not agree with the price my house was evaluated at. I had previously gotten my home evaluated and the evaluation came back at \$185,000. I am only seeking a fair price at market value for my home. I would like my house to be reevaluated in order to establish a fair market price. In addition, I ask that the meeting set for December 8, 2020 at city hall be postponed due to the pandemic. I believe this is not the right time for a meeting to take place; many residents of the mobile park like myself have health issues and exposing ourselves to a large crowd can pose a serious health risk.

Thank you for your time and consideration. I look forward to hearing from you. You may reach me at (424) 757- 2812.

Sincerely,

Jose Rios
750 East Carson St. Space 94
Carson, CA 90745



The image shows a handwritten signature in cursive that reads "Jose Rios". Below the signature, there are handwritten initials "SP" followed by a hash symbol "#", and the number "94".

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 94
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

The City's Ordinance requirement for appraisal of "on-site" value is an investment value, which is generally defined as:

The value of a property to a particular investor or class of investors based on the investors' specific requirements;¹ distinguished from market value, which is impersonal and detached.

This is appropriate to the City's appraisal requirement as investment value reflects "the subjective relationship between a particular investor and a given investment"² and is used precisely in the situation called for by this assignment, to advise public agencies "on the probable effects of proposed actions being reviewed by the agency," such as Park closure in this instance.³ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁴ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.

The "appraised off-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach based on the Hypothetical Condition that is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition. The NADA value represents the physical value of the mobile home, exclusive of any "locational value".

The "appraised on-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach "As-Sited" in its "As-Is" condition (in-place) and taking into consideration the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (from 2010 forward), based on present worth of the difference between the concluded Market Rent (space rent) and the Contract Space Rent.

An additional "Preclosing Leasehold Benefit" is included, recognizing the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of appraisal, as an additional component of appraised on-site value.

HYPOTHETICAL CONDITIONS

Per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), one value conclusion ("appraised value off-site") is based on the hypothetical condition that the subject is not sited at Park Avalon Mobile Estates, rather it is located on a dealer's lot and available for sale.

The analysis "appraised on-site value" assumes the Hypothetical Condition that the individual space is available to be rented at "Market Rent", which is concluded based on a survey of other parks in the market area that are not subject to the City of Carson Rent Stabilization Ordinance, and measured against the Contract Space Rent.

TITLE & HCD REGISTRATION

HCD Decal No.: AAM3669

¹ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

² Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

³ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 9.

⁴ Appraisal Institute, The Appraisal of Real Estate, Thirteenth Edition, (Chicago, 2008), p. 134-135.

Registered Owner: Jose Antonio Rios
Legal Owner: Jose Antonio Rios
Name on Rent Roll: Jose A. Rios
Most Recent Sale: Purchased home in 2002.

INSPECTION INFORMATION

Date of Inspection: May 27, 2020
Inspection: Exterior inspection with a copy of Brabant "Summary Description of Home" and a review of the "Homeowner Disclosure Statement"

COACH INFORMATION

Manufacturer: Champion
Model/Trade Name: N/A
Year Manufactured: 1968
Sections: 1
Dimensions (w x l): 12' x 48'
Room Count: 2 BD/1.5BA
Quality/Condition: Excellent/Excellent
Awning: Yes
Raised Patio: Yes
Parking: Two-car carport
Yard & Landscape: Excellent
Additional Features: Vaulted ceilings, ceiling fans in the living room, dining area, one bedroom and on the porch. Mirrored wardrobes in one bedroom as well as the living room. Driveway is comprised of pavers and a portion of the skirting is stone. Front porch is highly upgraded. Room addition/expansion 12' x 36' - 2004; roof/drywall, large wood storage shed - 2008

APPRAISED OFF-SITE VALUE & APPRAISED ON-SITE VALUE

The NADA Guide "appraised off-site value" is based on the above physical information and my inspection of the coach. The "appraised off-site value" based on the Hypothetical Condition that the subject is not sited in Park Avalon Mobile Estates and is on a dealer lot and available for sale on the date of inspection, is: \$39,221.74 which is rounded to \$39,225.00. The NADA Guide On-Site report is included as Exhibit B to this Appraisal Summary.

The "appraised on-site value" is based on the above physical information assuming the coach is sited in the park, plus the present value of the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (up to 10-years) and the "Preclosing Leasehold Benefit". The NADA Guide "appraised on-site value" is \$48,882.16 (Exhibit C - NADA Guide On-Site). The term "Leasehold Advantage", or "Positive Leasehold"⁵ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The value of the monthly Leasehold Advantage is the difference between the current Market Rent (estimated in the "Master Report") and the current Contract Rent as outlined in the rent poll

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago, 2002), p. 215.

provided. The tenant occupancy commenced in 2004 and the benefits of the Leasehold Advantage over the tenant tenancy have been realized.

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report
Monthly Space Rent:	<u>-345.02</u>	May 2020 Rent Roll provided
Leasehold Advantage:	\$604.98	Monthly Benefit accruing to Tenant
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%
	\$6,881.35	Pre-Closing Leasehold Benefits

NADA Coach Value (adjusted for in park location):	\$48,882.16
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:	Pre-2010
Pre-Closing Leasehold Benefit:	<u>6,881.35</u>
Total Appraised On-Site Value (per Code Section 9128.21.C.6):	\$55,763.51
	Rounded To: \$55,775.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised off-site value", as of May 27, 2020, of: \$39,225.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised on-site value", as of May 27, 2020, of: \$55,775.00.

CERTIFICATION

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that this the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and

Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report.

Ellen M. Netzer provided professional assistance to the person signing this report.

In accordance with the USPAP Competency Provision, I certify that I have the knowledge and experience to complete this assignment and have appraised this property type before.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. In furtherance of the aims of the Institute to develop higher standards of professional performance by its Members, the appraisers may be required to submit authorized committees of said Institute copies of this report and any subsequent changes or modifications thereof.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

Respectfully submitted,

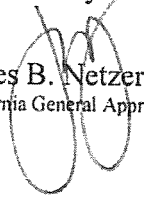

James B. Netzer, MAI
California General Appraiser No. AG003143

Exhibit A – HCD Title Information



Title Search

Date Printed: May 15, 2020

Decal #:	AAM3669	Use Code:	SFD
Manufacturer:	CHAMPION	Original Price Code:	ABF
Tradename:	CHAMPION	Rating Year:	1968
Model:		Tax Type:	ILT
Manufactured Date:	01/01/1968	Last ILT Amount:	\$5.00
Registration Exp:	02/28/2021	Date ILT Fees Paid:	03/15/2020
First Sold On:	07/18/1968	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
S2516	CAL373212	48'	12'

Registered Owner:

JOSE ANTONIO RIOS
750 E CARSON ST SPACE 94
CARSON, CA 90745

Last Title Date: 02/23/2004

Last Reg Card: 03/04/2020

Sale/Transfer Info: Price \$15,000.00 Transferred on 01/21/2004

Situs Address:

750 E CARSON ST SP 94
CARSON, CA 90745
Situs County: LOS ANGELES

Inactive Decal/DMV:

DMV GL9362

END OF TITLE SEARCH

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

SVS Quality Selected: Luxury

Floor Areas: Single-Wide Chart: 298

	Width		Length	Total Value
Main Floor Area	12	x	48	\$12,256.54
Expando/Tip-Out Floor Area	12	x	36	\$6,674.40

Floor Value				\$18,930.94
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$18,930.94
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$20,256.11
4. Condition Adjustment Selected: Excellent		x	114 %	
5. Condition Adjusted Value Remaining Physical Life: 59-56 yrs.				\$23,091.96
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$23,091.96
8. Total Adjusted Value of Used Home				\$23,091.96
9. Total Additional Features		+		\$16,129.78
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$39,221.74
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Excellent.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
Total BATH FIXTURES					\$136.00
- COUNTER TOPS					
- Kitchen Counters - Coved	1	ea.	5+ Years	\$36.00	\$36.00
- Kitchen Counters - Granite	1	ea.	5+ Years	\$1,296.00	\$1,296.00
- Lavy Top Coved	2	ea.	5+ Years	\$22.00	\$44.00
- Lavy Top Marble	2	ea.	5+ Years	\$56.00	\$112.00
Total COUNTER TOPS					\$1,488.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	2	pair	5+ Years	\$152.00	\$304.00
Total DOORS					\$403.00
- FAN					
- Bath Ceiling Exhaust Fan	1	ea.	5+ Years	\$29.00	\$29.00
- Ceiling Paddle Fan	3	ea.	5+ Years	\$67.00	\$201.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$312.00
- FLOORING					
- Tile Flooring	531	sq. ft.	5+ Years	\$5.64	\$2,994.84
- Hardwood Flooring	576	sq. ft.	5+ Years	\$4.96	\$2,856.96
Total FLOORING					\$5,851.80

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

Components

- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
- Multi-wide	1	home	5+ Years	\$431.00	\$431.00
- Third/Tag-A-Long Section	1	home	5+ Years	\$123.00	\$123.00
Total HOUSE TYPE ROOFING					\$870.00
- HOUSE TYPE SIDING					
- Single-wide	1	home	5+ Years	\$486.00	\$486.00
- Third/Tag-A-Long Section	1	home	5+ Years	\$343.00	\$343.00
Total HOUSE TYPE SIDING					\$829.00
- INTERIOR					
- Cathedral/Vaulted Ceiling Rooms	1	ea.	5+ Years	\$121.00	\$121.00
- Drywall/Gypsum Walls	144	lin. ft.	5+ Years	\$3.43	\$493.92
Total INTERIOR					\$614.92
- KITCHEN APPLIANCES					
- 24 CF Refrigerator	1	ea.	5+ Years	\$525.00	\$525.00
Total KITCHEN APPLIANCES					\$525.00
- PLUMBING					
- Single Lever Faucet	1	ea.	5+ Years	\$36.00	\$36.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00
Total PLUMBING					\$152.00
- WINDOWS					
- Dual Glazed Windows - Single-wide	1	all	5+ Years	\$355.00	\$355.00
- Dual Glazed Windows - Third/Tag-A-Long Section	1	all	5+ Years	\$60.00	\$60.00
Total WINDOWS					\$415.00
Total Components					\$11,596.72

Used Value Report Filename: Park Avalon 2020

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Page 3 of 4

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	300	sq. ft.	5+ Years	\$2.09	\$627.00
- Patio	18	sq. ft.	5+ Years	\$2.09	\$37.62
Total AWNINGS (Aluminum w/Metal Roofing)					\$664.62
- AWNINGS (Wood Type w/House-type Roof)					
- Attached to Home	144	sq. ft.	5+ Years	\$6.31	\$908.64
Total AWNINGS (Wood Type w/House-type Roof)					\$908.64
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	108	sq. ft.	5+ Years	\$6.78	\$732.24
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$732.24
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Brick Ornamental 24" to 36" High	84	lin. ft.	5+ Years	\$8.49	\$713.16
- Masonite	60	lin. ft.	5+ Years	\$6.64	\$398.40
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,111.56
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$3,861.06

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	120	sq. ft.	5+ Years	\$5.60	\$672.00
Total STORAGE BUILDINGS/SHEDS					\$672.00
Total Additive Values					\$672.00

Total Additional Features **\$16,129.78**

Used Value Report Filename Park Avalon 2020

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Page 4 of 4

Exhibit C - NADA Guide - On-Site

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

SVS Quality Selected: Luxury

Floor Areas: Single-Wide Chart: 298

	Width		Length	Total Value
Main Floor Area	12	x	48	\$12,256.54
Expando/Tip-Out Floor Area	12	x	36	\$6,674.40

Floor Value				\$18,930.94
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$18,930.94
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$20,256.11
4. Condition Adjustment Selected: Excellent		x	114 %	
5. Condition Adjusted Value Remaining Physical Life: 59-56 yrs.				\$23,091.96
6. Land-Lease Community Adjustment Selected: Standard		x	113 %	
7. Land-Lease Community Adjusted Value				\$26,093.92
8. Total Adjusted Value of Used Home				\$26,093.92
9. Total Additional Features		+		\$22,788.24
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$48,882.16
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Excellent.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a used manufactured home, but not on a new manufactured home.

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Shower Stall	1	ea.	5+ Years	\$136.00	\$136.00
Total BATH FIXTURES					\$136.00
- COUNTER TOPS					
- Kitchen Counters - Covered	1	ea.	5+ Years	\$36.00	\$36.00
- Kitchen Counters - Granite	1	ea.	5+ Years	\$1,296.00	\$1,296.00
- Lavy Top Covered	2	ea.	5+ Years	\$22.00	\$44.00
- Lavy Top Marble	2	ea.	5+ Years	\$56.00	\$112.00
Total COUNTER TOPS					\$1,488.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	2	pair	5+ Years	\$152.00	\$304.00
Total DOORS					\$403.00
- FAN					
- Bath Ceiling Exhaust Fan	1	ea.	5+ Years	\$29.00	\$29.00
- Ceiling Paddle Fan	3	ea.	5+ Years	\$67.00	\$201.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$312.00
- FLOORING					
- Tile Flooring	531	sq. ft.	5+ Years	\$5.84	\$2,994.84
- Hardwood Flooring	576	sq. ft.	5+ Years	\$4.96	\$2,856.96
Total FLOORING					\$5,851.80

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

Components

- HOUSE TYPE ROOFING				
- Single-wide	1	home	5+ Years	\$316.00 \$316.00
- Multi-wide	1	home	5+ Years	\$431.00 \$431.00
- Third/Tag-A-Long Section	1	home	5+ Years	\$123.00 \$123.00
Total HOUSE TYPE ROOFING				\$870.00
- HOUSE TYPE SIDING				
- Single-wide	1	home	5+ Years	\$486.00 \$486.00
- Third/Tag-A-Long Section	1	home	5+ Years	\$343.00 \$343.00
Total HOUSE TYPE SIDING				\$829.00
- INTERIOR				
- Cathedral/Vaulted Ceiling Rooms	1	ea.	5+ Years	\$121.00 \$121.00
- Drywall/Gypsum Walls	144	lin. ft.	5+ Years	\$3.43 \$493.92
Total INTERIOR				\$614.92
- KITCHEN APPLIANCES				
- 24 CF Refrigerator	1	ea.	5+ Years	\$525.00 \$525.00
Total KITCHEN APPLIANCES				\$525.00
- PLUMBING				
- Single Lever Faucet	1	ea.	5+ Years	\$36.00 \$36.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00 \$24.00
- Stainless Steel Sink	1	ea.	5+ Years	\$92.00 \$92.00
Total PLUMBING				\$152.00
- WINDOWS				
- Dual Glazed Windows - Single-wide	1	all	5+ Years	\$355.00 \$355.00
- Dual Glazed Windows - Third/Tag-A-Long Section	1	all	5+ Years	\$60.00 \$60.00
Total WINDOWS				\$415.00
Total Components				\$11,596.72

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	300	sq. ft.	5+ Years	\$2.09	\$627.00
- Patio	18	sq. ft.	5+ Years	\$2.09	\$37.62
Total AWNINGS (Aluminum w/Metal Roofing)					\$664.62
- AWNINGS (Wood Type w/House-type Roof)					
- Attached to Home	144	sq. ft.	5+ Years	\$6.31	\$908.64
Total AWNINGS (Wood Type w/House-type Roof)					\$908.64
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	108	sq. ft.	5+ Years	\$6.78	\$732.24
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$732.24
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Brick Ornamental 24" to 36" High	84	lin. ft.	5+ Years	\$8.49	\$713.16
- Masonite	60	lin. ft.	5+ Years	\$6.64	\$398.40
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,111.56
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$3,861.06

Additive Values

- LANDSCAPING					
- Shrubs/Hedges (Medium)	37	ea.	5+ Years	\$14.00	\$518.00
- Trees (Medium 26" - 36" Box)	2	ea.	5+ Years	\$145.00	\$290.00
Total LANDSCAPING					\$808.00
- PATIO SLABS					
- Brick	917	sq. ft.	5+ Years	\$6.38	\$5,850.46
Total PATIO SLABS					\$5,850.46

Used Value Report Filename: Park Avalon 2020

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 94 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
2000	CHAMPION	CHAMPION	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	120	sq. ft.	5+ Years	\$5.60	\$672.00
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Total STORAGE BUILDINGS/SHEDS					\$672.00
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Total Additive Values					\$7,330.46
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Total Additional Features					\$22,788.24
----------------------------------	--	--	--	--	--------------------

Used Value Report Filename: Park Avalon 2020

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Juan Guillen

750 East Carson Street sp. 20
Carson, California 90745

Noviembre 23 de 2020

Departamento de Desarrollo Comunitario.
Division de Planificacion .

A quien corresponda :

Por medio de esta carta pongo ante ustedes el impacto de la Reubicacion # 3-18 ("RIR"). Que se recibio el dia 4 de Noviembre de 2020. Tras la revision, me han informado de su evaluacion . La cual no me ha dejado satisfecho con su tasacion que se determino como el " sitio" y "fuera del sitio". El valor de mi casa. La carta decia que el valor de la tasacion de mi casa, se determino en vase a la " opinion" de James B. Netzer. Además, creo que la "opinion de Netzer no es exacta a los costos actuales y totales de la propiedad. Durante varios años adecuados de vivir en esta propiedad. Las remodelaciones que se realizaron incluyen; la Colocacion tile en todas las avitaciones, Renovaciones en el baño, Remodelacion total de la cocina, Aires acondicionados en cada avitacion y La Nivelacion Periodica del Movable Home. Además, El resumen de la tasacion se realizo sobre la base de una "inspection exterior con una copia de la Descripcion resumida de la casa. de Brabant y una una revicion de la "Declaracionnde divulgacion del propietario" que establece informacion falsa, con respecto al interior de la casa, pues no mencionan la remodelacion de la cocina. Como resultado el valor ajustado en el lugar de \$ 57.000 USD. No

reflejan el valor real del Mercado Actual y de acuerdo a los Movable Homes que estan a la venta en esta misma area, solo me alcanzaria para el pago inicial de otro.

Por esto les pido que se vuelva a evaluar el resumen de la tasacion de la casa y que cumpla con el valor exacto de la propiedad.

Atentamente

Juan Guillen

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS

SPACE 20 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Guerdon / Great Lakes
No. of Sections: 2 Year Built: 1970
Room Count: 2 Bedroom(s) / 1 Bath(s) Dimensions: 20 x 40
Other: None

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$11,500
NADA On-site Value:	\$12,664.02	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,881.35</u>	
Appraised On-Site Value (Rounded):		\$19,550

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$12,664.02	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$24,310.99	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$20,839.71</u>	
Adjusted On-Site Value (Rounded):		\$57,815

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 20
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

The City's Ordinance requirement for appraisal of "on-site" value is an investment value, which is generally defined as:

The value of a property to a particular investor or class of investors based on the investors' specific requirements;¹ distinguished from market value, which is impersonal and detached.

This is appropriate to the City's appraisal requirement as investment value reflects "the subjective relationship between a particular investor and a given investment"² and is used precisely in the situation called for by this assignment, to advise public agencies "on the probable effects of proposed actions being reviewed by the agency," such as Park closure in this instance.³ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁴ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.

The "appraised off-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach based on the Hypothetical Condition that is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition. The NADA value represents the physical value of the mobile home, exclusive of any "locational value".

The "appraised on-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach "As-Sited" in its "As-Is" condition (in-place) and taking into consideration the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (from 2010 forward), based on present worth of the difference between the concluded Market Rent (space rent) and the Contract Space Rent.

An additional "Preclosing Leasehold Benefit" is included, recognizing the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of appraisal, as an additional component of appraised on-site value.

HYPOTHETICAL CONDITIONS

Per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), one value conclusion ("appraised value off-site") is based on the hypothetical condition that the subject is not sited at Park Avalon Mobile Estates, rather it is located on a dealer's lot and available for sale.

The analysis "appraised on-site value" assumes the Hypothetical Condition that the individual space is available to be rented at "Market Rent", which is concluded based on a survey of other parks in the market area that are not subject to the City of Carson Rent Stabilization Ordinance, and measured against the Contract Space Rent.

TITLE & HCD REGISTRATION

HCD Decal No.: ABA2509

¹ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

² Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

³ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 9.

⁴ Appraisal Institute, The Appraisal of Real Estate, Thirteenth Edition, (Chicago, 2008), p. 134-135.

Registered Owner: Martin Arciga, Maria Del Socorro Guillen De Garcia, Juan Guillen and Adriana G. Guillen
Legal Owner: Same as above
Name on Rent Roll: Juan Guillen
Most Recent Sale: Purchased home in 2007.

INSPECTION INFORMATION

Date of Inspection: May 26, 2020
Inspection: Exterior inspection with a copy of Brabant "Summary Description of Home" and a review of the "Homeowner Disclosure Statement"

COACH INFORMATION

Manufacturer: Guerdon
Model/Trade Name: Greatlake
Year Manufactured: 1970
Sections: 2
Dimensions (w x l): 10' x 40' / 10' x 40'
Room Count: 2BD/1BA
Quality/Condition: Average+/Average
Awning: Yes
Raised Patio: No
Parking: One open parking space next to home
Yard & Landscape: Average
Additional Features: French doors and built-in hutch. Kitchen & bathroom tile – 2007; closet – 2007; interior paint – 2007; front door – 2015; roof insulation – 2013; roof maintenance – 2017, water heater & piping – 2018; back stairs – 2017; AC - 2018

APPRAISED OFF-SITE VALUE & APPRAISED ON-SITE VALUE

The NADA Guide "appraised off-site value" is based on the above physical information and my inspection of the coach. The "appraised off-site value" based on the Hypothetical Condition that the subject is not sited in Park Avalon Mobile Estates and is on a dealer lot and available for sale on the date of inspection, is: \$11,479.90, which is rounded to \$11,500.00. The NADA Guide On-Site report is included as Exhibit B to this Appraisal Summary.

The "appraised on-site value" is based on the above physical information assuming the coach is sited in the park, plus the present value of the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (up to 10-years) and the "Preclosing Leasehold Benefit". The NADA Guide "appraised on-site value" is \$12,644.02 (Exhibit C - NADA Guide On-Site). The term "Leasehold Advantage", or "Positive Leasehold"⁵ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The value of the monthly Leasehold Advantage is the difference between the current Market Rent (estimated in the "Master Report") and the current Contract Rent as outlined in the rent roll

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago, 2002), p. 215.

provided. The tenant occupancy commenced in 2007 and the benefits of the Leasehold Advantage over the tenant tenancy have been realized.

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report
Monthly Space Rent:	<u>-345.02</u>	May 2020 Rent Roll provided
Leasehold Advantage:	\$604.98	Monthly Benefit accruing to Tenant
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%
	\$6,881.35	Pre-Closing Leasehold Benefits
NADA Coach Value (adjusted for in park location):		\$12,664.02
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:		Pre-2010
Pre-Closing Leasehold Benefit:		<u>6,881.35</u>
Total Appraised On-Site Value (per Code Section 9128.21.C.6):		\$19,545.37
		Rounded To: \$19,550.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an “appraised off-site value”, as of May 27, 2020, of: \$11,500.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an “appraised on-site value”, as of May 27, 2020, of: \$19,550.00.

CERTIFICATION

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that this the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and

Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report.

Ellen M. Netzer provided professional assistance to the person signing this report.

In accordance with the USPAP Competency Provision, I certify that I have the knowledge and experience to complete this assignment and have appraised this property type before.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. In furtherance of the aims of the Institute to develop higher standards of professional performance by its Members, the appraisers may be required to submit authorized committees of said Institute copies of this report and any subsequent changes or modifications thereof.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

Respectfully submitted,

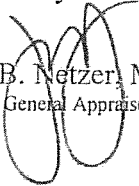

James B. Netzer, MAI
California General Appraiser No. AG003143

Exhibit A – HCD Title Information



Title Search

Date Printed: May 15, 2020

Decal #:	ABA2509	Use Code:	SFD
Manufacturer:	GUERDON	Original Price Code:	ABV
Tradename:	GREATLAKE	Rating Year:	1970
Model:		Tax Type:	ILT
Manufactured Date:	01/01/1970	Last ILT Amount:	\$8.00
Registration Exp:	08/31/2020	Date ILT Fees Paid:	08/31/2019
First Sold On:	10/01/1970	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
S8870XX	A397959	40'	10'
S8870XXU	A397960	40'	10'

Registered Owner:

MARTIN ARCIGA
MARIA DEL SOCORRO GUILLEN DE GARCIA
JUAN GUILLEN
ADRIANA G GUILLEN
Tenants in Common Or
750 E CARSON ST SPACE 20
CARSON, CA 90745

Last Title Date: 01/16/2020
Last Reg Card: 01/16/2020
Sale/Transfer Info: Price \$.00 Transferred on 12/27/2019

Situs Address:

750 E CARSON ST SPACE 20
CARSON, CA 90745
Situs County: LOS ANGELES

Inactive Decal/DMV:

DMV HP3560, DMV HP3561

Renewal Fees:

\$64.00

END OF TITLE SEARCH

Exhibit B - NADA Guide - Off-Site

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/23/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1970	GUERDON	GREAT LAKES	CA	PA

Floor Areas: Double-Wide Chart: 311

	Width		Length	Total Value
Main Floor Area	20	x	40	\$4,937.14

Floor Value			\$4,937.14
Items Multiplier (N/A)		x	N/A
1. Base Structure Value			\$4,937.14
2. State Location Adjustment Selected: Yes		x	107 %
3. Total Book Retail Value (In average condition)			\$5,282.74
4. Condition Adjustment Selected: Average		x	100 %
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.			\$5,282.74
6. Land-Lease Community Adjustment Selected: N/A		x	N/A
7. Land-Lease Community Adjusted Value			\$5,282.74
8. Total Adjusted Value of Used Home			\$5,282.74
9. Total Additional Features		+	\$6,197.16
10. Total Repairs		-	\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment			\$11,479.90
12. Wholesale Value Selected: N/A		x N/A	N/A
13. Additional Adjustments Selected: No			

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a used manufactured home, but not on a new manufactured home.

Used Value Report Filename:

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/23/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1970	GUERDON	GREAT LAKES	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$245.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- COUNTER TOPS					
- Kitchen Counters - Covered	1	ea.	5+ Years	\$36.00	\$36.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$92.00
- DOORS					
- Deluxe House Type Exterior Door	2	ea.	5+ Years	\$99.00	\$198.00
Total DOORS					\$198.00
- EXTERIOR					
- Shutters	2	pair	5+ Years	\$10.00	\$20.00
Total EXTERIOR					\$20.00
- FAN					
- Bath Ceiling Exhaust Fan	1	ea.	5+ Years	\$29.00	\$29.00
Total FAN					\$29.00
- FLOORING					
- Tile Flooring	225	sq. ft.	5+ Years	\$5.64	\$1,269.00
- Laminate Flooring	575	sq. ft.	5+ Years	\$3.80	\$2,185.00
Total FLOORING					\$3,454.00

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/23/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1970	GUERDON	GREAT LAKES	CA	PA

Components

- KITCHEN APPLIANCES

- 14 CF Refrigerator	1	ea.	5+ Years	\$223.00	\$223.00
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Total KITCHEN APPLIANCES					\$223.00
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- PLUMBING

- Gas Tee for Dryer (Incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
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- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
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- Single Lever Faucet	1	ea.	5+ Years	\$36.00	\$36.00
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- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
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- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00
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Total PLUMBING					\$247.00
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Total Components					\$4,617.00
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Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	224	sq. ft.	5+ Years	\$2.09	\$468.16
---------	-----	---------	----------	--------	----------

Total AWNINGS (Aluminum w/Metal Roofing)					\$468.16
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- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	120	lin. ft.	5+ Years	\$3.00	\$360.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$360.00
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- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS					\$444.00
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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/23/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1970	GUERDON	GREAT LAKES	CA	PA

Accessories

- WATER COOLERS (Roof or Window Mount)

- Evaporative Coolers (All CFMS)

1

ea.

5+ Years

\$308.00

\$308.00

Total WATER COOLERS (Roof or Window Mount)

\$308.00

Total Accessories

\$1,580.16

Total Additional Features

\$6,197.16

Used Value Report Filename:

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Page 4 of 4

Exhibit C - NADA Guide - On-Site

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/23/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1970	GUERDON	GREAT LAKES	CA	PA

Floor Areas: Double-Wide Chart: 311

Main Floor Area	Width	x	Length	Total Value
	20		40	\$4,937.14

Floor Value \$4,937.14

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$4,937.14**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$5,282.74

4. Condition Adjustment Selected: Average x 100 %

5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs. \$5,282.74

6. Land-Lease Community Adjustment Selected: Standard x 113 %

7. Land-Lease Community Adjusted Value \$5,969.50

8. **Total Adjusted Value of Used Home** **\$5,969.50**

9. Total Additional Features + \$6,694.52

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$12,664.02**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename:

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/23/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1970	GUERDON	GREAT LAKES	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Tub Enclosure	1	ea.	5+ Years	\$54.00	\$54.00
Total BATH FIXTURES					\$245.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- COUNTER TOPS					
- Kitchen Counters - Coved	1	ea.	5+ Years	\$36.00	\$36.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$92.00
- DOORS					
- Deluxe House Type Exterior Door	2	ea.	5+ Years	\$99.00	\$198.00
Total DOORS					\$198.00
- EXTERIOR					
- Shutters	2	pair	5+ Years	\$10.00	\$20.00
Total EXTERIOR					\$20.00
- FAN					
- Bath Ceiling Exhaust Fan	1	ea.	5+ Years	\$29.00	\$29.00
Total FAN					\$29.00
- FLOORING					
- Tile Flooring	225	sq. ft.	5+ Years	\$5.64	\$1,269.00
- Laminate Flooring	575	sq. ft.	5+ Years	\$3.80	\$2,185.00
Total FLOORING					\$3,454.00

Used Value Report Filename:

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/23/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1970	GUERDON	GREAT LAKES	CA	PA

Components

- KITCHEN APPLIANCES

- 14 CF Refrigerator	1	ea.	5+ Years	\$223.00	\$223.00
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Total KITCHEN APPLIANCES					\$223.00
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- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
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- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
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- Single Lever Faucet	1	ea.	5+ Years	\$36.00	\$36.00
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- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
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- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00
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Total PLUMBING					\$247.00
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Total Components					\$4,617.00
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Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	224	sq. ft.	5+ Years	\$2.09	\$468.16
---------	-----	---------	----------	--------	----------

Total AWNINGS (Aluminum w/Metal Roofing)					\$468.16
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- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Metal or Vinyl (Vertical)	120	lin. ft.	5+ Years	\$3.00	\$360.00
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Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$360.00
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- STEPS

- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
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Total STEPS					\$444.00
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- WATER COOLERS (Roof or Window Mount)

- Evaporative Coolers (All CFMS)	1	ea.	5+ Years	\$308.00	\$308.00
----------------------------------	---	-----	----------	----------	----------

Total WATER COOLERS (Roof or Window Mount)					\$308.00
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Total Accessories					\$1,580.16
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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/23/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1970	GUERDON	GREAT LAKES	CA	PA

Additive Values

- LANDSCAPING

- Trees (Medium 26" - 36" Box)	2	ea.	5+ Years	\$145.00	\$290.00
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Total LANDSCAPING					\$290.00
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- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical)	64	sq. ft.	5+ Years	\$3.24	\$207.36
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Total STORAGE BUILDINGS/SHEDS					\$207.36
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Total Additive Values					\$497.36
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Total Additional Features					\$6,694.52
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Used Value Report Filename:

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Low price. Every item. Every day.

Store No: 1322
250 E Sepulveda Blvd.
Carson, CA 90745
310-522-0810

262626 00 026 92270

Receipt #: 92270

11/30/2020 16:04

Qty	Description	Amount
1	Copy - 2821512 (1 @ \$2.240) - Standard 28 lb. 8.5 x 11" - Black & White	2.24

SubTotal	2.24
Taxes	0.21
Total	USD \$ 2.45

Visa #: *****3141 [C]

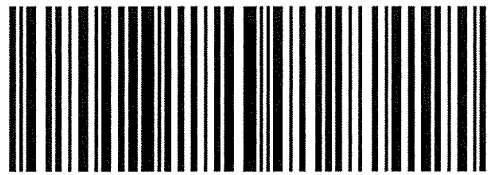
VISA CREDIT
Chip Read
Auth No.: 030065
Mode: Issuer
AID: A0000000031010
NO CVM

The Cardholder agrees to pay the issuer of the charges and the Cardholder.
card is accordance with the agreement between the issuer

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and invitations.
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\$250 off
your direct mail order
of \$1,000 or more.
Valid through 1/2/2021.
Coupon code: 57068

Staples

Valid in Staples® U.S. stores and online. Not valid on Instacart orders. Limit one coupon per customer, nontransferable. Offer is subject to change or cancellation at any time. Minimum purchase requirement must be met with purchases to which no other coupon or instant savings offer applies. Tax not included in calculating the minimum purchase. Each item purchased can only be discounted by one coupon, applied by cashier in the order received. Coupon not valid if purchased or sold and must be surrendered. Not valid on prior purchases or purchases made with Staples® Prepayment or Convenience Cards. No cash/credit back. Coupon value applied pre-tax. Expires 1/2/21.

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Staples

CM9354

Rafael & Jorge Guillen
750 East Carson Street, Space 3
Carson, California 90745

November 21, 2020

Community Development Department-Planning Division
701 East Carson Street
Carson, California 90745

To whom it may concern,

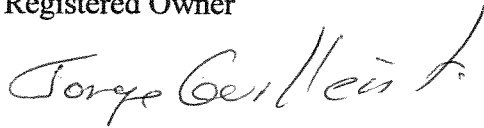
This letter is in regards to the Relocation Impact Report No. 3-18 (“RIR”) which was received on November 4, 2020. Upon review, it has come to my attention that I am unsatisfied with the appraisal that was determined the “on-site” and “off-site” value of my home. The letter stated that the appraisal was determined based on the ‘opinion’ of James B. Netzer. Moreover, I believe that Netzer’s ‘opinion’ is not accurate to the total costs of the property. Over several years of living at this property, I have done numerous amounts of remodeling on the property that has increased the overall value of the property. The remodeling that was made includes; new drywall in both bedrooms and in the walk-in closet, bathroom renovations as a whole including tile in the shower, new cabinets for the kitchen, repairs to the stairs and porch, a new heater and water heater, air conditioning, landscaping bricks in the backyard, and the mobile home was leveled. In addition, the appraisal summary was made based on “exterior inspection with a copy of Brabant “Summary Description of the Home” and a review of the “Homeowner Disclosure Statement” which states false information regarding the interior of the house such as a fiberglass tub, the property has been remodeled and includes a tiled shower. As a result, the adjusted on-site value (rounded) of \$67,235 is not enough to meet the value of the property. I ask that you reevaluate the appraisal summary of the house that meets the accurate value of the property.

Furthermore, I believe that this appraisal summary is taking advantage of the circumstances of COVID-19 since it does not even offer half of the commercial value of the property. Nonetheless, I believe that the person who purchased Park Avalon was aware of the commercial value of each property in the park and should be upheld to pay the utmost price for each individual property including mine. On the other hand, losing this property affects me personally not only because it is my home where I raised my children but because it is located at an accessible location that has a freeway, grocery stores, schools, doctors offices, hospitals, and my job near my home. Therefore, I ask you to reconsider the appraisal summary that was made on my property.

Sincerely,



Rafael Guillen
Registered Owner



Jorge Guillen
Registered Owner

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS

SPACE 3 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Fuqua / Fuqua
No. of Sections: 2 Year Built: 1978
Room Count: 2 Bedroom(s) / 1 Bath(s) Dimensions: 20 x 44 (Netzer)
Other: None

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$21,425
NADA On-site Value:	\$23,671.27	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,639.76</u>	
Appraised On-Site Value (Rounded):		\$30,325

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$23,671.27	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$23,457.46	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$20,108.06</u>	
Adjusted On-Site Value (Rounded):		\$67,235

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 3
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

The City's Ordinance requirement for appraisal of "on-site" value is an investment value, which is generally defined as:

The value of a property to a particular investor or class of investors based on the investors' specific requirements,¹ distinguished from market value, which is impersonal and detached.

This is appropriate to the City's appraisal requirement as investment value reflects "the subjective relationship between a particular investor and a given investment"² and is used precisely in the situation called for by this assignment, to advise public agencies "on the probable effects of proposed actions being reviewed by the agency," such as Park closure in this instance.³ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁴ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.

The "appraised off-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach based on the Hypothetical Condition that is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition. The NADA value represents the physical value of the mobile home, exclusive of any "locational value".

The "appraised on-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach "As-Sited" in its "As-Is" condition (in-place) and taking into consideration the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (from 2010 forward), based on present worth of the difference between the concluded Market Rent (space rent) and the Contract Space Rent.

An additional "Preclosing Leasehold Benefit" is included, recognizing the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of appraisal, as an additional component of appraised on-site value.

HYPOTHETICAL CONDITIONS

Per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), one value conclusion ("appraised value off-site") is based on the hypothetical condition that the subject is not sited at Park Avalon Mobile Estates, rather it is located on a dealer's lot and available for sale.

The analysis "appraised on-site value" assumes the Hypothetical Condition that the individual space is available to be rented at "Market Rent", which is concluded based on a survey of other parks in the market area that are not subject to the City of Carson Rent Stabilization Ordinance, and measured against the Contract Space Rent.

TITLE & HCD REGISTRATION

HCD Decal No.: LBH5600

¹ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

² Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

³ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 9.

⁴ Appraisal Institute, The Appraisal of Real Estate, Thirteenth Edition, (Chicago, 2008), p. 134-135.

Registered Owner: Rafael and Jorge Guillen
Legal Owner: Thomas and Eiko Enomoto
Name on Rent Roll: Jorge Guillen
Most Recent Sale: Home purchased in 2007. No sales since 2008

INSPECTION INFORMATION

Date of Inspection: May 26, 2020
Inspection: Exterior inspection with a copy of Brabant "Summary Description of Home" and a review of the "Homeowner Disclosure Statement"

COACH INFORMATION

Manufacturer: Fuqua
Model/Trade Name: Fuqua
Year Manufactured: 1978
Sections: 2
Dimensions (w x l): 10' x 44' / 10' x 44'
Room Count: 2BD/1BA
Quality/Condition: Good/Good
Awning: Yes
Raised Patio: Yes
Parking: Two open parking spaces next to home
Yard & Landscape:
Additional Features: Vaulted ceilings and crown molding. Remodel: dry wall, window, cabinets, stairs, porch, heater, landscaping and water heater, metal shed

APPRAISED OFF-SITE VALUE & APPRAISED ON-SITE VALUE

The NADA Guide "appraised off-site value" is based on the above physical information and my inspection of the coach. The "appraised off-site value" based on the Hypothetical Condition that the subject is not sited in Park Avalon Mobile Estates and is on a dealer lot and available for sale on the date of inspection, is: \$21,408.03, which is rounded to \$21,425.00. The NADA Guide On-Site report is included as Exhibit B to this Appraisal Summary.

The "appraised on-site value" is based on the above physical information assuming the coach is sited in the park, plus the present value of the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (up to 10-years) and the "Preclosing Leasehold Benefit". The NADA Guide "appraised on-site value" is \$23,671.27 (Exhibit C - NADA Guide On-Site). The term "Leasehold Advantage", or "Positive Leasehold"⁵ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The value of the monthly Leasehold Advantage is the difference between the current Market Rent (estimated in the "Master Report") and the current Contract Rent as outlined in the rent roll provided. The tenant occupancy commenced in 2007 and the benefits of the Leasehold Advantage over the tenant tenancy have been realized.

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago, 2002), p. 215.

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report
Monthly Space Rent:	<u>-366.26</u>	May 2020 Rent Roll provided
Leasehold Advantage:	\$583.74	Monthly Benefit accruing to Tenant
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%
	\$6,639.76	Pre-Closing Leasehold Benefits

NADA Coach Value (adjusted for in park location):	\$23,617.27
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:	Pre-2010
Pre-Closing Leasehold Benefit:	<u>6,639.76</u>
Total Appraised On-Site Value (per Code Section 9128.21.C.6):	\$30,311.03
	Rounded To: \$30,325.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised off-site value", as of May 27, 2020, of: \$21,425.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised on-site value", as of May 27, 2020, of: \$30,325.00.

CERTIFICATION

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that this the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report.

Ellen M. Netzer provided professional assistance to the person signing this report.

In accordance with the USPAP Competency Provision, I certify that I have the knowledge and experience to complete this assignment and have appraised this property type before.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. In furtherance of the aims of the Institute to develop higher standards of professional performance by its Members, the appraisers may be required to submit authorized committees of said Institute copies of this report and any subsequent changes or modifications thereof.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

Respectfully submitted,

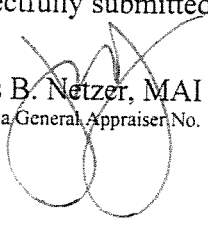

James B. Netzer, MAI
California General Appraiser No. AG003143

Exhibit A – HCD Title Information



Title Search

Date Printed: May 15, 2020

Decal #:	LBH5600	Use Code:	SFD
Manufacturer:	FUQUA	Original Price Code:	ADX
Tradename:	FUQUA	Rating Year:	1978
Model:		Tax Type:	LPT
Manufactured Date:	01/01/1978	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	05/10/1978	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
A11186	067291	44'	10'
B11186	067292	44'	10'

Record Conditions:

Voluntary Conversion to LPT

Registered Owner:

RAFAEL GUILLEN
JORGE GUILLEN
Tenants in Common Or
750 E CARSON ST SPACE 3
CARSON, CA 90745

Last Title Date: 11/06/2007

Last Reg Card: 11/06/2007

Sale/Transfer Info: Price \$116,000.00 Transferred on 09/12/2007

Situs Address:

750 E CARSON ST SP 3
CARSON, CA 90746
Situs County: LOS ANGELES

Inactive Decal/DMV:

DECAL AAZ4852, DMV SJ2846, DMV SJ2847

Legal Owner:

THOMAS ENOMOTO
EIKO ENOMOTO
Joint Tenants with Right of Survivorship
2302 W 180TH ST
TORRANCE, CA 90504

Lien Perfected On: 11/02/07 10:23:46

Exhibit B - NADA Guide - Off-Site

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/22/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	FUQUA HOMES	FUQUA	CA	PA

Floor Areas: Double-Wide Chart: 316

Main Floor Area	Width	x	Length	Total Value
	20	x	44	\$7,473.06

Floor Value \$7,473.06

Items Multiplier (N/A) x N/A

1. **Base Structure Value** **\$7,473.06**

2. State Location Adjustment Selected: Yes x 107 %

3. Total Book Retail Value (in average condition) \$7,996.17

4. Condition Adjustment Selected: Good x 112 %

5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs. \$8,955.72

6. Land-Lease Community Adjustment Selected: N/A x N/A

7. Land-Lease Community Adjusted Value \$8,955.72

8. **Total Adjusted Value of Used Home** **\$8,955.72**

9. Total Additional Features + \$12,452.31

10. Total Repairs - \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment** **\$21,408.03**

12. Wholesale Value Selected: N/A x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename:

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/22/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	FUQUA HOMES	FUQUA	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- COUNTER TOPS					
- Kitchen Counters - Coved	1	ea.	5+ Years	\$36.00	\$36.00
- Kitchen Counters - Granite	2	ea.	5+ Years	\$1,296.00	\$2,592.00
- Lavy Top Coved	1	ea.	5+ Years	\$22.00	\$22.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$2,706.00
- EXTERIOR					
- Gutters/Downspouts	88	lin. ft.	5+ Years	\$1.76	\$154.88
Total EXTERIOR					\$154.88
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	680	sq. ft.	5+ Years	\$5.64	\$3,835.20
- Laminate Flooring	120	sq. ft.	5+ Years	\$3.80	\$456.00
Total FLOORING					\$4,291.20
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00

Used Value Report Filename.

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/22/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	FUQUA HOMES	FUQUA	CA	PA

Components

- INTERIOR

- Cathedral/Vaulted Ceiling Rooms	1	ea.	5+ Years	\$121.00	\$121.00
- Drywall/Gypsum Walls	64	lin. ft.	5+ Years	\$3.43	\$219.52

Total INTERIOR \$340.52

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Single Lever Faucet	1	ea.	5+ Years	\$36.00	\$36.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00

Total PLUMBING \$247.00

Total Components \$8,845.60

Accessories

- AWNINGS (Wood Type w/House-type Roof)

- Attached to Home	133	sq. ft.	5+ Years	\$6.31	\$839.23
--------------------	-----	---------	----------	--------	----------

Total AWNINGS (Wood Type w/House-type Roof) \$839.23

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Composite w/Rails	102	sq. ft.	5+ Years	\$11.02	\$1,124.04
--------------------------------	-----	---------	----------	---------	------------

Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$1,124.04

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	128	lin. ft.	5+ Years	\$6.64	\$849.92
------------	-----	----------	----------	--------	----------

Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$849.92

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/22/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	FUQUA HOMES	FUQUA	CA	PA

Accessories

- STEPS

- Pre-cast Concrete w/Rail - 4 Steps	1	ea.	5+ Years	\$416.00	\$416.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00

Total STEPS \$638.00

Total Accessories \$3,451.19

Additive Values

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical)	48	sq. ft.	5+ Years	\$3.24	\$155.52
-----------------------	----	---------	----------	--------	----------

Total STORAGE BUILDINGS/SHEDS \$155.52

Total Additive Values \$155.52

Total Additional Features \$12,452.31

Used Value Report Filename _____

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Page 4 of 4

Exhibit C - NADA Guide - On-Site

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/22/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	FUQUA HOMES	FUQUA	CA	PA

Floor Areas: Double-Wide Chart: 316

Main Floor Area	Width	x	Length	Total Value
	20		44	\$7,473.06

Floor Value

Items Multiplier (N/A)

\$7,473.06

x N/A

\$7,473.06

1. **Base Structure Value**

2. State Location Adjustment Selected: Yes

x 107 %

3. Total Book Retail Value (in average condition)

\$7,996.17

4. Condition Adjustment Selected: Good

x 112 %

5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.

\$8,955.72

6. Land-Lease Community Adjustment Selected: Standard

x 113 %

7. Land-Lease Community Adjusted Value

\$10,119.96

8. **Total Adjusted Value of Used Home**

\$10,119.96

9. Total Additional Features

+ \$13,551.31

10. Total Repairs

- \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment**

\$23,671.27

12. Wholesale Value Selected: N/A

x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a used manufactured home, but **not on a new manufactured home.**

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/22/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	FUQUA HOMES	FUQUA	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- COUNTER TOPS					
- Kitchen Counters - Coved	1	ea.	5+ Years	\$36.00	\$36.00
- Kitchen Counters - Granite	2	ea.	5+ Years	\$1,296.00	\$2,592.00
- Lavy Top Coved	1	ea.	5+ Years	\$22.00	\$22.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$2,706.00
- EXTERIOR					
- Gutters/Downspouts	88	lin. ft.	5+ Years	\$1.76	\$154.88
Total EXTERIOR					\$154.88
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	680	sq. ft.	5+ Years	\$5.64	\$3,835.20
- Laminate Flooring	120	sq. ft.	5+ Years	\$3.80	\$456.00
Total FLOORING					\$4,291.20
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/22/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	FUQUA HOMES	FUQUA	CA	PA

Components

- INTERIOR

- Cathedral/Vaulted Ceiling Rooms	1	ea.	5+ Years	\$121.00	\$121.00
- Drywall/Gypsum Walls	64	lin. ft.	5+ Years	\$3.43	\$219.52

Total INTERIOR \$340.52

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Single Lever Faucet	1	ea.	5+ Years	\$36.00	\$36.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00

Total PLUMBING \$247.00

Total Components \$8,845.60

Accessories

- AWNINGS (Wood Type w/House-type Roof)

- Attached to Home	133	sq. ft.	5+ Years	\$6.31	\$839.23
--------------------	-----	---------	----------	--------	----------

Total AWNINGS (Wood Type w/House-type Roof) \$839.23

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Composite w/Rails	102	sq. ft.	5+ Years	\$11.02	\$1,124.04
--------------------------------	-----	---------	----------	---------	------------

Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails) \$1,124.04

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Masonite	128	lin. ft.	5+ Years	\$6.64	\$849.92
------------	-----	----------	----------	--------	----------

Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$849.92

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/22/2020

Reference Number _____ Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1978	FUQUA HOMES	FUQUA	CA	PA

Accessories

- STEPS

- Pre-cast Concrete w/Rail - 4 Steps	1	ea.	5+ Years	\$416.00	\$416.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00

Total STEPS \$638.00

Total Accessories \$3,451.19

Additive Values

- LANDSCAPING

- Shrubs/Hedges (Medium)	6	ea.	5+ Years	\$14.00	\$84.00
- Trees (Medium 26" - 36" Box)	7	ea.	5+ Years	\$145.00	\$1,015.00

Total LANDSCAPING \$1,099.00

- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical)	48	sq. ft.	5+ Years	\$3.24	\$155.52
-----------------------	----	---------	----------	--------	----------

Total STORAGE BUILDINGS/SHEDS \$155.52

Total Additive Values \$1,254.52

Total Additional Features \$13,551.31

Used Value Report Filename:

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Page 4 of 4

November 29, 2020

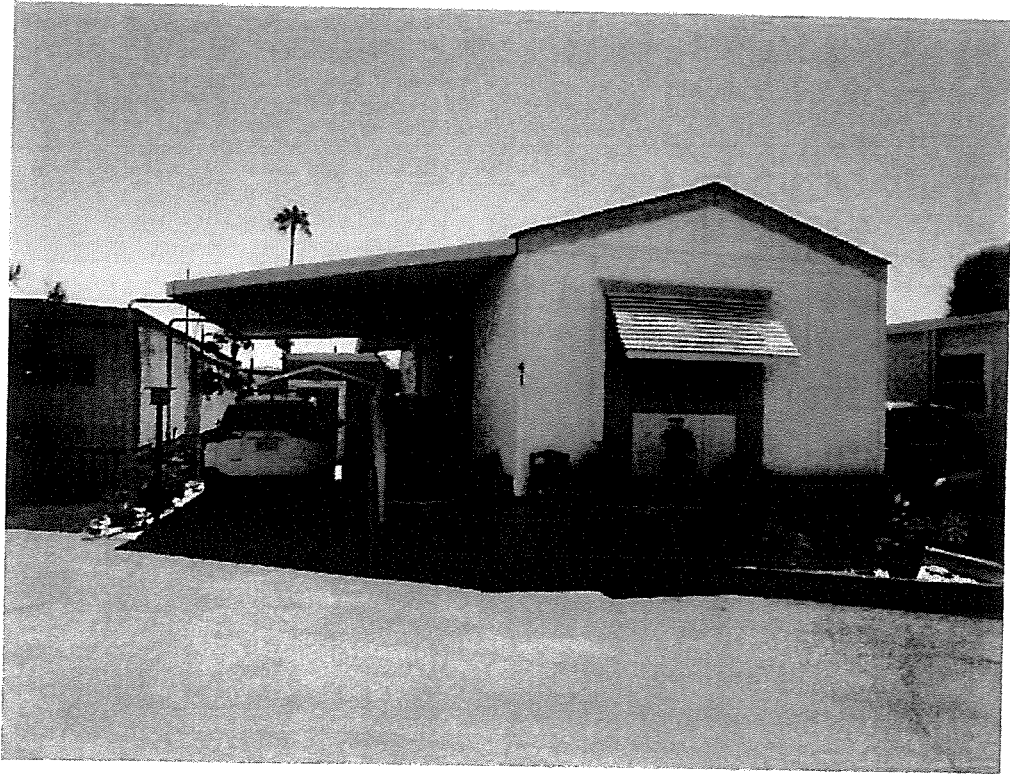
Dear Planning,

I am a single mother of two. My kids depend on me for their future. I need to ensure my family a secure place to call home. If the trailer park is closed, then I would not be able to start over for many reasons. First, I feel the evaluation of my home was unfair. I have placed the majority of my savings into this home. Due to COVID I am now unemployed. This leaves me with very little money since March. Without a job or money, I will not be able to buy or rent in any location. I am very scared of ending up homeless with my two kids. I need my home re-evaluated so I am able to afford another place for me and my kids. My home was renovated inside and outside. I will attach a list of my expenses. I ask kindly that my home would be re-evaluated and I will be given the fair opportunity to be heard.

Maria Ortiz (424) 375-4059
750 E Carson St SPC 41, Carson CA 90745

Front Porch & Rear Stairs	1,300
Shed for Storage	2,560
House Roofing	1,500
Awning	2,000
Re piping Home	2,000
Bathroom Renovation	3,000
Kitchen Renovation	2,300
Replacing Inside Doors	1,200
Paint Inside Walls	1,000
Refrigerators	1,000
Flooring	1,000
Bricks to extend parking	1,000
Cement for parking	600
Ornamental Brick Wall	2,800
Leveling & Jacks	500
Water Boiler	850
Inside & Outside lighting	750
Washer	600
Dryer	500
Replacing wood all around, Skirt, Paint	
Window Screens, & Door latches	2,700
Cabinet Utility & Skirt	150
Window AC	300
Window Wood trim & Blinds	700
Floor vent covers & wood for closets	125
Outdoor ornamental rocks	200
	<hr/>
	30,635
Parking for 2 vehicles	

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 41
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 41 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: National Prebuilt / Paramount
No. of Sections: 1 Year Built: 1985
Room Count: 2 Bedroom(s) / 1 Bath(s) Dimensions: 14 x 45
Other: None

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$14,875
NADA On-site Value:	\$15,854.05	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,957.79</u>	
Appraised On-Site Value (Rounded):		\$22,825

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$15,854.05	
Adjusted PW of Leasehold Adjusted for Term of Tenancy: \$	0.00	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$21,071.19</u>	
Adjusted On-Site Value (Rounded):		\$36,925

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**Title Search**

Date Printed: May 15, 2020

Decal #:	LAG9999	Use Code:	SFD
Manufacturer:	90046 NATIONAL PREBUILT MFG	Original Price Code:	ADX
Tradename:	PARAMOUNT	Rating Year:	
Model:	13062	Tax Type:	LPT
Manufactured Date:	06/20/1985	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	06/24/1985	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
VJ00487A	CAL309071	45'	14'

Registered Owner:

MARIA D ORTIZ ROJAS
750 E CARSON ST SPACE 41
CARSON, CA 90745

Last Title Date: 07/22/2018

Last Reg Card: 07/22/2018

Sale/Transfer Info: Price \$.00 Transferred on 04/03/2018

Situs Address:

750 E CARSON ST SPACE 41
CARSON, CA 90745
Situs County: LOS ANGELES

END OF TITLE SEARCH

The City's Ordinance requirement for appraisal of "on-site" value is an investment value, which is generally defined as:

The value of a property to a particular investor or class of investors based on the investors' specific requirements;¹ distinguished from market value, which is impersonal and detached.

This is appropriate to the City's appraisal requirement as investment value reflects "the subjective relationship between a particular investor and a given investment"² and is used precisely in the situation called for by this assignment, to advise public agencies "on the probable effects of proposed actions being reviewed by the agency," such as Park closure in this instance.³ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁴ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.

The "appraised off-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach based on the Hypothetical Condition that is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition. The NADA value represents the physical value of the mobile home, exclusive of any "locational value".

The "appraised on-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach "As-Sited" in its "As-Is" condition (in-place) and taking into consideration the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (from 2010 forward), based on present worth of the difference between the concluded Market Rent (space rent) and the Contract Space Rent.

An additional "Preclosing Leasehold Benefit" is included, recognizing the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of appraisal, as an additional component of appraised on-site value.

HYPOTHETICAL CONDITIONS

Per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), one value conclusion ("appraised value off-site") is based on the hypothetical condition that the subject is not sited at Park Avalon Mobile Estates, rather it is located on a dealer's lot and available for sale.

The analysis "appraised on-site value" assumes the Hypothetical Condition that the individual space is available to be rented at "Market Rent", which is concluded based on a survey of other parks in the market area that are not subject to the City of Carson Rent Stabilization Ordinance, and measured against the Contract Space Rent.

TITLE & HCD REGISTRATION

HCD Decal No.: LAG9999

¹ Appraisal Institute, *The Appraisal of Real Estate*, Fourteenth Edition, (Chicago, 2013), p. 63.

² Appraisal Institute, *The Appraisal of Real Estate*, Fourteenth Edition, (Chicago, 2013), p. 63.

³ Appraisal Institute, *The Appraisal of Real Estate*, Fourteenth Edition, (Chicago, 2013), p. 9.

⁴ Appraisal Institute, *The Appraisal of Real Estate*, Thirteenth Edition, (Chicago, 2008), p. 134-135.

Registered Owner: Maria D. Ortiz Rojas
Legal Owner: Maria D. Ortiz Rojas
Name on Rent Roll: Maria D. Ortiz Rojas
Most Recent Sale: Purchased home in 1999.

INSPECTION INFORMATION

Date of Inspection: May 26, 2020
Inspection: Exterior inspection with a copy of Brabant "Summary Description of Home" and a review of the "Homeowner Disclosure Statement"

COACH INFORMATION

Manufacturer: National Prebuilt Mfg 90046
Model/Trade Name: Paramount
Year Manufactured: 1985
Sections: 1
Dimensions (w x l): 14' x 45'
Room Count: 2BD/1BA
Quality/Condition: Average/Good
Awning: Yes
Raised Patio: Yes
Parking: One-car carport
Yard & Landscape: Minimal
Additional Features: Roof, boiler, driveway, landscaping, skirt, piping, stairs, leveling, electrical, awning, bathroom, flooring, paint, vents, shelving, kitchen remodel and windows.

APPRAISED OFF-SITE VALUE & APPRAISED ON-SITE VALUE

The NADA Guide "appraised off-site value" is based on the above physical information and my inspection of the coach. The "appraised off-site value" based on the Hypothetical Condition that the subject is not sited in Park Avalon Mobile Estates and is on a dealer lot and available for sale on the date of inspection, is: \$14,852.58, which is rounded to \$14,875.00. The NADA Guide On-Site report is included as Exhibit B to this Appraisal Summary.

The "appraised on-site value" is based on the above physical information assuming the coach is sited in the park, plus the present value of the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (up to 10-years) and the "Preclosing Leasehold Benefit". The NADA Guide "appraised on-site value" is \$15,854.05 (Exhibit C - NADA Guide On-Site). The term "Leasehold Advantage", or "Positive Leasehold"⁵ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The value of the monthly Leasehold Advantage is the difference between the current Market Rent (estimated in the "Master Report") and the current Contract Rent as outlined in the rent roll provided. The tenant occupancy commenced in 1999 and the benefits of the Leasehold Advantage over the tenant tenancy have been realized.

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago, 2002), p. 215.

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report	
Monthly Space Rent:	<u>-338.30</u>	May 2020 Rent Roll provided	
Leasehold Advantage:	\$611.70	Monthly Benefit accruing to Tenant	
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%	
	\$6,957.79	Pre-Closing Leasehold Benefits	
NADA Coach Value (adjusted for in park location):			\$15,854.05
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:			Pre-2010
Pre-Closing Leasehold Benefit:			<u>6,957.79</u>
Total Appraised On-Site Value (per Code Section 9128.21.C.6):			\$22,811.84
Rounded To:			\$22,825.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an “appraised off-site value”, as of May 27, 2020, of: \$14,875.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an “appraised on-site value”, as of May 27, 2020, of: \$22,825.00.

CERTIFICATION

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that this the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 41 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1985	NATIONAL PRE BUILT	PARAMOUNT (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 318

	Width		Length	Total Value
Main Floor Area	14	x	45	\$6,428.24
Floor Value				\$6,428.24
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$6,428.24
2. State Location Adjustment Selected: Yes		x		107 %
3. Total Book Retail Value (in average condition)				\$6,878.22
4. Condition Adjustment Selected: Good		x		112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$7,703.60
6. Land-Lease Community Adjustment Selected: N/A		x		N/A
7. Land-Lease Community Adjusted Value				\$7,703.60
8. Total Adjusted Value of Used Home				\$7,703.60
9. Total Additional Features		+		\$7,148.98
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$14,852.58
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a used manufactured home, but not on a new manufactured home.

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 41 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1985	NATIONAL PRE BUILT	PARAMOUNT (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- COUNTER TOPS					
- Kitchen Counters - Coved	1	ea.	5+ Years	\$36.00	\$36.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$92.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	54	sq. ft.	5+ Years	\$5.64	\$304.56
- Laminate Flooring	576	sq. ft.	5+ Years	\$3.80	\$2,188.80
Total FLOORING					\$2,493.36
- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
Total HOUSE TYPE ROOFING					\$316.00
- HOUSE TYPE SIDING					
- Single-wide	1	home	5+ Years	\$486.00	\$486.00
Total HOUSE TYPE SIDING					\$486.00

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 41 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1985	NATIONAL PRE BUILT	PARAMOUNT (sgl/multi)	CA	PA

Components

- KITCHEN APPLIANCES					
- 24 CF Refrigerator	1	ea.	5+ Years	\$525.00	\$525.00
Total KITCHEN APPLIANCES					\$525.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00
- OMIT VALUES (Subtract) Deduct from Base Structure Value					
- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$140.00)
- PLUMBING					
- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
Total PLUMBING					\$119.00
Total Components					\$4,631.36

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	264	sq. ft.	5+ Years	\$2.09	\$551.76
- Patio	40	sq. ft.	5+ Years	\$2.09	\$83.60
Total AWNINGS (Aluminum w/Metal Roofing)					\$635.36
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Composite w/Rails	32	sq. ft.	5+ Years	\$11.02	\$352.64
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$352.64

Used Value Report Filename: Park Avalon 2020

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 41 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1985	NATIONAL PRE BUILT	PARAMOUNT (sgl/multi)	CA	PA

Accessories

- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Brick Ornamental 24" to 36" High	18	lin. ft.	5+ Years	\$8.49	\$152.82
- Masonite	100	lin. ft.	5+ Years	\$6.64	\$664.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$816.82
- STEPS					
- Wood - 4 Steps	2	ea.	5+ Years	\$222.00	\$444.00
Total STEPS					\$444.00
Total Accessories					\$2,248.82

Additive Values

- STORAGE BUILDINGS/SHEDS					
- Masonite or Wood	48	sq. ft.	5+ Years	\$5.60	\$268.80
Total STORAGE BUILDINGS/SHEDS					\$268.80
Total Additive Values					\$268.80
Total Additional Features					\$7,148.98

Used Value Report Filename: Park Avalon 2020

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Page 4 of 4

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report.

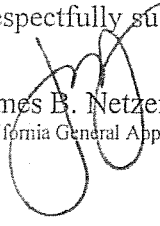
Ellen M. Netzer provided professional assistance to the person signing this report.

In accordance with the USPAP Competency Provision, I certify that I have the knowledge and experience to complete this assignment and have appraised this property type before.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. In furtherance of the aims of the Institute to develop higher standards of professional performance by its Members, the appraisers may be required to submit authorized committees of said Institute copies of this report and any subsequent changes or modifications thereof.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

Respectfully submitted,


James B. Netzer, MAI
California General Appraiser No. AG003143

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 41 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1985	NATIONAL PRE BUILT	PARAMOUNT (sgl/multi)	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 318

	Width	x	Length	Total Value
Main Floor Area	14	x	45	\$6,428.24
Floor Value				\$6,428.24
Items Multiplier (N/A)				x N/A
1. Base Structure Value				\$6,428.24
2. State Location Adjustment Selected: Yes				x 107 %
3. Total Book Retail Value (in average condition)				\$6,878.22
4. Condition Adjustment Selected: Good				x 112 %
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$7,703.60
6. Land-Lease Community Adjustment Selected: N/A				x N/A
7. Land-Lease Community Adjusted Value				\$7,703.60
8. Total Adjusted Value of Used Home				\$7,703.60
9. Total Additional Features				+ \$7,148.98
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$14,852.58
12. Wholesale Value Selected: N/A				x N/A N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a **used manufactured home**, but **not on a new manufactured home**.

Used Value Report Filename: Park Avalon 2020

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 41 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1985	NATIONAL PRE BUILT	PARAMOUNT (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- CABINETS					
- Overhead Cabinet-Utility Room	1	ea.	5+ Years	\$47.00	\$47.00
Total CABINETS					\$47.00
- COUNTER TOPS					
- Kitchen Counters - Coved	1	ea.	5+ Years	\$36.00	\$36.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$92.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	54	sq. ft.	5+ Years	\$5.64	\$304.56
- Laminate Flooring	576	sq. ft.	5+ Years	\$3.80	\$2,188.80
Total FLOORING					\$2,493.36
- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
Total HOUSE TYPE ROOFING					\$316.00
- HOUSE TYPE SIDING					
- Single-wide	1	home	5+ Years	\$486.00	\$486.00
Total HOUSE TYPE SIDING					\$486.00

Used Value Report Filename: Park Avalon 2020

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 41 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1985	NATIONAL PRE BUILT	PARAMOUNT (sg/multi)	CA	PA

Components

- KITCHEN APPLIANCES

- 24 CF Refrigerator	1	ea.	5+ Years	\$525.00	\$525.00
Total KITCHEN APPLIANCES					\$525.00

- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00

- OMIT VALUES (Subtract) Deduct from Base Structure Value

- Furnace - Only (69,000 BTU or Less)	1	ea.	5+ Years	(\$140.00)	(\$140.00)
Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$140.00)

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00
Total PLUMBING					\$119.00

Total Components **\$4,631.36**

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Carport	264	sq. ft.	5+ Years	\$2.09	\$551.76
- Patio	40	sq. ft.	5+ Years	\$2.09	\$83.60
Total AWNINGS (Aluminum w/Metal Roofing)					\$635.36

- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

- Elevated - Composite w/Rails	32	sq. ft.	5+ Years	\$11.02	\$352.64
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$352.64

Used Value Report Filename: Park Avalon 2020

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Page 3 of 4

December 03, 2020

FROM Saul & Epifania, Heredia
750 E. Carson St # 118
Carson Ca 90745

TO Planning Commission / City Council
791 East Carson St.
Carson Ca 90745

Dear city council & planning commission,

My name is Saul and my wife Epifania Heredia, I live at sp 118 in Park Avallon mobile estates, with my two son's. I've been on permanent disability since 2004, my wife is the only one working at this time. This pandemic is taking a toll on myself, physically, mentally, and financially, I'm stressed, sleepless, exhausted.

I received my KIR report package appraisal from 2018 in november 17, 2020. with some inaccurate information regarding my home. I purchased my home September 1, 2006, my home was first appraised by netzer 2018 of July and only taken a picture of my home may 2020. In this report, did not mention I have put in new cabinets in kitchen and new stove as well as new counter top's and paint.

The price given (Appraised) by netzer's and Brabant are both unreasonable amount the fact that I owe a mortgage and it is not enough to relocate or buy another home with

Cost of living and economic expenses.
I'm losing affordable space and
loss of proximity to support systems,
doctors, family, parish, workplace.

I ask you to take this into
consideration before making your
final decision being that we are
in a pandemic.

Sincerely,

Saul & Ep. Sanja Heredia 3/1/8
Saul Heredia

310-427-9477

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 118 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Kaufman Broad / Biltmore
No. of Sections: 1 Year Built: 1971
Room Count: 2 Bedroom(s) / 1.5 Bath(s) Dimensions: 12 x 48
Other: 12 x 20 and 8 x 15 expandos

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$23,725
NADA On-site Value:	\$25,534.50	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,881.35</u>	
Appraised On-Site Value (Rounded):		\$32,425

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$25,534.50	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$19,024.69	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$20,839.71</u>	
Adjusted On-Site Value (Rounded):		\$65,400

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 118
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

The City's Ordinance requirement for appraisal of "on-site" value is an investment value, which is generally defined as:

The value of a property to a particular investor or class of investors based on the investors' specific requirements;¹ distinguished from market value, which is impersonal and detached.

This is appropriate to the City's appraisal requirement as investment value reflects "the subjective relationship between a particular investor and a given investment"² and is used precisely in the situation called for by this assignment, to advise public agencies "on the probable effects of proposed actions being reviewed by the agency," such as Park closure in this instance.³ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁴ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.

The "appraised off-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach based on the Hypothetical Condition that is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition. The NADA value represents the physical value of the mobile home, exclusive of any "locational value".

The "appraised on-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach "As-Sited" in its "As-Is" condition (in-place) and taking into consideration the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (from 2010 forward), based on present worth of the difference between the concluded Market Rent (space rent) and the Contract Space Rent.

An additional "Preclosing Leasehold Benefit" is included, recognizing the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of appraisal, as an additional component of appraised on-site value.

HYPOTHETICAL CONDITIONS

Per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), one value conclusion ("appraised value off-site") is based on the hypothetical condition that the subject is not sited at Park Avalon Mobile Estates, rather it is located on a dealer's lot and available for sale.

The analysis "appraised on-site value" assumes the Hypothetical Condition that the individual space is available to be rented at "Market Rent", which is concluded based on a survey of other parks in the market area that are not subject to the City of Carson Rent Stabilization Ordinance, and measured against the Contract Space Rent.

TITLE & HCD REGISTRATION

HCD Decal No.: LAN3285

¹ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

² Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

³ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 9.

⁴ Appraisal Institute, The Appraisal of Real Estate, Thirteenth Edition, (Chicago, 2008), p. 134-135.

Registered Owner: Saul Heredia and Epifania Heredia
Legal Owner: Saul Heredia and Epifania Heredia
Name on Rent Roll: Epifania Heredia
Most Recent Sale: Purchased home in 2001.

INSPECTION INFORMATION

Date of Inspection: May 27, 2020
Inspection: Exterior inspection with a copy of Brabant "Summary Description of Home" and a review of the "Homeowner Disclosure Statement"

COACH INFORMATION

Manufacturer: Kaufman/Broad
Model/Trade Name: Biltmore
Year Manufactured: 1971
Sections: 1
Dimensions (w x l): 12' x 48'
Room Count: 2BD /1.5BA
Quality/Condition: Good/Good
Awning: Yes
Raised Patio: Yes
Parking: One-car carport
Yard & Landscape: Average
Additional Features: Vaulted ceilings and mirrored wardrobe in one bedroom. Paint, flooring, doors, faucets, roof, appliances and landscaping, small wood shed

APPRAISED OFF-SITE VALUE & APPRAISED ON-SITE VALUE

The NADA Guide "appraised off-site value" is based on the above physical information and my inspection of the coach. The "appraised off-site value" based on the Hypothetical Condition that the subject is not sited in Park Avalon Mobile Estates and is on a dealer lot and available for sale on the date of inspection, is: \$23,714.54, which is rounded to \$23,725.00. The NADA Guide On-Site report is included as Exhibit B to this Appraisal Summary.

The "appraised on-site value" is based on the above physical information assuming the coach is sited in the park, plus the present value of the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (up to 10-years) and the "Preclosing Leasehold Benefit". The NADA Guide "appraised on-site value" is \$25,534.50 (Exhibit C - NADA Guide On-Site). The term "Leasehold Advantage", or "Positive Leasehold"/⁵ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The value of the monthly Leasehold Advantage is the difference between the current Market Rent (estimated in the "Master Report") and the current Contract Rent as outlined in the rent roll provided. The tenant occupancy commenced in 2006 and the benefits of the Leasehold Advantage over the tenant tenancy have been realized.

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago, 2002), p. 215.

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report
Monthly Space Rent:	<u>-345.02</u>	May 2020 Rent Roll provided
Leasehold Advantage:	\$604.98	Monthly Benefit accruing to Tenant
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%
	\$6,881.35	Pre-Closing Leasehold Benefits

NADA Coach Value (adjusted for in park location):	\$25,534.50
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:	Pre-2010
Pre-Closing Leasehold Benefit:	<u>6,881.35</u>
Total Appraised On-Site Value (per Code Section 9128.21.C.6):	\$32,415.85
	Rounded To: \$32,425.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised off-site value", as of May 27, 2020, of: \$23,725.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised on-site value", as of May 27, 2020, of: \$32,425.00.

CERTIFICATION

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that this the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report.

Ellen M. Netzer provided professional assistance to the person signing this report.

In accordance with the USPAP Competency Provision, I certify that I have the knowledge and experience to complete this assignment and have appraised this property type before.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. In furtherance of the aims of the Institute to develop higher standards of professional performance by its Members, the appraisers may be required to submit authorized committees of said Institute copies of this report and any subsequent changes or modifications thereof.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

Respectfully submitted,

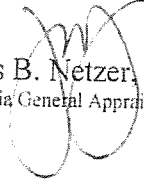

James B. Netzer, MAI
California General Appraiser No. AG003143

Exhibit A – HCD Title Information



Title Search

Date Printed: May 18, 2020

Decal #:	LAN3285	Use Code:	SFD
Manufacturer:	KAUFMAN/BROAD	Original Price Code:	ABN
Tradename:	BILTMORE	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	01/01/1971	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	04/12/1971	ILT Exemption:	NONE
Serial Number	HUD Label / Insignia	Length	Width
S7530	449934	48'	12'

Record Conditions:

Voluntary Conversion to LPT

Registered Owner:

SAUL HEREDIA
EPIFANIA HEREDIA
Joint Tenants with Right of Survivorship
750 E CARSON ST SPACE 118
CARSON, CA 90745

Last Title Date: 11/28/2006

Last Reg Card: 11/28/2006

Sale/Transfer Info: Price \$65,000.00 Transferred on 07/28/2006

Situs Address:

750 E CARSON ST SP 118
CARSON, CA 90745
Situs County: LOS ANGELES

Inactive Decal/DMV:

DMV HP2353

END OF TITLE SEARCH

Exhibit B - NADA Guide - Off-Site

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

SVS Quality Selected: Deluxe

Floor Areas: Single-Wide Chart: 308

	Width		Length	Total Value
Main Floor Area	12	x	48	\$4,404.75
Expando/Tip-Out Floor Area	12	x	20	\$2,750.40
Expando/Tip-Out Floor Area	8	x	15	\$1,375.20

Floor Value

\$8,530.35

Items Multiplier (N/A)

x N/A

1. **Base Structure Value**

\$8,530.35

2. State Location Adjustment Selected: Yes

x 107 %

3. Total Book Retail Value (in average condition)

\$9,127.47

4. Condition Adjustment Selected: Good

x 112 %

5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.

\$10,222.77

6. Land-Lease Community Adjustment Selected: N/A

x N/A

7. Land-Lease Community Adjusted Value

\$10,222.77

8. **Total Adjusted Value of Used Home**

\$10,222.77

9. Total Additional Features

+ \$13,491.77

10. Total Repairs

- \$0.00

11. **Total Adjusted (Retail) Value of Used Home and Optional Equipment**

\$23,714.54

12. Wholesale Value Selected: N/A

x N/A N/A

13. Additional Adjustments Selected: No

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Good.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a used manufactured home, but not on a new manufactured home.

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report (This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- COUNTER TOPS					
- Kitchen Counters - Coved	1	ea.	5+ Years	\$36.00	\$36.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$92.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	1	pair	5+ Years	\$152.00	\$152.00
Total DOORS					\$251.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	757	sq. ft.	5+ Years	\$5.64	\$4,269.48
- Laminate Flooring	240	sq. ft.	5+ Years	\$3.80	\$912.00
Total FLOORING					\$5,181.48
- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
- Third/Tag-A-Long Section	1	home	5+ Years	\$123.00	\$123.00
Total HOUSE TYPE ROOFING					\$439.00

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

Components

- HOUSE TYPE SIDING						
- Single-wide	1	home	5+ Years	\$486.00	\$486.00	
- Third/Tag-A-Long Section	1	home	5+ Years	\$343.00	\$343.00	
Total HOUSE TYPE SIDING						\$829.00
- INTERIOR						
- Cathedral/Vaulted Ceiling Rooms	1	ea.	5+ Years	\$121.00	\$121.00	
- Drywall/Gypsum Walls	59	lin. ft.	5+ Years	\$3.43	\$202.37	
Total INTERIOR						\$323.37
- KITCHEN APPLIANCES						
- 24 CF Refrigerator	1	ea.	5+ Years	\$525.00	\$525.00	
- Cooktop & Oven (Built-In)	1	ea.	5+ Years	\$642.00	\$642.00	
Total KITCHEN APPLIANCES						\$1,167.00
- MISCELLANEOUS						
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00	
Total MISCELLANEOUS						\$199.00
- PLUMBING						
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00	
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00	
Total PLUMBING						\$100.00
- WINDOWS						
- Dual Glazed Windows - Single-wide	1	all	5+ Years	\$355.00	\$355.00	
- Dual Glazed Windows - Third/Tag-A-Long Section	1	all	5+ Years	\$60.00	\$60.00	
Total WINDOWS						\$415.00
Total Components						\$9,269.85

Used Value Report Filename: Park Avalon 2020

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	352	sq. ft.	5+ Years	\$2.09	\$735.68
Total AWNINGS (Aluminum w/Metal Roofing)					\$735.68
- AWNINGS (Wood Type w/House-type Roof)					
- Attached to Home	104	sq. ft.	5+ Years	\$6.31	\$656.24
Total AWNINGS (Wood Type w/House-type Roof)					\$656.24
- CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					
- 2 Ton Electric	1	ea.	5+ Years	\$719.00	\$719.00
Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					\$719.00
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	68	sq. ft.	5+ Years	\$6.78	\$461.04
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$461.04
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	144	lin. ft.	5+ Years	\$6.64	\$956.16
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$956.16
- STEPS					
- Wood - 3 Steps	1	ea.	5+ Years	\$203.00	\$203.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
Total STEPS					\$425.00
Total Accessories					\$3,953.12

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood

48

sq. ft.

5+ Years

\$5.60

\$268.80

Total STORAGE BUILDINGS/SHEDS

\$268.80

Total Additive Values

\$268.80

Total Additional Features

\$13,491.77

Exhibit C - NADA Guide - On-Site

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

SVS Quality Selected: Deluxe

Floor Areas: Single-Wide Chart: 308

	Width		Length	Total Value
Main Floor Area	12	x	48	\$4,404.75
Expando/Tip-Out Floor Area	12	x	20	\$2,750.40
Expando/Tip-Out Floor Area	8	x	15	\$1,375.20

Floor Value				\$8,530.35
Items Multiplier (N/A)		x	N/A	
1. Base Structure Value				\$8,530.35
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$9,127.47
4. Condition Adjustment Selected: Good		x	112 %	
5. Condition Adjusted Value Remaining Physical Life: 50-43 yrs.				\$10,222.77
6. Land-Lease Community Adjustment Selected: Standard		x	113 %	
7. Land-Lease Community Adjusted Value				\$11,551.73
8. Total Adjusted Value of Used Home				\$11,551.73
9. Total Additional Features		+		\$13,982.77
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$25,534.50
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Good.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a used manufactured home, but not on a new manufactured home.

Used Value Report Filename: Park Avalon 2020

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - On site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- COUNTER TOPS					
- Kitchen Counters - Covered	1	ea.	5+ Years	\$36.00	\$36.00
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$92.00
- DOORS					
- Deluxe House Type Exterior Door	1	ea.	5+ Years	\$99.00	\$99.00
- Wardrobe Doors (Mirrored)	1	pair	5+ Years	\$152.00	\$152.00
Total DOORS					\$251.00
- FAN					
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$82.00
- FLOORING					
- Tile Flooring	757	sq. ft.	5+ Years	\$5.64	\$4,269.48
- Laminate Flooring	240	sq. ft.	5+ Years	\$3.80	\$912.00
Total FLOORING					\$5,181.48
- HOUSE TYPE ROOFING					
- Single-wide	1	home	5+ Years	\$316.00	\$316.00
- Third/Tag-A-Long Section	1	home	5+ Years	\$123.00	\$123.00
Total HOUSE TYPE ROOFING					\$439.00

Used Value Report Filename: Park Avalon 2020

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Page 2 of 5

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

Components

- HOUSE TYPE SIDING						
- Single-wide	1	home	5+ Years	\$486.00	\$486.00	
- Third/Tag-A-Long Section	1	home	5+ Years	\$343.00	\$343.00	
Total HOUSE TYPE SIDING						\$829.00
- INTERIOR						
- Cathedral/Vaulted Ceiling Rooms	1	ea.	5+ Years	\$121.00	\$121.00	
- Drywall/Gypsum Walls	59	lin. ft.	5+ Years	\$3.43	\$202.37	
Total INTERIOR						\$323.37
- KITCHEN APPLIANCES						
- 24 CF Refrigerator	1	ea.	5+ Years	\$525.00	\$525.00	
- Cooktop & Oven (Built-In)	1	ea.	5+ Years	\$642.00	\$642.00	
Total KITCHEN APPLIANCES						\$1,167.00
- MISCELLANEOUS						
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00	
Total MISCELLANEOUS						\$199.00
- PLUMBING						
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00	
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00	
Total PLUMBING						\$100.00
- WINDOWS						
- Dual Glazed Windows - Single-wide	1	all	5+ Years	\$355.00	\$355.00	
- Dual Glazed Windows - Third/Tag-A-Long Section	1	all	5+ Years	\$60.00	\$60.00	
Total WINDOWS						\$415.00
Total Components						\$9,269.85

Used Value Report Filename: Park Avalon 2020

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - On site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	352	sq. ft.	5+ Years	\$2.09	\$735.68
Total AWNINGS (Aluminum w/Metal Roofing)					\$735.68
- AWNINGS (Wood Type w/House-type Roof)					
- Attached to Home	104	sq. ft.	5+ Years	\$6.31	\$656.24
Total AWNINGS (Wood Type w/House-type Roof)					\$656.24
- CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					
- 2 Ton Electric	1	ea.	5+ Years	\$719.00	\$719.00
Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					\$719.00
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Elevated - Wood w/Rails	68	sq. ft.	5+ Years	\$6.78	\$461.04
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$461.04
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Masonite	144	lin. ft.	5+ Years	\$6.64	\$956.16
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$956.16
- STEPS					
- Wood - 3 Steps	1	ea.	5+ Years	\$203.00	\$203.00
- Wood - 4 Steps	1	ea.	5+ Years	\$222.00	\$222.00
Total STEPS					\$425.00
Total Accessories					\$3,953.12

Additive Values

- LANDSCAPING					
- Shrubs/Hedges (Medium)	4	ea.	5+ Years	\$14.00	\$56.00
- Trees (Medium 26" - 36" Box)	3	ea.	5+ Years	\$145.00	\$435.00
Total LANDSCAPING					\$491.00

Used Value Report Filename: Park Avalon 2020

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Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/25/2020

Reference Number PA Space 118 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1971	KAUFMAN & BROAD	BILTMORE (sgl/multi)	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood 48 sq. ft. 5+ Years \$5.60 \$268.80

Total STORAGE BUILDINGS/SHEDS \$268.80

Total Additive Values \$759.80

Total Additional Features \$13,982.77

12-01-20

To whom it may concern,

I am writing to express my concern about my mobile homes appraisal. There are a lot of things that are missing or are incorrect about my mobile Home appraisal. I am not satisfied with my appraisal and I want FAIR MARKET VALUE!

I have worked my whole life to buy my mobile Home with the money I'm given, I will have to pay off my mortgage, and I will have to little money left over,

my garage isn't being included in my appraisal. I recently got my mobile home repainted

I am a Senior of 67 years of age. In the past

I had had a surgery on my foot everything here where I live is easily accessible. I'm a handicap, and I struggle to walk for distances. So I need a place where I can easily access to all my necessities. My doctor Daniel Harvey is ~~awalking~~ distance.

Aside from all the things incorrect with my appraisal, there are mistakes with my relocation Parcel as well. First of all, my Relocation Parcel states that the Planning Commission meeting is on Wednesday December 8th, when it is actually Tuesday December 8th. To add on, I've heard from the HOA that the owner is paying people to give him information spoken about in our Park meetings

v

Edgar Escalera and Adellina Garcia
Tel# 4092030734
Sincerely

Edgar Escalera; Adellina Garcia

written correspondence delivered to the Commission prior to the public hearing. If you are no longer the owner of the mobile home to which this notice is addressed, please forward this notice to the current owner. Address any communications or comments regarding the RIR to McKina Alexander, Associate Planner at (310) 952-1700 ext. 1326 or malexander@carson.ca.us. The RIR and related application materials are on file with the City of Carson Planning Division.

TIME: 6:30 P.M., ~~Wednesday~~ *Tuesday*, December 8, 2020

PLACE: Helen Kawagoe Council Chambers
City Hall, 701 East Carson Street, Carson, California 90745*

* Due to the current Coronavirus public health emergency, the meeting will be conducted via remote teleconferencing, and no members of the public will be permitted entry into the Council Chambers during the public hearing. To facilitate public participation, members of the public will have an opportunity to provide public comment by:

(1) **Email:** Submitting written comments via email to malexander@carson.ca.us. Comments must be received by 3:00 p.m. on the date of the hearing. Comments related to the hearing that are so received will be displayed or read during the hearing. Please identify the Agenda item you wish to address in your comments.

(2) **Box outside of City Hall:** Submitting written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 3:00 p.m. on the date of the hearing. Comments related to the hearing that are so received will be displayed or read during the hearing. Please identify the Agenda item you wish to address in your comments.

(3) **Telephone:** Providing public comments telephonically (and listening to the hearing) in real-time using the electronic software application (zoom) that will be used to conduct the hearing. Residents interested in using this option must contact the Planning Division by 5:00 p.m. on the day before the hearing malexander@carson.ca.us; or 310-952-1700 ext. 1326 to request call-in information, and must call-in no later than 5:00 p.m. on the date of the hearing and follow the instructions provided by the meeting administrator.

ADDITIONAL

PLACE: Juanita Millender-McDonald Community Center, Hall A/B/C
801 East Carson Street, Carson, California 90745

(4) **Place:** Alternatively, live public comment will be available at the City's Juanita Millender-McDonald Community Center, Hall A/B/C, during the public hearing. A projector screen, podium and microphone will be set up, allowing members of the public to observe the hearing and provide public comments to the Commission in real-time. City may require members of the public who elect this option to execute a waiver and release related to COVID-19 prior to entering the Community Center.

(5) **T.V.:** The hearing will be streamed live on the City's website <http://ci.carson.ca.us> and Cable Channel 35 and Channel 99 (AT&T).

RECEIVED

DEC 03 2020

CITY OF CARSON
PLANNING DIVISION

12-2-20

Dear city planning commison...

My name is Fernand G Chavez. I live at park Avalon mobile-space #112. I'm writing this letter of the relocation in pack folder i recieved. I have two ISSUE i would like to address. 1st ISSUE. I believe to be early for this meeting were haveing because of the health & safety for the people of the COV19 pendentic.

2ND ISSUE is about the offer of money the owner is offering me. I will not be accepting that offer. I would like rather a "fair market value for my home. The first appraisal was done by the city and their was no feed back for our homes and now the owner makes his own appraisal and it seem you council are ok with it, NO

Not fair... we deserve better!!!

"Fair market value?"

please:

Thank you
Fernando Chavez

Space #112

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report
Monthly Space Rent:	<u>-381.81</u>	May 2020 Rent Roll provided
Leasehold Advantage:	\$659.19	Monthly Benefit accruing to Tenant
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%
	\$6,474.26	Pre-Closing Leasehold Benefits

NADA Coach Value (adjusted for in park location):	\$24,929.46
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:	Pre-2010
Pre-Closing Leasehold Benefit:	<u>6,474.26</u>
Total Appraised On-Site Value (per Code Section 9128.21.C.6):	\$31,403.72
	Rounded To: \$31,425.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised off-site value", as of May 27, 2020, of: \$23,375.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised on-site value", as of May 27, 2020, of: \$31,425.00.

Dear planning commison.. this value is unfair. I seek "fair market value" for my home. I still have to make a living, But on this price give there's NO prosible way i can. please, have a heart. and reconsider a better opposin.. thank you..

James B. Marriott
750 E. Carson St. # 134
Carson, CA 90745

November 29 2020

To whom it may concern:

I have lived at Park Avalon Estates for over eighteen years. When I was informed that the park would be closing I couldn't believe I was going to go through this again, I lived In Carson Avalon MHP From 1983 to 2002. The stress I went through then was nothing compared to the stress that I am going through now and with this pandemic everything is 10X worse, I thought the city mandate of the RIR would make it Fair. I am entitled to a fair in place market value of my home, the appraisal that done by Netzer (who is not one of the three approved appraisers by the city of Carson) under Valued my home. The RIR is not correct I have no loan on my mobile home any more, I had made many upgrades to the structure of my home during the building phase increasing the sq. Footage to 1593 sq. ft. there is no way I can buy another Mobile home in place with what Netzer appraised my home for, and the hardship of relocating and the stress of trying to figure out how I am going to operate both of my small businesses that I own, one here in the city of Carson and one in San Pedro and you can imagine how all of this is causing a further hardship , and there is no option of relocating my home as it's too old to relocate. Since the 2018 appraisal of my home I have invested over \$12,000.00 in New flooring and a new Front porch, My home in the past has been appraised by Bank of the West in 2007 for \$146,000.00 when I financed the loan on my mobile home and again in 2015 for \$240,000.00 when I was looking to refinance my mobile home and now an appraisal was done by Netzer (who is not an approved appraiser by the city) for \$93,330.00 that is less than \$58.58 a Sq. ft. This is not a fair market value of my home, Other mobile homes (both older and newer) in the city of Carson and other surrounding cities with space rents 2 to 3 times more then I am paying now (over \$1,000.00/mo.) are selling for between \$175.00/sq. ft. to \$210.00/sq. ft. depending on size and space rent. You're suppose to work for the people of Carson and yet you are allowing this travesty to happen, this is an outrage. My hope is that in making my voice heard you will step up and do the right thing and help the residents of Carson not the big developers.

Thank you,

James B. Marriott

DEAR: SAIED NAASEH
COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

12/1/2020

SUSANA LARA
750 CARSON ST. SPACE #30
CARSON, CA, 90745

I LIVED HERE FOR 25 YEARS, I AM WIDOW WHO HAS
RAISED MY DAUGHTER AND NOW MY GRANDKIDS IN THE CITY
OF CARSON. THE CITY IS FRIENDLY AND SAFE FOR MY GRANDSON WHO
HAS SPECIAL NEEDS, A CHANGE LIKE THIS WILL AFFECT HIM.
RECENTLY WITH THE CHANGE OF OWNERSHIP WE ARE BEING FORCED
TO MOVE AND LEAVE MY HOME, I WORKED HARD AND BEEN ABLE
TO PROVIDE AS A SINGLE MOTHER THE BEST I CAN, MY HOME WAS
APPRAISED FOR \$39,300.00 WHICH IS A UNFAIR PRICE DUE TO THE FACT
THAT IT HAS BEEN RENOVATED: BATHROOM, KITCHEN, FLOORS, NEW
WINDOWS, PAINT INSIDE AND OUT, THE AMOUNT OF THE APPRAISAL IS
NOT FAIR AND I DON'T AGREE ON THE AMOUNT. THE YEARS I HAVE
INVESTED ON MY MOBILE HOME THAT WE ARE BEING FORCED TO
LEAVE AND ON THIS MOMENTS OF HARDSHIPS THAT EVERYONE IS
FACING DUE TO COVID-19.
COMMISIONERS YOU HAVE TO HELP US TO RECEIVE A FAIR MARKET
VALUE.

THANK YOU,



310-830-9550

12/02/20

To whom it may concern:

I am writing to express concern about my mobile Home appraisal. There are a lot of things that are missing or are incorrect about my mobile Home appraisal. I am not satisfied with my appraisal and I want FAIR MARKET VALUE! I have worked all my whole life to buy my mobile Home. With the money ~~the~~ I am given, I will have to pay off my mortgager, and I will have too little money left over.

My garage isn't included in the appraisal. I feel like it should be also, my windows are marked down as single, when they are actually double, my house was recently painted, it was repainted on the outside, and the ~~inside~~ inside.

My son Benjamin, suffers from epilepsy and his Doctor, Daniel Harvey, is a 4 minute walk from my Home. Daniel Harvey is a family Doctor who is my Doctor, as well as my son. We always walk there, additionally, Bonita Street Elementary and Carnegie Middle School are also walking distance. I often take care of my Grandchildren and I walk them to school. I am a senior of 68 years of age, and living and living in Park Avalon, because everything I need is around where I live and I can access it by walking. There as mentioned before, I am senior, and I am handicapped.

Sincerely, Rosamaria Saldivar
tel. # 310) 408-8848
Rosamaria Saldivar.

written correspondence delivered to the Commission prior to the public hearing. If you are no longer the owner of the mobile home to which this notice is addressed, please forward this notice to the current owner. Address any communications or comments regarding the RIR to McKina Alexander, Associate Planner at (310) 952-1700 ext. 1326 or malexander@carson.ca.us. The RIR and related application materials are on file with the City of Carson Planning Division.

TIME: ~~6:30 P.M., Wednesday, December 8, 2020~~ *Tuesday*

PLACE: Helen Kawagoe Council Chambers
City Hall, 701 East Carson Street, Carson, California 90745*

*** Due to the current Coronavirus public health emergency, the meeting will be conducted via remote teleconferencing, and no members of the public will be permitted entry into the Council Chambers during the public hearing. To facilitate public participation, members of the public will have an opportunity to provide public comment by:**

(1) Email: Submitting written comments via email to malexander@carson.ca.us. Comments must be received by 3:00 p.m. on the date of the hearing. Comments related to the hearing that are so received will be displayed or read during the hearing. Please identify the Agenda item you wish to address in your comments.

(2) Box outside of City Hall: Submitting written comments by dropping off a note at the box located in front of City Hall (~~701 East Carson Street~~) no later than 3:00 p.m. on the date of the hearing. Comments related to the hearing that are so received will be displayed or read during the hearing. Please identify the Agenda item you wish to address in your comments.

(3) Telephone: Providing public comments telephonically (and listening to the hearing) in real-time using the electronic software application (zoom) that will be used to conduct the hearing. Residents interested in using this option must contact the Planning Division by 5:00 p.m. on the day before the hearing (malexander@carson.ca.us; or 310-952-1700 ext. 1326) to request call-in information, and must call-in no later than 5:00 p.m. on the date of the hearing and follow the instructions provided by the meeting administrator.

ADDITIONAL PLACE:

Juanita Millender-McDonald Community Center, Hall A/B/C
801 East Carson Street, Carson, California 90745

(4) Place: Alternatively, live public comment will be available at the City's Juanita Millender-McDonald Community Center, Hall A/B/C, during the public hearing. A projector screen, podium and microphone will be set up, allowing members of the public to observe the hearing and provide public comments to the Commission in real-time. City may require members of the public who elect this option to execute a waiver and release related to COVID-19 prior to entering the Community Center.

(5) T.V.: The hearing will be streamed live on the City's website <http://ci.carson.ca.us> and Cable Channel 35 and Channel 99 (AT&T).

MARIA G CASILLAS & FRANCISCO JAVIER CASILLAS

750 EAST CARSON ST SPC# 32

CARSON CA 90745

TO WHOM IT CONCERN,

My name is Maria and we (including my husband Francisco Javier & Xavier Casillas) live in 750 east carson st spc #32 carson ca 90745. We here since 2011 we purchase our mobile and invested a lot of money to remodel.

Unfortunately the property was sold and now we are forced to relocate and buy a new home OUR mobile home received two different appraisals the 1st was taken by seller which quoted us for \$ 24,000 and the 2ND appraisal was taken by the city where quoted \$73,000 both quoted we have in writing. which now during covid my salary is not too good to pay for rents or to buy a house, the houses are very expensive we can't buy a new one with the money that the offering me is not enough to buy or rent apartment or house..

And is very important to me and family to stay in Carson, as I spent my whole childhood here.

My son is 6 yrs old his also enrolled in the Carson school district and my work is located in Torrance is close to my house I don't drive far. All my relatives lives in carson, as well as also all our doctors and dentist etc.

We can't imagine living anywhere else ans ask for your guidance as to how we can remain in Carson

We appreciate your help!!! Thank you for your time and understanding.. please think about the future of the kids.. we don't want to be homeless..

Sincerely,

The Casillas Family
Maria G Casillas
Francisco Javier Casillas
Xavier Casillas

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 32 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Kingston
No. of Sections: 1 Year Built: 1972
Room Count: 1 Bedroom(s) / 1 Bath(s) Dimensions: 12 x 48
Other: None

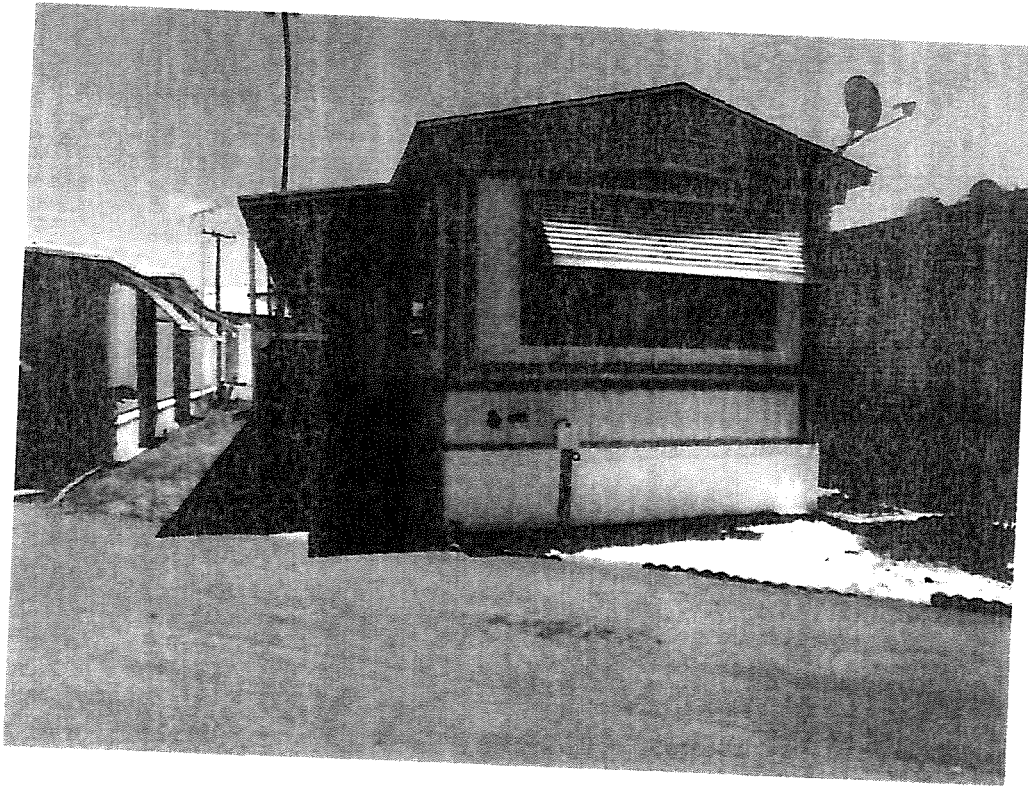
NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$ 9,525
NADA On-site Value:	\$10,231.02	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 6,957.79	
Pre-Closing Leasehold Benefit:	<u>\$ 6,957.79</u>	
Appraised On-Site Value (Rounded):		\$24,150

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$10,231.02	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$41,753.69	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$21,071.19</u>	
Adjusted On-Site Value (Rounded):		\$73,055

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 32
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

The City's Ordinance requirement for appraisal of "on-site" value is an investment value, which is generally defined as:

The value of a property to a particular investor or class of investors based on the investors specific requirements,¹ distinguished from market value, which is impersonal and detached.

This is appropriate to the City's appraisal requirement as investment value reflects "the subjective relationship between a particular investor and a given investment"² and is used precisely in the situation called for by this assignment, to advise public agencies "on the probable effects of proposed actions being reviewed by the agency," such as Park closure in this instance.³ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁴ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.

The "appraised off-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach based on the Hypothetical Condition that is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition. The NADA value represents the physical value of the mobile home, exclusive of any "locational value".

The "appraised on-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach "As-Sited" in its "As-Is" condition (in-place) and taking into consideration the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (from 2010 forward), based on present worth of the difference between the concluded Market Rent (space rent) and the Contract Space Rent.

An additional "Preclosing Leasehold Benefit" is included, recognizing the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of appraisal, as an additional component of appraised on-site value.

HYPOTHETICAL CONDITIONS

Per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), one value conclusion ("appraised value off-site") is based on the hypothetical condition that the subject is not sited at Park Avalon Mobile Estates, rather it is located on a dealer's lot and available for sale.

The analysis "appraised on-site value" assumes the Hypothetical Condition that the individual space is available to be rented at "Market Rent", which is concluded based on a survey of other parks in the market area that are not subject to the City of Carson Rent Stabilization Ordinance, and measured against the Contract Space Rent.

TITLE & HCD REGISTRATION

HCD Decal No.: AAZ6876

¹ Appraisal Institute. *The Appraisal of Real Estate*, Fourteenth Edition, (Chicago, 2013), p. 63.

² Appraisal Institute. *The Appraisal of Real Estate*, Fourteenth Edition, (Chicago, 2013), p. 63.

³ Appraisal Institute. *The Appraisal of Real Estate*, Fourteenth Edition, (Chicago, 2013), p. 9.

⁴ Appraisal Institute. *The Appraisal of Real Estate*, Thirteenth Edition, (Chicago, 2008), p. 134-135.

Registered Owner: Maria Guadalupe Casillas and Francisco Javier Casillas
Legal Owner: Maria Guadalupe Casillas and Francisco Javier Casillas
Name on Rent Roll: Maria Casillas
Most Recent Sale: Purchased in 2011

INSPECTION INFORMATION

Date of Inspection: May 26, 2020
Inspection: Exterior inspection with a copy of Brabant "Summary Description of Home" and a review of the "Homeowner Disclosure Statement"

COACH INFORMATION

Manufacturer: Kingston
Model/Trade Name: N/A
Year Manufactured: 1972
Sections: 1
Dimensions (w x l): 12' x 48'
Room Count: 1BD/1BA
Quality/Condition: Average/Average
Awning: Yes
Raised Patio: No
Parking: None – street parking
Yard & Landscape: Minimal
Additional Features: Paint, flooring, kitchen cabinets, cooktop, and bathroom

APPRAISED OFF-SITE VALUE & APPRAISED ON-SITE VALUE

The NADA Guide "appraised off-site value" is based on the above physical information and my inspection of the coach. The "appraised off-site value" based on the Hypothetical Condition that the subject is not sited in Park Avalon Mobile Estates and is on a dealer lot and available for sale on the date of inspection, is: \$9,523.74, which is rounded to \$9,525.00. The NADA Guide On-Site report is included as Exhibit B to this Appraisal Summary.

The "appraised on-site value" is based on the above physical information assuming the coach is sited in the park, plus the present value of the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (up to 10-years) and the "Preclosing Leasehold Benefit". The NADA Guide "appraised on-site value" is \$10,231.02 (Exhibit C - NADA Guide On-Site). The term "Leasehold Advantage", or "Positive Leasehold"⁵ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The value of the monthly Leasehold Advantage is the difference between the current Market Rent (estimated in the "Master Report") and the current Contract Rent as outlined in the September 6, 2018 City correspondence. The tenant occupancy commenced in 2011; therefore, not all of the unrealized Leasehold Advantage has been realized. The Present Worth of the unrealized Leasehold Advantage, adjusted for term of tenancy, discounted at 10.0% percent, is calculated as follows:

⁵ Appraisal Institute. The Dictionary of Real Estate Appraisal, Sixth Edition. (Chicago, 2015), p. 173.

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report
Monthly Space Rent	<u>-338.30</u>	per May 2020 rent roll provided
Leasehold Advantage:	\$611.70	Monthly Benefit accruing to Tenant
Present Worth Factor:	<u>x 11.37451</u>	10.0% @ 1 years
Total Present Worth:	\$6,957.79	Unrealized Leasehold Advantage

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Leasehold Advantage:	\$611.70	Monthly Benefit accruing to Tenant
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%
	\$6,957.79	Pre-Closing Leasehold Benefits

NADA Coach Value (adjusted for in park location):	\$10,231.02
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:	<u>6,957.79</u>
Pre-Closing Leasehold Benefit:	6,957.79
Total Appraised On-Site Value (per Code Section 9128.21.C.6):	<u>\$24,146.59</u>
	Rounded To: \$24,150.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised off-site value", as of May 27, 2020, of: \$9,525.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an "appraised on-site value", as of May 27, 2020, of: \$24,150.00.

CERTIFICATION

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that this the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

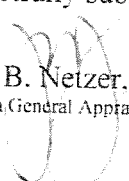
I have made a personal inspection of the property that is the subject of this report. Ellen M. Netzer provided professional assistance to the person signing this report.

In accordance with the USPAP Competency Provision, I certify that I have the knowledge and experience to complete this assignment and have appraised this property type before.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. In furtherance of the aims of the Institute to develop higher standards of professional performance by its Members, the appraisers may be required to submit authorized committees of said Institute copies of this report and any subsequent changes or modifications thereof.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

Respectfully submitted,


James B. Netzer, MAI
California General Appraiser No. AG003143

To Whom It May Concern,

I am writing this letter to communicate that I Ana Rodríguez am not satisfied with what I am being offered.

I financed my home, and it took a long time and sacrifice. I worked from sun up to sun down to have a home. I also paid more than my monthly statement to try to pay off my house sooner. Now the owner wants to offer me pennies on the dollar for my home.

I have also made many repair to my home, for example - new porch, roof, doors paint, carpets, rain gutters, plumbing and floors. That is just on the inside of my home. On the outside, I've done window ownings, windows and many more repairs. I don't if all of this is included in the appraisal. I spent countless thousands of dollars on said repairs. Just recently I spent over \$3,000.00 on new exterior paint and new roof.

I have been living here 32 years. I love living here because it's a quiet community, the area is safe for me. Also my doctor and

and my market are close by. I am a senior citizen and have medical problems, I can't live just anywhere. Again, because my doctors, stores, police department and anything else a person like me might need.

If and when the owner decides to rebuild new condos and/or apartment, is he going preference to senior and ex tenant to lease, rent or buy? Also if we are low income and possibly section 8.

Ana Rodriguez

750 E. Carson St. #63
Carson, CA 90745

Translated by Jorge A. Elvir, 562-225-8052

11/18/20

ANA Rodríguez
750 E. CARSON ST #63
CARSON, CA 90745

A quien corresponda, la presente carta es para comunicarles que yo Ana Rodríguez, no estoy de acuerdo, con la que me quieren dar.

Porque yo pague mi tralla a crédito y tardé mucho tiempo en pagarla con sacrificio, trabajo de sol a sol para tener lo que tengo, y pague más de lo que decía en el contrato porque fue a pagos: y ahora me quieren dar cualquier cosa.

Además le he hecho muchos arreglos entre ellos. Porche, techo, puertas, pintura, alfombra Al costado donde va el garaje para el agua, grada Al costado de la casa, Plomería, llaves, piso. También afuera piso a los costados para que no se encharque y se haga todo. tal vez algo que no recuerdo.

Omitida Ventanas

3 veces pintura, alfombra, garaje y techo. todo esto lo escribí en la forma que les di, la que me dieron.

Fueron como \$15,000.00 por todo, y que no aparece nada de eso.

Ahora Reciente mente le Meti \$3.000.000 mas
en pintura gaxe al costado pinto y arreglar techo

Aqui yo tengo viviendo 32 años.
Me encanta vivir aqui porque es una
area segura, tranquila, centralizada.
Soy persona con problemas de salud,
soy sola no puedo irme a cualquier
lugar.

Porque, aqui estan mis doctores
cerca, las tiendas, policia y todo
lo que una persona mayor y con
problemas de salud puede necesitar.
cuando construlla aqui, nos han a dar
preferencia de renta o comprar a
personas de bajos recursos como yo
o en seccion 8.

11/18/20

ANA RODRIGUEZ
750 E. CARSON ST #63
CARSON, CA. 90745

A quien corresponda, la presente carta es para comunicarles que yo ANA RODRIGUEZ, NO ESTOY DE ACUERDO, CON LO QUE ME QUIEREN DAR.

Porque, yo pague mi traida a credito y tarde mucho tiempo en pagarla con sacrificio, trabaje de sol a sol para tener lo que tengo, y pague mas de lo que decia en el contrato, porque fue a pagos. y ahora me quieren dar cualquier cosa.

Ademas le E hecho muchos Arreglos entre ellos. Porche, techo, Puertas, Pintura, al fombra

Al estado donde ba el gare, para el agua, grado plomeria, llaves, piso. tambien Afuera, ^{ORNES A} piso a los costados, para que no se encharque ^{VENTANAS} y se haga lobo. talvez algo que no recuerdo. 3 veces pintura, al fombra, gare y techo. todo esto lo escribi en la forma que les di, la que me dieron.

Fueron como \$5.000.00 ^{OMAS} por todo, y aqui no aparese nada de eso.

Ahora recientemente le useti \$ 3000.00 mas
en pintura gase al costado pintar y arreglar techo.

Aqui yo tengo viviendo 32 Años.

Me Encanta vivir aqui porque es una
area. Segura, tranquila, centrada callada.

Soy persona, con problemas de salud,
soy sola no puedo irme a cualquier
lugar.

porque, aqui estan mis doctores
cerca, las tiendas, policia y todo
lo que una persona mayor y con
problemas de salud puede necesitar.
cuando construllan aqui, nos ban a dar
preferencia, De Rentar o comprar a
personas de bajos recursos como yo.
o en seccion 8.

To Whom It May Concern,

I am writing this letter to communicate that I Ana Rodriguez am not satisfied with what I am being offered.

I financed my home, and it took a long time and sacrifice. I worked from sun up to sun down to have a home. I also paid more than my monthly statement to try to pay off my house sooner. Now the owner wants to offer me pennies on the dollar for my home.

I have also made many repair to my home, for example - new porch, roof, doors paint, carpets, rain gutters, plumbing and floors. That is just on the inside of my home. On the outside, I've done window ownings, windows and many more repairs. I don't if all of this is included in the appraisal. I spent countless thousands of dollars on said repairs. Just recently I spent over \$3,000.00 on new exterior paint and new roof.

I have been living here 32 years. I love living here because it's a quiet community, the area is safe for me. Also my doctor and

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If and when the owner decides to rebuild new condos and/or apartment, is he going preference to senior and ex tenant to lease, rent or buy? Also if we are low income and possibly section 8.

Ana Rodriguez

750E. Carson St. #63
Carson, CA 90745

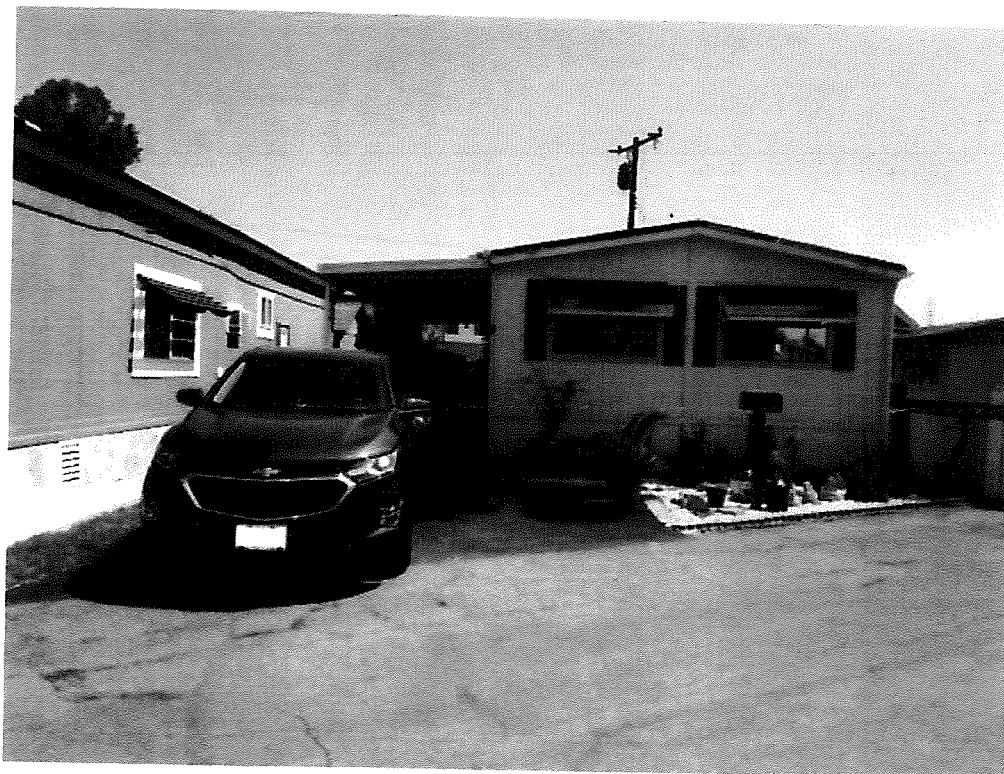
Translated by Jorge A. Elvir, 562-225-8052

Dec. 03, 2020

A quien Corresponda. planning Commission/City Council

Por medio de esta Carta yo Miguel Sanchez y Guillermina Villanueva vivimos en Park Avalon Mobile Homes in Carson CA. Espasio 95 estamos en desacuerdo con el pago de mi mobile Home que me quiere dar me el Dueno de park Avalon. No es justo el pago que esta dando a mi casa. Yo le hecho unas mejoras Como ponerle piso ~~Laminado~~ ^{Laminado} en la Sala, comedor y en la Cosina tiene mosaico gabinetes que estan en perfecto estado y unas Ventanas de las dos recamaras y Sala tambien en exterior estan en buen estado estan recien pintada y arreglada en el mercado La Mobile Home. Vale mas de lo que me quiere dar el dueño de Park Avalon Carson. yo soy el unico que trabaja de mi familia a mi esposa la operaron y no puede trabajar fue el Noviembre 23, 2020 que la incapacitaron a no moverse Tengo 3 hijas dos de ellas Estudian y la mayor esta

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 95
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the “appraised on-site value” and “appraised off-site value” of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

“APPRAISED VALUE” DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the “appraised on-site value” and “appraised off-site value”.

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 95 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Commodore / Brookwood
No. of Sections: 2 Year Built: 1982
Room Count: 2 Bedroom(s) / 2 Bath(s) Dimensions: 20 x 40
Other: None

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$16,775
NADA On-site Value:	\$19,334.74	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,715.96</u>	
Appraised On-Site Value (Rounded):		\$26,075

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$19,334.74	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$20,338.85</u>	
Adjusted On-Site Value (Rounded):		\$39,675

Anderson & Brabant, Inc.

Dec 02, 2020

To
Planning Commission
701 E. Carson St
Carson CA 90745

From Elisa Guerrero
750 E Carson St #128
Carson CA 90745

Mi nombre es Elisa Guerrero
residente de Park Avalon Carson.
Sp. 128.

Yo resido aquí desde 1994 y
vivo sola y en este momento soy
pensionada y tengo 79 años.

Estoy molesta y preocupada
por el cierre del parque y lo
que pre-tende darnos el dueño
de parque (RIR) es muy poco
y no alcanza para comprarme
otra casa móvil. En este momento
están muy caras.

Les pido a ustedes del Consejo
de Carson que exijan al dueño
que nos de lo justo.

Muchas gracias y esperamos su
apoyo, Todos los residentes de
Park Avalon Carson

Elisa Guerrero

Elisa Guerrero

310. 834. 2543
310 834-2543

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 128 - PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Champion
No. of Sections: 1 Year Built: 1974
Room Count: 1 Bedroom(s) / 1 Bath(s) Dimensions: 12 x 48 (Netzer)
Other: None

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA): \$ 8,475
NADA On-site Value: \$ 9,090.15
PW of Leasehold Adjusted for Term of Tenancy: \$ 0.00
Pre-Closing Leasehold Benefit: \$ 6,792.29
Appraised On-Site Value (Rounded): \$15,900

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer): \$ 9,090.15
Adjusted PW of Leasehold Adjusted for Term of Tenancy: \$ 0.00
Adjusted Pre-Closing Leasehold Benefit: \$ 20,569.99
Adjusted On-Site Value (Rounded): \$29,660

Anderson & Brabant, Inc.

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 128
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6. that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

December 02, 2020

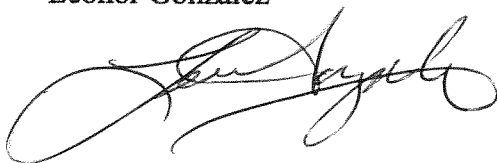
Planning Commission
701 East Carson St.
Carson Ca, 90745

Dear Planning Commission,

My name is Leonor Gonzalez, a resident of Carson CA at 750 East Carson St. SPC#97 Park Avalon Mobile Estates. I am also the current HOA translator (spanish) for Park Avalon Mobile Estates. I received my Relocation Impact Report (RIR) relocation packet on the 13th of November 2020. A response has to be made by December 8th 2020, this is a life changing decision that has to be made in an inadequate time frame given the predicament the pandemic has put my family in. In my home we are a family of four, my spouse and my two daughters. I am currently on workers compensation with disabilities without pay. My home is currently in close proximity to my medical doctors, parish, and district for my children's school. By forcing a move to a location out of this proximity is detrimental to my health and families well being. My husband has been put on furlough from his work, and my daughters are both full time students. This pandemic has taken a total toll on us financially, physically, and mentally. After reviewing my RIR packet by netzer, I did not find the following to be within reason because the appraisal that was used to create the RIR was from 2018. Therefore, the calculated values from Anderson & Brabant, Inc and Netzer for my home value are unreasonable. As I still owe a mortgage on my home with these evaluations, I will have no money to put toward a single family home in the city of Carson. As a homeowner, I feel that my home is being taken away from me, leaving me with nothing. Additionally, the appraisal summary by Nezer failed to mention the interior remodels of my home including: new carpet in both rooms, newly remodeled closets. In addition to exterior remodels including new roofing, and outer paint. My home is worth more

than \$200,000 by selling it with an outside source. It is appalling that the City of Carson would approve developers to close down homes during this time, it would be more reasonable to give us until the end of this pandemic to decide on what to do with our homes. Please take this into consideration before you make your final decision.

Sincerely,
Leonor Gonzalez



12/02/2020

l5610@aol.com

310-938-2904

Park Avalon Mobile Estates
750 East Carson St. SPC#97
Carson, Ca 90745

November 30, 2020

To Whom it may concern

Hello, my name is Maria and I live in space 39 along with my family. On the appraisals made by Mr. James Netzer, I would like to include more information on behalf of my mobile home. I do not agree with Mr. Netzer's appraisal for various reasons. My mobile home was stated to have space for one vehicle, when in fact I have a driveway that can accommodate two cars. My appraisal also stated I do not own a stove, in which case I do.

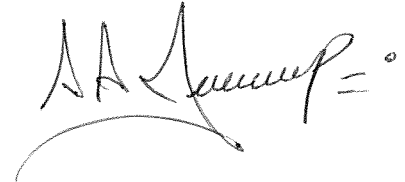
I have made repairs and improvements to my mobile home since the given date of the appraisal. I repaired my bathroom, changed the toilet, and made some minor repairs to the walls which cost me about \$270. I repaired my dryer ventilation and that cost me \$100. I had to install adequate lighting to my hallway roof and outdoor spaces, the repairs cost me \$170. My kitchen sink tap began to leak and I paid another \$130 to have that repaired. Lastly, I fixed my front stairs, as well as windows, and painted the mobile home. All these repairs cost me a sum of \$2000. In total, I have spent a sum of about \$2700 dollars in repairs and improvements to my mobile home since the appraisal.

My husband and I are over 60 years of age. My husband's work is close by and helps minimize the distance driven to work and back home because of his eye problems. He sees a special doctor and has prescriptions to help his sight, driving long distances is a disadvantage he would have with the park closure. He also has cholesterol and high blood pressure, which he also monitors for with his doctor locally it is earlier for us to make sure he is safe and healthy. For these reasons, the closure of Park Avalon Mobile Estates would harm my family.

Similarly, the RIR packet states there are lots of expenses that the owner is paying for, which we are also paying for out of pocket. We have an additional surcharge of \$21 dollars every month to pay the owner for repairs and improvements made in the park. He is also not including the moving cost.

Additionally, with the pandemic, lots of people have become unemployed and are struggling financially. My family is also experienced with this new normal. Prices everywhere are skyrocketing and with a tight budget, we are unable to meet many expenses. It would be very difficult for my family to purchase a home or rent an apartment. I would also like to know, if and when the owner does build new housing, would residents of the park have priority over other people, and will we be given low-income housing options? Thank you.

Sincerely,
Maria D Solorzano

A handwritten signature in black ink, appearing to read 'M. Solorzano', with a large, sweeping flourish underneath.







PURITAN BAKERY
"Best Buns in Town"

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Carson, California 90745
(310) 830-5451 • FAX (310) 830-1164



REFRIGERATE

ATANOPROST 0.005 % EYE DROPS
ENERGIC FOR Xalatan
OLORZANO, JOSE R.
SANDOZ
09/10/20



Dec. 02, 2020

Maurilio Heredia
750 E. Carson St 5766
Carson Ca 90745

To Planning Commission

Ago saber que lo que me
ofresen no es justo. Acomo
esta el mercado de bienes
Rayes estad caro.

Tengo a mi esposa y 2 hijos
y estoy desempleado.

Ago saber que no estoy aci
en el paradede el Año 2006
y orita estad difisil po la pandemia
No soy persona de bajos recursos

Por favor tengan en cuenta de
Nuestro's Casos Antes de ser
su dicisiones finalis de la RIR.

Maurilio Heredia
maurilio Heredia
562-607-8605

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 66 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Trailorama
No. of Sections: 2 Year Built: 1964
Room Count: 2 Bedroom(s) / 1 Bath(s) Dimensions: 18 x 43
Other: None

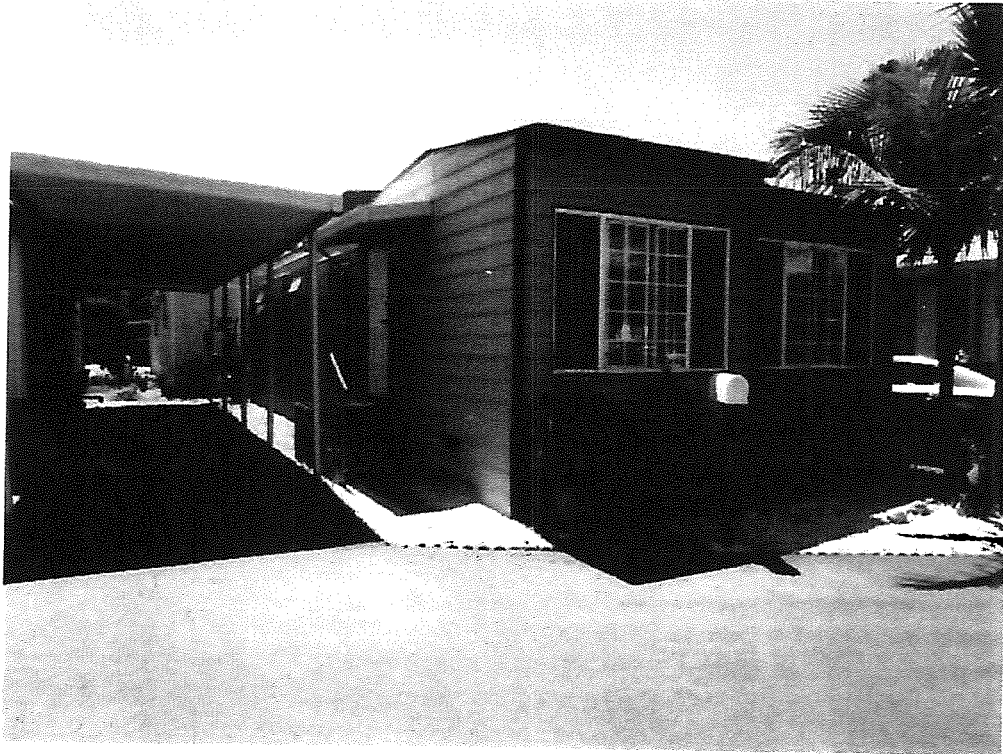
NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$ 8,300
NADA On-site Value:	\$ 9,083.51	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,957.79</u>	
Appraised On-Site Value (Rounded):		\$16,050

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$ 9,083.51	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$19,236.01	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$21,071.19</u>	
Adjusted On-Site Value (Rounded):		\$49,390

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 66
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

The City's Ordinance requirement for appraisal of "on-site" value is an investment value, which is generally defined as:

The value of a property to a particular investor or class of investors based on the investors specific requirements;¹ distinguished from market value, which is impersonal and detached.

This is appropriate to the City's appraisal requirement as investment value reflects "the subjective relationship between a particular investor and a given investment"² and is used precisely in the situation called for by this assignment, to advise public agencies "on the probable effects of proposed actions being reviewed by the agency," such as Park closure in this instance.³ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁴ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.

The "appraised off-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach based on the Hypothetical Condition that is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition. The NADA value represents the physical value of the mobile home, exclusive of any "locational value".

The "appraised on-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach "As-Sited" in its "As-Is" condition (in-place) and taking into consideration the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (from 2010 forward), based on present worth of the difference between the concluded Market Rent (space rent) and the Contract Space Rent.

An additional "Preclosing Leasehold Benefit" is included, recognizing the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of appraisal, as an additional component of appraised on-site value.

HYPOTHETICAL CONDITIONS

Per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), one value conclusion ("appraised value off-site") is based on the hypothetical condition that the subject is not sited at Park Avalon Mobile Estates, rather it is located on a dealer's lot and available for sale.

The analysis "appraised on-site value" assumes the Hypothetical Condition that the individual space is available to be rented at "Market Rent", which is concluded based on a survey of other parks in the market area that are not subject to the City of Carson Rent Stabilization Ordinance, and measured against the Contract Space Rent.

TITLE & HCD REGISTRATION

HCD Decal No.: ABG6431

¹ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

² Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 63.

³ Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, (Chicago, 2013), p. 9.

⁴ Appraisal Institute, The Appraisal of Real Estate, Thirteenth Edition, (Chicago, 2008), p. 134-135.

Registered Owner: Maurilio Heredia
Legal Owner: Maurilio Heredia
Name on Rent Roll: Maurilio Heredia
Most Recent Sale: Purchased in 2016 — 2006

INSPECTION INFORMATION

Date of Inspection: May 26, 2020
Inspection: Exterior inspection with a copy of Brabant "Summary Description of Home" and a review of the "Homeowner Disclosure Statement"

COACH INFORMATION

Manufacturer: Trailorama
Model/Trade Name: N/A
Year Manufactured: 1964
Sections: 1
Dimensions (w x l): 10' x 43' (Brabant NADA 18' x 43')
Room Count: 2BD/1BA
Quality/Condition: Average/Average
Awning: Yes
Raised Patio: No
Parking: Two open parking spaces next to the home.
Yard & Landscape: Average
Additional Features: Vaulted ceilings and ceiling fan in one bedroom. Paint, windows, doors, flooring, toilet, landscaping, storage, and roof; small wood shed

APPRAISED OFF-SITE VALUE & APPRAISED ON-SITE VALUE

The NADA Guide "appraised off-site value" is based on the above physical information and my inspection of the coach. The "appraised off-site value" based on the Hypothetical Condition that the subject is not sited in Park Avalon Mobile Estates and is on a dealer lot and available for sale on the date of inspection, is: \$8,299.52, which is rounded to \$8,300.00. The NADA Guide On-Site report is included as Exhibit B to this Appraisal Summary.

The "appraised on-site value" is based on the above physical information assuming the coach is sited in the park, plus the present value of the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (up to 10-years) and the "Preclosing Leasehold Benefit". The NADA Guide "appraised on-site value" is \$6,577.44 (Exhibit C - NADA Guide On-Site). The term "Leasehold Advantage", or "Positive Leasehold"⁵ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The value of the monthly Leasehold Advantage is the difference between the current Market Rent (estimated in the "Master Report") and the current Contract Rent as outlined in the rent roll provided. The tenant occupancy commenced in 2006 and the benefits of the Leasehold Advantage over the tenant tenancy have been realized.

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, Fourth Edition, (Chicago, 2002), p. 215.

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report	
Monthly Space Rent:	<u>-338.30</u>	May 2020 Rent Roll provided	
Leasehold Advantage:	\$611.70	Monthly Benefit accruing to Tenant	
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%	
	\$6,957.79	Pre-Closing Leasehold Benefits	
NADA Coach Value (adjusted for in park location):			\$ 9,038.51
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:			Pre-2010
Pre-Closing Leasehold Benefit:			<u>6,957.79</u>
Total Appraised On-Site Value (per Code Section 9128.21.C.6):			\$16,041.30
Rounded To:			\$16,050.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an “appraised off-site value”, as of May 27, 2020, of: \$8,300.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an “appraised on-site value”, as of May 27, 2020, of: \$16,050.00.

CERTIFICATION

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that this the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I have made a personal inspection of the property that is the subject of this report.

Ellen M. Netzer provided professional assistance to the person signing this report.

In accordance with the USPAP Competency Provision, I certify that I have the knowledge and experience to complete this assignment and have appraised this property type before.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute. In furtherance of the aims of the Institute to develop higher standards of professional performance by its Members, the appraisers may be required to submit authorized committees of said Institute copies of this report and any subsequent changes or modifications thereof.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

Respectfully submitted,

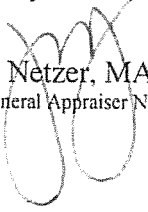

James B. Netzer, MAI
California General Appraiser No. AG003143

Exhibit A – HCD Title Information

**Title Search**

Date Printed: May 15, 2020

Decal #:	ABG6431	Use Code:	SFD
Manufacturer:	TRAILORAMA	Original Price Code:	AAT
Tradename:	TRAILORAMA	Rating Year:	1964
Model:		Tax Type:	ILT
Manufactured Date:	01/01/1964	Last ILT Amount:	\$3.00
Registration Exp:	03/31/2021	Date ILT Fees Paid:	04/12/2020
First Sold On:	01/01/1964	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
S1154	MH241969	43'	10'

Registered Owner:

MAURILIO HEREDIA
750 E CARSON ST SPACE 66
CARSON, CA 90745

Last Title Date: 03/23/2006**Last Reg Card:** 04/02/2020**Sale/Transfer Info:** Price \$50,000.00 Transferred on 03/21/2006**Situs Address:**

750 E CARSON ST SP 66
CARSON, CA 90745
Situs County: LOS ANGELES

Inactive Decal/DMV:

DMV/DG3990

END OF TITLE SEARCH

Exhibit B - NADA Guide - Off-Site

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 66 - Off site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	TRAILORAMA	TRAILORAMA	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 316

	Width	x	Length	Total Value
Main Floor Area	18	x	43	\$3,889.20

Floor Value				\$3,889.20
Items Multiplier (N/A)		x		N/A
1. Base Structure Value				\$3,889.20
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$4,161.44
4. Condition Adjustment Selected: Average		x	100 %	
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$4,161.44
6. Land-Lease Community Adjustment Selected: N/A		x	N/A	
7. Land-Lease Community Adjusted Value				\$4,161.44
8. Total Adjusted Value of Used Home				\$4,161.44
9. Total Additional Features		+		\$4,138.08
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$8,299.52
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a used manufactured home, but not on a new manufactured home.

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 66 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	TRAILORAMA	TRAILORAMA	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- COUNTER TOPS					
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$56.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- INTERIOR					
- Cathedral/Vaulted Ceiling Rooms	2	ea.	5+ Years	\$121.00	\$242.00
Total INTERIOR					\$242.00
- KITCHEN APPLIANCES					
- 26 CF Refrigerator	1	ea.	5+ Years	\$627.00	\$627.00
Total KITCHEN APPLIANCES					\$627.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 66 - Off site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	TRAILORAMA	TRAILORAMA	CA	PA

Components

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00

Total PLUMBING \$119.00

- WINDOWS

- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
------------------------------------	---	-----	----------	----------	----------

Total WINDOWS \$592.00

Total Components \$3,229.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	28	sq. ft.	5+ Years	\$2.09	\$58.52
---------	----	---------	----------	--------	---------

Total AWNINGS (Aluminum w/Metal Roofing) \$58.52

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Shiplap (Horizontal)	104	lin. ft.	5+ Years	\$6.24	\$648.96
------------------------	-----	----------	----------	--------	----------

Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$648.96

Total Accessories \$707.48

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood	36	sq. ft.	5+ Years	\$5.60	\$201.60
--------------------	----	---------	----------	--------	----------

Total STORAGE BUILDINGS/SHEDS \$201.60

Total Additive Values \$201.60

Total Additional Features \$4,138.08

Exhibit C - NADA Guide - On-Site

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 66 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	TRAILORAMA	TRAILORAMA	CA	PA

SVS Quality Selected: Standard

Floor Areas: Single-Wide Chart: 316

Main Floor Area	Width	x	Length	Total Value
	18	x	43	\$3,889.20

Floor Value \$3,889.20

Items Multiplier (N/A) x N/A

1. Base Structure Value				\$3,889.20
2. State Location Adjustment Selected: Yes		x	107 %	
3. Total Book Retail Value (in average condition)				\$4,161.44
4. Condition Adjustment Selected: Average		x	100 %	
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$4,161.44
6. Land-Lease Community Adjustment Selected: Standard		x	113 %	
7. Land-Lease Community Adjusted Value				\$4,702.43
8. Total Adjusted Value of Used Home				\$4,702.43
9. Total Additional Features		+		\$4,381.08
10. Total Repairs		-		\$0.00
11. Total Adjusted (Retail) Value of Used Home and Optional Equipment				\$9,083.51
12. Wholesale Value Selected: N/A		x	N/A	N/A
13. Additional Adjustments Selected: No				

Prepared For:

Prepared By: James Netzer

Comments:

1004C/70B users - cost guide quality converts to: Average.
For detailed explanation, see "Construction Quality" under "Help".

Disclaimer

This Value Report may be used for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule on a used manufactured home, but not on a new manufactured home.

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 66 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	TRAILORAMA	TRAILORAMA	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
Total BATH FIXTURES					\$191.00
- COUNTER TOPS					
- Lavy Top Marble	1	ea.	5+ Years	\$56.00	\$56.00
Total COUNTER TOPS					\$56.00
- FAN					
- Ceiling Paddle Fan	1	ea.	5+ Years	\$67.00	\$67.00
- Kitchen Range Hood	1	ea.	5+ Years	\$82.00	\$82.00
Total FAN					\$149.00
- HOUSE TYPE SIDING					
- Multi-wide	1	home	5+ Years	\$833.00	\$833.00
Total HOUSE TYPE SIDING					\$833.00
- INTERIOR					
- Cathedral/Vaulted Ceiling Rooms	2	ea.	5+ Years	\$121.00	\$242.00
Total INTERIOR					\$242.00
- KITCHEN APPLIANCES					
- 26 CF Refrigerator	1	ea.	5+ Years	\$627.00	\$627.00
Total KITCHEN APPLIANCES					\$627.00
- MISCELLANEOUS					
- Clothes Dryer	1	ea.	5+ Years	\$221.00	\$221.00
- Clothes Washer	1	ea.	5+ Years	\$199.00	\$199.00
Total MISCELLANEOUS					\$420.00

Used Value Report Filename: Park Avalon 2020

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J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 66 - On site

Office Location _____

Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	TRAILORAMA	TRAILORAMA	CA	PA

Components

- PLUMBING

- Gas Tee for Dryer (incl. Vent)	1	ea.	5+ Years	\$19.00	\$19.00
- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
- Sink Kitchen Double Bowl	1	ea.	5+ Years	\$24.00	\$24.00

Total PLUMBING \$119.00

- WINDOWS

- Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
------------------------------------	---	-----	----------	----------	----------

Total WINDOWS \$592.00

Total Components \$3,229.00

Accessories

- AWNINGS (Aluminum w/Metal Roofing)

- Patio	28	sq. ft.	5+ Years	\$2.09	\$58.52
---------	----	---------	----------	--------	---------

Total AWNINGS (Aluminum w/Metal Roofing) \$58.52

- SKIRTING TO 30" HIGH (Measure Around Perimeter)

- Shiplap (Horizontal)	104	lin. ft.	5+ Years	\$6.24	\$648.96
------------------------	-----	----------	----------	--------	----------

Total SKIRTING TO 30" HIGH (Measure Around Perimeter) \$648.96

Total Accessories \$707.48

Additive Values

- LANDSCAPING

- Shrubs/Hedges (Medium)	7	ea.	5+ Years	\$14.00	\$98.00
--------------------------	---	-----	----------	---------	---------

- Trees (Medium 26" - 36" Box)	1	ea.	5+ Years	\$145.00	\$145.00
--------------------------------	---	-----	----------	----------	----------

Total LANDSCAPING \$243.00

J.D. POWER



Used Manufactured Home Value Report

(This is not an appraisal form)

Date: 06/24/2020

Reference Number PA Space 66 - On site Office Location _____ Guide Edition May-June 2020

Year Mfg'd	Manufacturer	Trade Name	State	Region
1964	TRAILORAMA	TRAILORAMA	CA	PA

Additive Values

- STORAGE BUILDINGS/SHEDS

- Masonite or Wood 36 sq. ft. 5+ Years \$5.60 \$201.60

Total STORAGE BUILDINGS/SHEDS \$201.60

Total Additive Values \$444.60

Total Additional Features \$4,381.08

MARIA OLIVA HERNANDEZ
750 EAST CARSON STREET, SPACE 111
CARSON, CA 90745

701 EAST CARSON STREET
P.O. BOX 6234
CARSON, CA 90749

RE: Market Value of Mobile Home Located at 750 East Carson Street, Space 111, Carson, CA 90745

Dear Madam or Sir,

This correspondence is regarding the Relocation Impact Report (RIR), received on November 7, 2020. The packet presents an "appraised on site value" for the mobile home located at 750 East Carson, space 111, Carson, CA, 90745 at a rounded value of \$49,650. This amount presented by Mr. Netzer is an exceptionally low value for a mobile in this area with 2 bedrooms, and one bath.

I purchased my mobile home in 2015, which I believed to be my permanent place of residence for more years to come. In 2018, it was addressed to me that the mobile home park was going to be sold and all residences were to consider the idea of moving out. This has caused me a great amount of anxiety, and emotional and physical stress. I am an elderly woman who has saved for many years to purchase this place of residence only to be told a few years later that I must move. Furthermore, since I am on a fixed income it would be close to impossible for me to reconsider moving somewhere else, especially with the low amount of money being offered to me.

It is of great importance that the city considers a fair market value for my place of residence. The report specifies that my mobile home is of average+/- good quality/condition and my home should be considered of equal value to mobile homes in the general area. If one were to look up mobile homes for sale in Carson, CA that are of about the same year, size, bedroom count, and bathroom count, one would find these mobile homes are being sold for a higher value than what I am being offered. For example, a mobile located at 1502 East Carson Street, Space #61, with 2 bedrooms, one bath, built in 1968, with 967 sqft is on the market for \$135,000 and pending sale as of 10-19-2020. Another mobile home located at 21900 Martin Street, Space #B10, with 2 bedrooms, one bath, built in 1959, with 800 sqft is on the market for \$145,000. This is only two of many other mobile homes in Carson that can be used for comparison.

I have been a resident of Carson for over 30 years and enjoy living within this community. I would like to continue to live within Carson, or the general area and cannot do so if I am not provided with a reasonable and Fair Market Value for my mobile home. I need to be able to use the funds to find a new residence. I am requesting and pleading that the City of Carson consider

their residents at Park Avalon Mobile Estates and provide them with a Fair Market Value for their mobile home. Thank you in advance for your time and consideration.

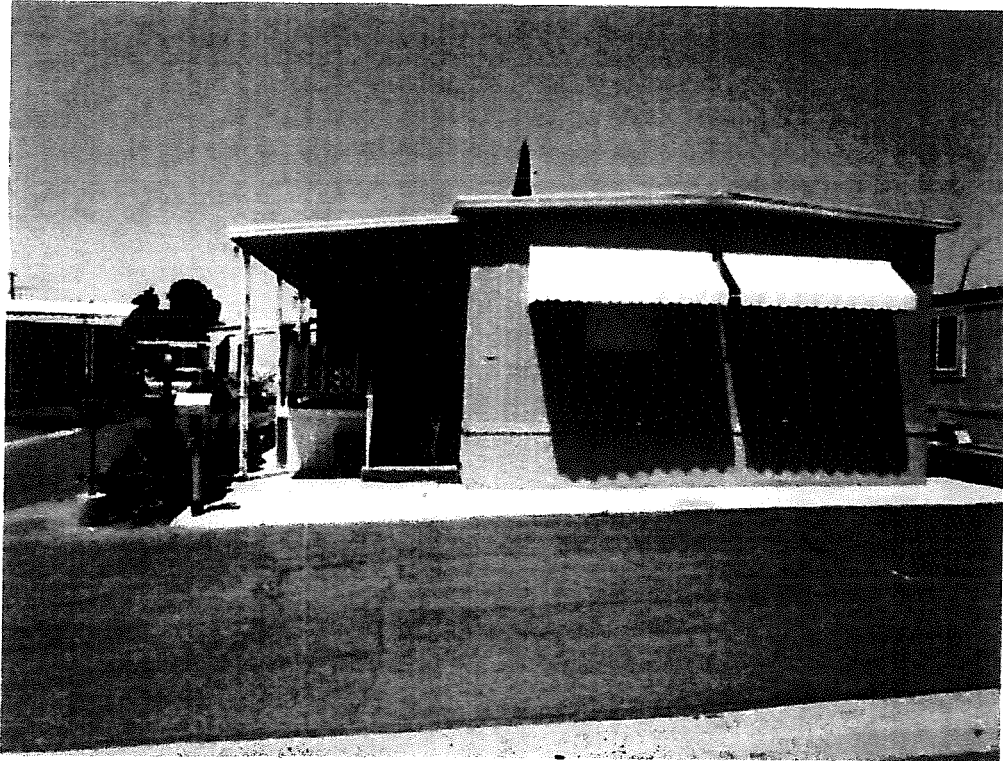
Sincerely,

A handwritten signature in black ink that reads "Maria Oliva Hernandez". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Maria Oliva Hernandez

Space #111

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 111
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS

SPACE 111 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Pacific Manor
No. of Sections: 2 Year Built: 1972
Room Count: 2 Bedroom(s) / 1 Bath(s) Dimensions: 20 x 40 (Netzer)
Other: 9 x 17 enclosed porch

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$14,100
NADA On-site Value:	\$15,132.58	
PW of Leasehold Adjusted for Term of Tenancy:	\$27,789.28	
Pre-Closing Leasehold Benefit:	<u>\$ 6,715.96</u>	
Appraised On-Site Value (Rounded):		\$49,650

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$15,132.58	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$51,882.61	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$20,338.85</u>	
Adjusted On-Site Value (Rounded):		\$87,355

19-1-2020

Por medio de este Presente
Yo Blanca Delgado
Residente de este Parquadero
750 E. Carson ST. SP#9
en la ciudad de Carson que lleva
por nombre PARK AVAALON CARSON
al cual es dirigido el cheque.

Yo en lo personal me gustaria
que Consideraran a Todos y cada
una de nuestras peticiones por
cada carta recibida.

Soy una persona que Tiene una
istoria mas.

Soy de bajos Recursos
Trabado medio tiempo

Por que estoy criando ami hijo
adoptivo que tambien es mi nieto
de solo 8 años los cuales Siempre
a estado con migo. Oniel Delgado Cruz

Para mi en lo personal una
renta muy elevada. no Podria
pagar ya Tengo 56 años ya no
estoy joven para agarrar otra
deuda y aqui cerca se encuentra
mi doctor la escuela de mi niño

mi Trabado y Prinsipalmente la
Clinica de Rinones. Para mi niño
al cual Tengo citas porami niño

Se que Todos mis Vecinos
Como yo estamos preocupados
estresados por Tiempos difíciles
que es nuestro desalado y al
mismo Tiempo con el COVID-19
Si por lo menos se nos pagara
lo justo lo que balen las Trailas
en esta Ciudad de Carson.
Por que si yo compro otra en
esta misma Ciudad no la voy
a pagar al mismo precio que
me la paguen por que como
dizen siempre Carson es caro
para comprar si y para que la
paguen no eso no es justo.
Para ninguno de Todos los que
vivimos aqui en este Parquadero
espero y consideren.
nuestra Petición sea una o
otra. de permanecer aqui como
buenos Vecinos que somos.

Blanca Delgado

12-1-2020

Dear Planning Commission,

My name is Maurilio Tinoco and I live in Park Avalon in space 49. I am writing this letter because I would like you to take the following into consideration when making a decision regarding our relocation.

Our house was originally evaluated in 2018, since then we have made changes to our home that are not reflected in the evaluation nor is the number accurate to what our house is worth now. The evaluation offered is two years old and was only valid for six months, which have now long passed. We have since purchased a brand new washing machine, refrigerator, new showerheads, new seals for the front door, and have replaced the wood in the skirting. None of this is reflected in the documents we were given.

The evaluation also states that our driveway only fits one car when in reality it fits two, we also have a small room which can be used as an office since it's too small to be considered an official bedroom. This is also not included in the documents we recieved.

I also please ask you take into consideration the effects this would have on myself and my family. We have lived in Carson for the last 15 years and have lived in the mobile park for the last 7. My son is a sophomore at Carson High, and moving him in the middle of his high school career would result in a tremendous mental upheaval. In the past my daughter was moved many times during her education and can attest the stress and depression it can cause on a teenager. Our family and friends are here, we rely on them and they rely on us.

Along with this, I'm retired and my daughter has recently been let go from her job. Finding new employment is already difficult enough without considering the fact that we are in the middle of a pandemic and many places have frozen any hiring. This means we are on fixed income and moving us during a pandemic would highly affect our financial stability.

My wife is diabetic and her doctors are here in the area of Carson, my daughter also has a degenerative eye condition where her eyesight is slowly worsening. Her doctors are all located within Carson, where they have monitored her condition for the last few years.

While we understand that we must move, we only ask to be given a fair market price for our home, to postpone this for a more suitable time, and to remain in the Carson area. Times are difficult enough right now with a pandemic, job loss, and medical issues

having to move and possibly relocate to a different area will only put immense stress and pressure in my family. Especially my daughter as she is the only one able to work.

Thank you for taking the time to read this and I can only hope you take this letter into consideration when making a decision. I hope you keep in mind the people of Carson and their best interest and make a decision based on that. We are what makes this such a great city.

Thank you,
Maurilio Tinoco

11-24-2021

A handwritten signature in black ink, appearing to read 'Maurilio Tinoco', written over a horizontal line.

November 25, 2020

Community Development Department - Planning Division
701 East Carson St.
Carson, Ca 90745

RECEIVED
CITY CLERK

2020 NOV 30 AM 9:32 *lerz*

CITY OF CARSON

Re: Relocation Impact Report No. 3-18 (Park Avalon Mobile Estates)

To whom it may concern:

I am a resident of Park Avalon Mobile Estates Park for 30 years. I own my mobile home. It is a safe family park where you know your neighbors that is why I liked living here. Schools are nearby so are the stores. Closing this mobile home park will be not only be stressful and hardship on me but for the other residents that live here. Selling this mobile home park is stressful enough but during a pandemic?

I don't understand how the owner of this mobile park has the audacity to start procedures to sell this park when there is the Covid-19 pandemic going on. At this time it is worse then ever. Mayor Garcetti has said numerous times on TV that during the pandemic no one in L. A. will be evicted out of their homes. We do not know how long this pandemic will last.

This pandemic has the residents besides me stressed out with alot of hardship. I'm sure this owner does not know if alot of families here still have their jobs and are just getting by. What makes him think that residents including me can rent out these high priced apartments. If some of these residents are collecting unemployment that is added stress. They are going to be worse off if the unemployment benefits are not passed at the end of the year plus the Care Act Provision.

I am on a fixed income. If I can't relocate my home I will have to go rent apartments with these very high prices. I can't afford to buy another mobile home where I have to pay a mortgage plus rent.

My mobile home was appraised for well below Current Market Value. We have talked to other residents and all we have talked to have said their mobile homes were appraised very low too. I looked on the internet mobile homes like mine that are selling 3 times or higher. How did this appraiser decided on these ridiculous prices that are way below market value.

I have always lived close to my immediate family. It is very important to me. Since I am older now I prefer to still live close to my immediate family especially close to my daughter. Living in a familiar area is important to me not somewhere out in the hot desert.

Hopefully the Mayor of Carson and City Council help us the Carson residents that whom we voted for to put in office, in return to help us out. We voted for them because we trusted the Mayor and City Council to be there for the people of Carson . I hope the Mayor of Carson and City Council support us the Carson residents instead of the owner of the Park Avalon Mobile Estates that does not reside in Carson.

As I said at the beginning of this letter Los Angeles Mayor Garcetti has said no one will be evicted while this dreadful and dangerous pandemic is going on.

I will be watching the City Council meeting on December 8 and I hope we will get the support from the Planning Division, the Mayor and the City Council not to sell Park Avalon Mobile Estates.



Sandra C Vera
Space 133

11/25/2020

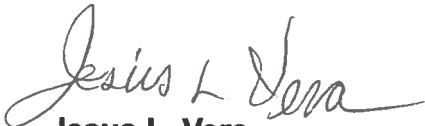
November 25, 2020

Community Development Department- Planning Division
701 E. Carson St., Carson, Ca 90745

Re: Relocation Impact Report No. 3-18 (Park Avalon Mobile Estates)

Senores, responsables si ah ustedes merefiero que le dieron, la oportunidad al owner of the Park Avalon de que continuara, su propuesta, de aumentarnos la renta, y continuar con su proceso, de hecharnos a la calle, cuando aun, la pandemic de Covid-19 esta, escalando alturas tan peligrosas, pero a ustedes, responsables de esta situacion tan peligrosa, no les importo y se dijeron unos a otros hay que respaldar, al owner of Park Avalon, y a esta comunidao residente, de Park Avalon quese los lleve la pandemic del Covid-19.

Tengan verguenza y hojala se arrepientan, de lo que estan haciendo con nosotros.



Jesus L. Vera
space # 133

RECEIVED
CITY CLERK
2020 NOV 30 AM 9:33
CITY OF CARSON
KR

RECEIVED
CITY CLERK

2020 NOV 30 AM 9:31 *KR*

CITY OF CARSON

Community Development Department

Planning Division

E. CARSON ST, CARSON, CA

CARSON, CA

90745

Park Avalon Mobile Estates
Space 133

11-29-2020

YO TENGO
90 AÑOS

LO QUE QUIERO
ES QUE MEDEN

LO JUSTO

PARA PODER RENTAR
UN APARTAMENTO

CON LO QUE MEDAN

NO PUEDO RENTAR

UN APARTAMENTO

Antonio Carrillo



19-1-2020

Por medio de este presente
yo Blanca Delgado
Residente de este Parquadero
750 E. Carson ST. SP#9
en la ciudad de Carson que lleva
por nombre PARK AVAHL CARSON
al cual es dirigido el cheque.
Yo en lo personal me gustaria
que consideraran a todos y cada
una de nuestras peticiones por
cada carta recibida.

Soy una persona que tiene una
historia mas.

Soy de bajos Recursos
Trabado medio tiempo
Por que estoy criando a mi hijo
adoptivo que tambien es mi nieto
de solo 8 años los cuales siempre
a estado con mi hijo Oniel Delgado Cruz
para mi en lo personal una
renta muy elevada no podria
pagar ya tengo 56 años ya no
estoy joven para agarrar otra
deuda y aqui cerca se encuentra
mi doctor la escuela de mi niño
mi Trabado y principalmente la
clinica de Riñones para mi niño
al cual tengo citas por mi niño

Se que Todos mis Vecinos
Como yo estamos preocupados
estresados por Tiempos difíciles
que es nuestro desalado y al
mismo Tiempo con el COVID-19
Si por lo menos se nos pagara
lo justo lo que balen las Trailas
en esta Ciudad de Carson.
Por que si yo compro otra en
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a pagar al mismo precio que
me la pagan por que como
dizen siempre Carson es caro
para comprar si y para que la
pagan no eso no es justo.
Para ninguno de Todos los que
vivimos aqui en este Parquadero
espero y consideren.
nuestra Peticion sea una o
otra. de Permanecer aqui como
buenos Vecinos que somos.

Blanca Delgado

12-1-2020

Dear Planning Commision,

I am writing this letter with disbelief and heart broken. First off, because the city of Carson has disregarded the COVID-19 pandemic and the high unemployment rate in the state due to the pandemic, to allow the owner of the park to go forward with park closure in these hard times. Second, because he blatantly disobeyed the city and went ahead and got his own appraiser, Mr. James B. Netzer to appraise our homes with just an exterior picture and with the report Brabant did in 2018, when the market was totally different. The owner and Mr. Netzer are taking full advantage of the pandemic to highly undervalue our homes. Based on Mr. Netzer's appraisal of my home, it is worth \$131,000.00, but we still owe roughly 98,000.00 on our mortgage, so we would only have about \$33,000.00 to try to purchase a new home. Where does my family's life savings of \$60,000.00 given for the down payment and the \$69,000.00 we've given in 5 years and 9 months that we've lived here for, go? Down the drain! Where is our indemnification for uprooting us from our homes that we've fought for with blood, sweat and tears.

Third, I received my report package in the mail on the 13th of November 2020, going off the date set forth for the public hearing notice, that only gives me 25 days to review my package. Also the date on the public hearing notice is wrong, it states Wednesday, December 8,2020, but it should be Tuesday, December 8,2020. Now after reviewing my package that's from 2018, mind you. I don't even own a gas stove! I've also added additional features since then. Laminate flooring living room and dining room, \$3,000.00. New rain gutter on southside of home, \$500.00(included in appraisal, but undervalued at \$98). New faux wood blinds in white throughout home, \$1,200.00. New metal screen door, \$500.00. Dining room ceiling fan, \$200.00. Also I repainted all cabinets throughout the home, \$1,200.00. I've purchased a new refrigerator and stove, \$3,000.00. In total that is \$9,600.00 not included in Mr. Netzer's appraisal. Will that be included?

Lastly, I don't have a problem with the owner deciding to close the park, but I do have a problem with the way he has gone about it. Let's not forget he supposedly repaired the clubhouse, but why? To close the park. He brought in a new mobile home, but why? To close the park. Every year he requested an increase in rent, but why? To close the park. And now to finally give us our appraisal during the worst pandemic since the Spanish flu, causing a high unemployment rate and low market value for our homes. He hired an appraiser that he wanted, not appointed by the city. We just want fair market value comparable to homes in Carson.

Sincerely,

Carmen Telles

Jorge A. Elvir

McKina Alexander

From: McKina Alexander
Sent: Monday, November 30, 2020 11:45 AM
To: Denise Bothe; Lucille Sandoval
Subject: FW: Park Avalon Carson closure

Park Avalon Resident PC comments

From: FROJAS8@ca.rr.com [<mailto:FROJAS8@ca.rr.com>]

Sent: Monday, November 30, 2020 9:40 AM

To: McKina Alexander

Subject: Park Avalon Carson closure

11/30/20

Dear Planning Commission, we are Francisco Ortiz and my mother Maria G Rojas. We are residents of Park Avalon Mobile Estate SPC# 55 in Carson. We are writing this letter to ask you to consider to postpone the hearing that is taking place on December the 8th 2020, we just received our package and we have less than two weeks to prepare for the hearing and not to mention that we are in the middle of the pandemic emergency right now.

This is a really bad time to to continue with this process, my mom is almost 80 years old and we are afraid to get the Covid-19 virus due to all this process. Beside that we can't be relocated 50 miles away from carson, my mom has her doctor in this city and we have family in carson who help me to take care of her while I am at work. If they relocate us out of City Of Carson I wont afford to have someone to look over my mom while I am at work.

The Money that they are offering for our house is nothing, practically we'll be homeless in no time. The rents are so high, I dont make too much money to afford to pay \$1,500 dls a month for a single room. Please, we are asking you to to delay this hiring at this moment of stress due to the pandemic.

Thank you very much,

Francisco Oriz and Maria G Rojas.

To whoever is reading this,
(If it's even being read)

As you know, the owner of Park Avalon Mobile Estates has once again applied to close the park down, only this time he did it smack dab in the middle of a pandemic that has statistically, been getting worse and worse. Many people lost jobs, most people haven't regained them, many families of Park Avalon are being affected, STILL! What kind of person chooses to close down a park when people are at their worst? How are people expected to purchase another home when they have 6 months to vacate their homes once the closure gets approved? In order to buy another home, you need proof of income, many don't have income. There are many senior citizens who live off social security, many can't afford a new mortgage payment or rent on an apartment. Many of these senior citizens live alone and have special needs, special needs that are met by living at Park Avalon. Does the city of Carson even care?

The report given to each homeowner states that necessary improvements were made to the park. Fixing the pool, the clubhouse, some fencing and paving the streets wasn't necessary, that money could have gone to improvements that were actually needed around the park, such as the sewer system. That same sewer system that is being mentioned as to why the park is being closed. The owner should have done their research before they purchased the park. Now 130+ families have to suffer because the owner made a bad investment? Or was this the plan all along, purchase a park where people have been living in for many years and tear them away from their homes and force them out to gentrify the area??

Another issue is the appraisals. The first time the owner applied to close down the park, appraiser came and went inside each home, took pictures, and gave a valid and UNBIASED appraisal. This time around the appraisals consisted of a SINGLE picture of the outside being taken unbeknownst to the homeowner. How is this a valid appraisal? Recently property value has gone up immensely, so, why are homeowners being offered chump change for their homes??

You don't have to be religious to know that this is a sin against 130+ families, especially against those who are struggling due to the pandemic, whether their jobs' were affected or their health, and the elderly who are barely getting by with their meager income. The false claims of "necessary improvements", the false and biased appraisals and the terrible decision to apply for closure during a pandemic will forever tarnish what the city of Carson stands for.

The City of Carson website states "City of Carson, Future Unlimited" that's what I thought when I got here. I guess that was a lie. Go ahead and reward the businessmen with bad intentions.

MONEY MEANS NOTHING WHEN YOU LOSE YOUR HUMANITY

Ignacio Landeros Jr.

To whoever this may concern,

The subject of this letter is to address my daughter and I being kicked out of our home, due to the park closure that the owner of Park Avalon Mobile estates has applied for.

This year has not been a good year for many people. Thanks to COVID-19, I was laid off, my income is less than half of what I use to make. I am scheduled to have knee surgery in January and need at least 4 months of recovery. I am the sole breadwinner in my household. I have a daughter who is still in school, who must be accompanied with an Emotional Support Animal, due to her anxiety. I have adapted my life around where I live: my job was close by, my daughter's school is close by, my doctors, vet for my daughter's ESA, etc.

Why did the owner decide to apply for a closure now, during a pandemic? My home was undervalued by a lot compared to the previous appraisal. Property prices went up, but our home values went down from the previous appraisal.

In May, the appraiser came and took ONE picture of the outside of my home and appraised the home from that ONE picture without evaluating anything else. So, I am expected, in the middle of a pandemic, with no job, to leave my home, take the peanuts the owner is offering and move to a new place? How is this being allowed by the city of Carson?

If my daughter and I are going to be forced out of our home, can you at least be reasonable? Can I be at least given a proper appraisal of what my home is worth? Can I at least be given more time before the park closes, not in the middle of a worldwide pandemic that cost my job. I CAN NOT afford to buy another home or rent another home, especially with the ridiculous appraisal I was given, my life depends on where I live.

I HOPE and PRAY that the city of Carson knows what the right decision is, but I am not expecting them to make it.

Maria Landeros

To the city of Carson,

I am writing to you today to talk about the closure of Park Avalon Mobile Estates and how that will affect my mom and me. When the pandemic started my mom lost her job and doesn't make much, she doesn't always have enough money for rent. My mom can't work a lot because she has bad knees, and she needs surgery on both. I want to get a job and help but I am still in school, I have a lot of anxiety, so I have my Emotional Support Animal with me all the time, Charlie. Please don't let them take our house away. I learned how to take the bus to school, my doctor's appointments and to take Charlie to the Vet, here in Carson. If you force us to move from here, I don't know where we will go or where we will live. They aren't offering much for our home; we are not going to have enough to buy another one. I grew up here in Carson and I have always loved living here, but if you let them take away our home then this won't be the great place that I thought it was.

Just remember, in the middle of pandemic you will force us to leave, when my mom doesn't have a job. You're letting the bad guy win!

Ofelia Landeros

McKina Alexander

From: RVILLALOBOS46@roadrunner.com
Sent: Wednesday, December 02, 2020 9:26 PM
To: McKina Alexander
Subject: Park Avalon Closure-Hearing Dec. 8,2020

Dear Planning Commission,

My name is Rosalinda Villalobos, I live in space 85 at Park Avalon Mobile Estates. I have lived here since May 2009 with my family. The reason for my letter is to request a fair market value for my mobile home. I received the package with RIR where it included the appraisal of my mobile home which clearly is not correct. No where in the city of Carson you can find any mobile homes for the price I'm being offered for mine. As it clearly states in the RIR all mobiles in the city of Carson are priced much higher because it's a rent controlled city. Not only I'm getting payed nothing for my mobile home, but my family and I are being left without a home and a loan which I'm currently paying. When Mr. Wong decided to buy this land, it was with the only intention to take all of us out and build something that will leave him with a lot money, he should be obligated to pay us a fair price for our mobile homes (which we have all worked really hard for) so, we can afford to move somewhere else and offer our kids a better/decent life. Once again I request a FAIR MARKET VALUE for our mobile homes.

Sincerely,
Rosalinda Villalobos

12/02/20

SPC #132

All this they are doing is totally an injustice in the midst of the pandemic they are only causing us stress and diseases apart from which we do not agree with their evaluation.

We do NOT agree with the estimated

" We oppose the project due to the displacement of families postpone the meeting this December 8 in 2 months later next year."

To Whom It May concern,

My name is Mario Jimenez, a resident of Park Avalon in Carson, Space #130. I am sad that the city of Carson is planning a hearing during the pandemic of COVID-19. On top of that, you ask that we sign a waiver to clear yourself of any wrongdoing. It's disheartening to see an All-American city do this.

In 2018 we had a meeting with the City (Planning Commission). They told us that they couldn't stop the owner from closing the mobile home park, but that we would market value, the difference is rent for a year and moving out and relocating cost paid to us. The city has failed us, because we are not getting market value for our homes.

Mobile home prices in Carson are between \$180,000.00 and \$240,000.00, but I am only being offered the ridiculous amount of \$36,490.00 for my 20' x 48' Mobile home of 3 bedrooms and 2 bathrooms. At this moment I don't what I am going to do, where my daughter and I end up. If we end up in a bad area ~~due to~~ high rent and even higher traditional home prices.

CITY OF CARSON

2020 DEC -1 PM 12:15

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✓
CDD

with drugs and gang violence, due to high comparable apartment and/or traditional home prices. We are literally at the city's mercy to help us get market value for our homes. We were in the first meeting that the owner would pay the difference in value if we got something comparable in size, now he is only offering the difference of \$950.00. Which is too low even to rent a studio with no bath or kitchen. Where can we rent something in the city of Carson for \$950.00? The R.R. is unfair to us the resident, and the city should appeal it and have the owner offer us something more reasonable.

Thank You

Mario Jimenez

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 130 - PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/ Trade Name:	Skyline / Hillcrest		
No. of Sections:	2	Year Built:	1976
Room Count:	3 Bedroom(s) / 2 Bath(s)	Dimensions:	20 x 48
Other:	None		

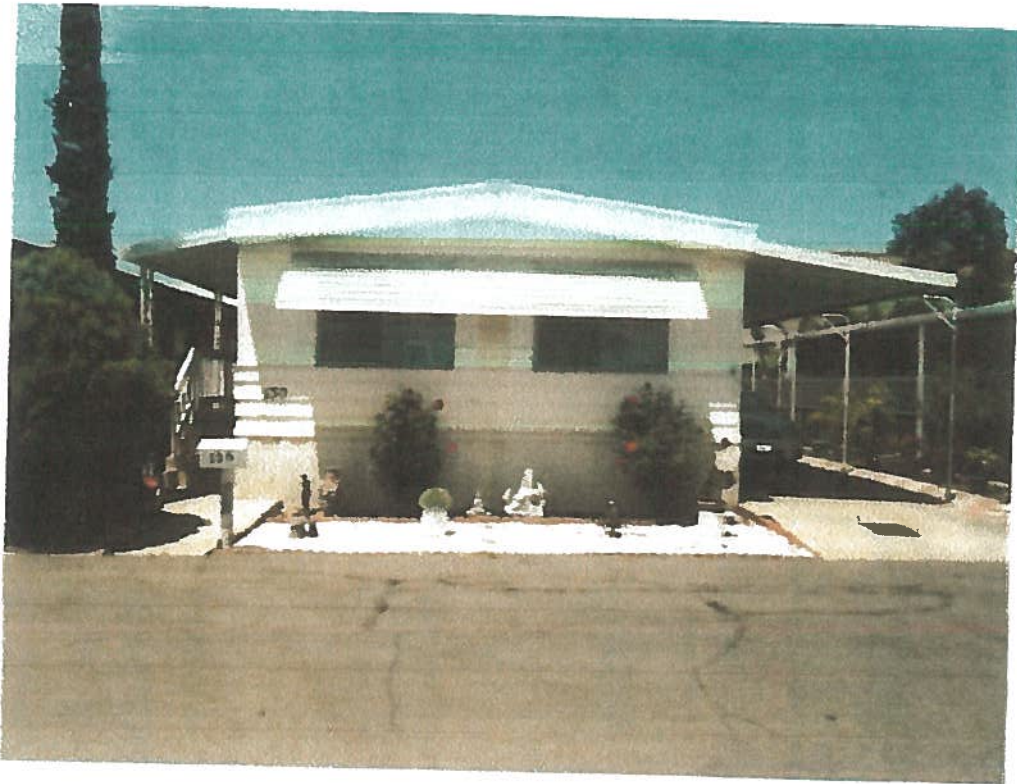
NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$13,825
NADA On-site Value:	\$15,922.37	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,792.29</u>	
Appraised On-Site Value (Rounded):		\$22,725

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$15,922.37	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$20,569.99</u>	
Adjusted On-Site Value (Rounded):		\$36,490

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 130
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

The City's Ordinance requirement for appraisal of "on-site" value is an investment value, which is generally defined as:

The value of a property to a particular investor or class of investors based on the investors' specific requirements;¹ distinguished from market value, which is impersonal and detached.

This is appropriate to the City's appraisal requirement as investment value reflects "the subjective relationship between a particular investor and a given investment"² and is used precisely in the situation called for by this assignment, to advise public agencies "on the probable effects of proposed actions being reviewed by the agency," such as Park closure in this instance.³ The more subjective investment value is particularly appropriate for such government advisory appraisals, which contain assignment conditions that include extraordinary assumptions and hypothetical conditions.⁴ The City Ordinance in this instance asks the appraiser to assume the hypothetical condition that the Park is not closing and to make the extraordinary assumption that the Park tenant has an interest its investment expectation it had when it entered into a rental agreement with the Park Owner, a subjective declaration of the value that the tenant ascribes to its coach, which has no basis in present market value.

The "appraised off-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach based on the Hypothetical Condition that is not sited in the subject park, but located on a dealer lot and available for sale in its "As-Is" condition. The NADA value represents the physical value of the mobile home, exclusive of any "locational value".

The "appraised on-site value" is defined as the NADA (National Automobile Dealers Association) Guide value for the coach "As-Sited" in its "As-Is" condition (in-place) and taking into consideration the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (from 2010 forward), based on present worth of the difference between the concluded Market Rent (space rent) and the Contract Space Rent.

An additional "Preclosing Leasehold Benefit" is included, recognizing the estimated time involved in processing the RIR and closing the Park, which time period is anticipated to extend as much as three years beyond the date of appraisal, as an additional component of appraised on-site value.

HYPOTHETICAL CONDITIONS

Per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6. that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), one value conclusion ("appraised value off-site") is based on the hypothetical condition that the subject is not sited at Park Avalon Mobile Estates, rather it is located on a dealer's lot and available for sale.

The analysis "appraised on-site value" assumes the Hypothetical Condition that the individual space is available to be rented at "Market Rent", which is concluded based on a survey of other parks in the market area that are not subject to the City of Carson Rent Stabilization Ordinance, and measured against the Contract Space Rent.

TITLE & HCD REGISTRATION

HCD Decal No.: LAK7250

¹ Appraisal Institute. The Appraisal of Real Estate. Fourteenth Edition. (Chicago, 2013), p. 63.

² Appraisal Institute. The Appraisal of Real Estate. Fourteenth Edition. (Chicago, 2013), p. 63.

³ Appraisal Institute. The Appraisal of Real Estate. Fourteenth Edition. (Chicago, 2013), p. 9.

⁴ Appraisal Institute. The Appraisal of Real Estate. Thirteenth Edition. (Chicago, 2008), p. 134-135.

Registered Owner: Mario Jimenez and Maria Yolanda Gonzalez
 Legal Owner: Ford Consumer Finance Co. Inc. / C/O Vanderbilt Mortgage & Finance Inc.
 Name on Rent Roll: Mario Jimenez
 Most Recent Sale: Purchased home in 1997

INSPECTION INFORMATION

Date of Inspection: May 27, 2020
 Inspection: Exterior inspection with a copy of Brabant "Summary Description of Home" and a review of the "Homeowner Disclosure Statement"

COACH INFORMATION

Manufacturer: Skyline Corp.
 Model/Trade Name: Hillcrest
 Year Manufactured: 1976
 Sections: 2
 Dimensions (w x l): 10' x 48' / 10' x 48'
 Room Count: 3BD / 2 BA
 Quality/Condition: Average/Average+
 Awning: Yes
 Raised Patio: Yes
 Parking: Two-car carport
 Yard & Landscape: Minimal
 Additional Features: Built-in hutch and ceiling fan in the dining area; mirrored wardrobe in two bedrooms. Shed, bathroom remodel, kitchen, stairs, kitchen remodel, medium wood shed

APPRAISED OFF-SITE VALUE & APPRAISED ON-SITE VALUE

The NADA Guide "appraised off-site value" is based on the above physical information and my inspection of the coach. The "appraised off-site value" based on the Hypothetical Condition that the subject is not sited in Park Avalon Mobile Estates and is on a dealer lot and available for sale on the date of inspection, is: \$13,822.07, which is rounded to \$13,825.00. The NADA Guide On-Site report is included as Exhibit B to this Appraisal Summary.

The "appraised on-site value" is based on the above physical information assuming the coach is sited in the park, plus the present value of the Present Worth of any unrealized Leasehold Advantage (Positive Leasehold) adjusted for the term of tenancy (up to 10-years) and the "Preclosing Leasehold Benefit". The NADA Guide "appraised on-site value" is \$15,922.37 (Exhibit C - NADA Guide On-Site). The term "Leasehold Advantage", or "Positive Leasehold"⁵ is defined as follows:

A lease situation in which the market rent is greater than the contract rent.

The value of the monthly Leasehold Advantage is the difference between the current Market Rent (estimated in the "Master Report") and the current Contract Rent as outlined in the rent roll provided. The tenant occupancy commenced in 1997 and the benefits of the Leasehold Advantage over the tenant tenancy have been realized.

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal. Fourth Edition, (Chicago, 2002), p. 215.

The following table is a summary of the calculation of the Pre-Closing Leasehold Benefits:

Monthly Market Rent:	\$950.00	Based on rent survey in Master Report
Monthly Space Rent:	<u>-352.85</u>	May 2020 Rent Roll provided
Leasehold Advantage:	\$597.15	Monthly Benefit accruing to Tenant
Present Worth Factor:	<u>x 11.37451</u>	12 months @ 10%
	\$6,792.29	Pre-Closing Leasehold Benefits
NADA Coach Value (adjusted for in park location):		\$15,922.37
Remaining PW of Leasehold Advantage adjusted for Term of Tenancy:		Pre-2010
Pre-Closing Leasehold Benefit:		<u>6,792.29</u>
Total Appraised On-Site Value (per Code Section 9128.21.C.6):		\$22,714.66
		Rounded To: \$22,725.00

VALUATION

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an “appraised off-site value”, as of May 27, 2020, of: \$13,825.00.

Based upon my investigation and analysis, per the guidelines set forth in Carson Municipal Code Section 9128.21(C)(6), I have formed the opinion that the subject coach has an “appraised on-site value”, as of May 27, 2020, of: \$22,725.00.

CERTIFICATION

To the best of my knowledge and belief, I certify that:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved in the assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.

Community Development Department
Planning Division
701 East Carson Street
Carson, CA 90745

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CITY CLERK
2020 DEC -1 PM 12:15 *kn*
CITY OF CARSON
→ CDD

Re: Relocation Impact Report No. 3-18 (Park Avalon Mobile Estates)

Dear Planning Commissioners:

My name is Felicitas Tanega, 75 years old, a U.S. citizen and residing at Space 26 of Park Avalon Mobile Estates. I took time out to inform each and everyone of you about the current precarious situation we are in now, as enumerated below:

1. Sometime in 2018, our mobile home was appraised by somebody sent by the owner of Park Avalon Mobile Estates. However, the result was not published or relayed to the homeowners for 2 years. Recently, we received a packet containing, among other things, the appraised amount of our home. To our dismay, the appraised amount was very low. It did not even reach $\frac{1}{4}$ of the amount we paid for our home, plus our expenses for renovation such as enlargement of our porch and awning, new stairs, house painting, changing of carpets to wood laminated flooring on bedrooms, receiving room/sala, hallways and replacement of water heater. So, it is very unfair to be appraised of this very low amount, which is unacceptable to us.
2. Closing the park and planning to relocate us in a far-flung area is difficult for us during this surging COVID-19 pandemic for the following reasons:
 - a. My husband and I are seniors and our primary health care providers are here in Carson. We are on a fixed income from Social Security and find it hard to make both ends meet.
 - b. Our two (2) minor grandchildren are in Grades 11 and 12 at Carson High School and transferring to another school very far from Carson is not advisable during the pandemic.

In view of the above, we are appealing to your good office to at least eliminate or lessen our burden having the owner of the park pay the fair market value of our home.

Hoping and praying that these problems and /or grievances will be considered in your decision for the sake of fairness to everyone.

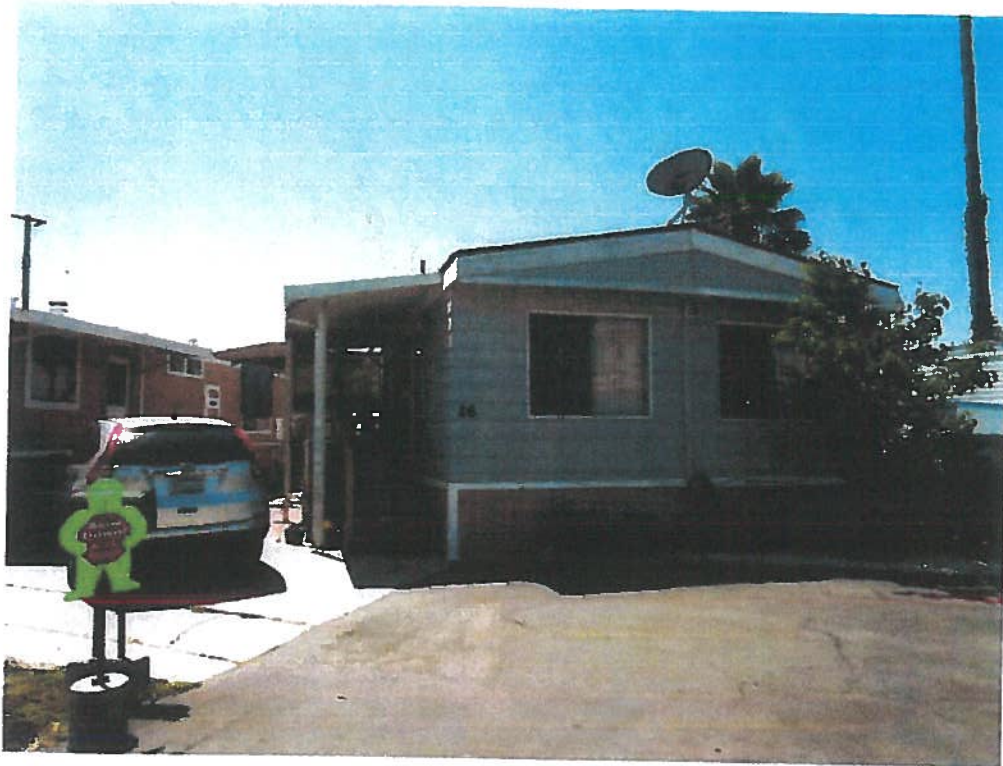
Thank you.


FELICITAS TANEGA

Enclosures:

Picture of the front view of Space 26; Summary of Netzer's Conclusions and special calculations for Space 26, Park Avalon Mobile Estates

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 26
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 26 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Skyline / Freedom
No. of Sections: 2 Year Built: 1974
Room Count: 3 Bedroom(s) / 2 Bath(s) Dimensions: 20 x 48
Other: None

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$18,800
NADA On-site Value:	\$20,017.81	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,957.79</u>	
Appraised On-Site Value (Rounded):		\$27,000

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$20,017.81	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$33,935.19	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$21,071.19</u>	
Adjusted On-Site Value (Rounded):		\$75,025

Ernestina Cedeno
750 E Carson St. Space 6
Carson Ca 90745

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2020 DEC -1 PM 12:16 *ll*

CITY OF CARSON

→ CDD

Carson Planning Commission

Date: November 27, 2020

Hello Carson Planning Commission,

My name is Ernestina Cedeno, and I am 78 years old and I am writing this letter as I have been a resident of Carson at Park Avalon Estates for over 29 years. The closure of the park will not only affect me but a large majority of us who have lived in the park for years. The valuation of our mobile homes by the owners does not even come close to the price we paid decades ago even though our mobile homes are well maintained and in good condition. The owners have used an appraiser who has compared the value of our mobile homes to mobile homes for sale located 30 miles away. This does not accurately reflect the price of our mobile homes because we are not located in Riverside county. Mobile homes for sale located nearby in surrounding cities a couple of miles from Carson will be too expensive for us to afford. It is easy for an appraiser to compare values of mobile homes over 30 miles away and offer us extremely low prices for our homes since the cost of living is much cheaper the farther away you move away from Los Angeles county. We as proud Carson Residents would like to stay in Carson as this is the place we call home and it is where our friends and family live but, sadly at the current valuation we have been offered it will be impossible for us to stay in Carson. I am retired and will not be able to afford to live in Carson any longer with the amount my home has been appraised at. I am worried as I do not know what I will do when the park closes. Not only I lose contact with friends and family in the city I will also lose access to my longtime doctors and dentists I have been visiting for years. Living in Carson has allowed my life to be easier since grocery stores and convenience stores are located just a walking distance away. I now worry as I live alone, and I feel that I do not have any options at this point and will be left homeless since I cannot afford to move anywhere. Lastly to make our lives worse, the pandemic has caused us who are elderly to stay home and avoid contact with people. I cannot go out and look for places to live as I am considered high risk if I catch the Coronavirus. We have an uncertain time frame and the day we must move out is not clear and I fear we may not be given enough time to find a new place to live. Our future rests in the hands of you the Carson City Council and I hope you will find a way to help us since this will be our last chance of hope. Thank you

Ernestina Cedeno

Ernestina Cedeno

Dear Planning Commission,

My name is Maurilio Tinoco and I live in Park Avalon in space 49. I am writing this letter because I would like you to take the following into consideration when making a decision regarding our relocation.

Our house was originally evaluated in 2018, since then we have made changes to our home that are not reflected in the evaluation nor is the number accurate to what our house is worth now. The evaluation offered is two years old and was only valid for six months, which have now long passed. We have since purchased a brand new washing machine, refrigerator, new showerheads, new seals for the front door, and have replaced the wood in the skirting. None of this is reflected in the documents we were given.

The evaluation also states that our driveway only fits one car when in reality it fits two, we also have a small room which can be used as an office since it's too small to be considered an official bedroom. This is also not included in the documents we recieved.

I also please ask you take into consideration the effects this would have on myself and my family. We have lived in Carson for the last 15 years and have lived in the mobile park for the last 7. My son is a sophomore at Carson High, and moving him in the middle of his high school career would result in a tremendous mental upheaval. In the past my daughter was moved many times during her education and can attest the stress and depression it can cause on a teenager. Our family and friends are here, we rely on them and they rely on us.

Along with this, I'm retired and my daughter has recently been let go from her job. Finding new employment is already difficult enough without considering the fact that we are in the middle of a pandemic and many places have frozen any hiring. This means we are on fixed income and moving us during a pandemic would highly affect our financial stability.

My wife is diabetic and her doctors are here in the area of Carson, my daughter also has a degenerative eye condition where her eyesight is slowly worsening. Her doctors are all located within Carson, where they have monitored her condition for the last few years.

While we understand that we must move, we only ask to be given a fair market price for our home, to postpone this for a more suitable time, and to remain in the Carson area. Times are difficult enough right now with a pandemic, job loss, and medical issues

having to move and possibly relocate to a different area will only put immense stress and pressure in my family. Especially my daughter as she is the only one able to work.

Thank you for taking the time to read this and I can only hope you take this letter into consideration when making a decision. I hope you keep in mind the people of Carson and their best interest and make a decision based on that. We are what makes this such a great city.

Thank you,
Maurilio Tinoco

11-24-2021

A handwritten signature in blue ink, appearing to read "Maurilio Tinoco", written over a horizontal line.

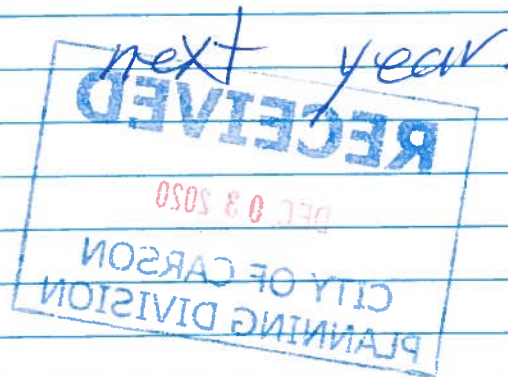
12/02/20

SPC # 132

~~All~~ this they are doing is totally an injustice in the midst of the pandemic they are only causing us stress and diseases a part from which we do not agree with their evaluation.

We do not agree with the estimated

" We oppose the project due to the displacement of families postpone the meeting this December 8 in 2 months later



Dear Planning Commission 11-28-2020

I Katherine L. Gomez i live at
750 E. CARSON ST. SPC. 76 CARSON CA. 90745

I am not really sure how to even start this off, well i am Retired on a Fixed income now with this movement we all have to change are life style, and everthing is so high and in this time with this Virus is going on we shouldn't even have to think about moving, there are so many Elderly people here are very stressed and sick including myself. And when you came out again you were only takeing Pictures of the outside i no there is a Virus going on but you really should of contact us to see if ~~you~~ we did up Grade in the inside i no alot of us did including me i did my Floor's in Wood inside the house, But not the 2 Bedroom's, AND i also did my front porch AND my Back Porch in Wood i am sending these Picture's i hope you Please take everthing in consideration its Not a easy ~~step~~ STEP getting Old and Not feeling good and working all your life and makeing this move so Please consinder everone Please

CITY OF CARSON

2020 DEC -1 PM 12:16

WLS

RECEIVED
CITY CLERK

CDP →

Thank you
Katherine L. Gomez

→ CDD

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CITY CLERK

12-1-2020

2020 DEC -1 PM 12:17

Dear Planning Commission,
CITY OF CARSON

My Name is Doris Burleyson I live at #48 Park Bvalor, I have lived in this area since 1968, my daughter is here, my Dr. is here, I live on a fixed income, and it would be a great hardship to move away.

I have been under a lot of stress because of the pandemic and now I get this package during the holidays. The timing seems questionable.

This appraisal is an insult. I have rebuilt this home from top to bottom using my life savings. This appraisal was not complete and I believe I should get "Fair Market Value" if I am to purchase another home.

Outside I have replaced roof, siding, windows and resurfaced front porch. Two air conditioners, new furnace and water heater. Inside I have hardwood floors throughout. In Kitchen new custom cabinets with granite counters and high end fixtures and stainless appliances. I have also installed a reverse osmosis water purification system. In living room I have a custom front door custom entertainment center and window treatments throughout. In bathroom new toilet, tub, sink with granite counters on new vanity & cabinets. I also have washer & dryer in bathroom. I have recently done wallpaper & paint both inside and out. I am enclosing a few photos. I would like you to reconsider these improvements. I am 83 yrs old and can not attend meeting because of the pandemic.

Sincerely,
Doris Burleyson



"The Original Water Damage Specialists" SM



**California
Restoration** TM

Mr Netzers description
was inaccurate.

my add-on is 8'x20" and
was a construction (not expands
as he described.)

Also my shed is construction
on concrete pad. (not aluminum.)





→ CDD
RECEIVED
CITY CLERK

11/29/20

2020 DEC 12 PM 12:10
CITY OF CARSON
Yo Rosa Garcia y mi esposo
Juan Carlos Garcia vivimos en
750 E Carson St - Spc. 78 en
Carson Calif 90745

y el motivo por el cual
les escribo esta carta es para
pedirles que por favor nos
ayuden a todos los residentes de
este parque para que nos
paguen nuestras casas a como
está en el mercado ya que
lo que nos están ofreciendo
es muy poco

También les pido que tomen
encuenta por todo el problema
que estamos pasando por la
pandemia mi esposo se quedó
sin trabajo y yo su esposa
solamente estoy trabajando
6 a 7 horas hay días que
solamente trabajo 5 horas y pues
también tengo a mi mamá enferma
hace poco falleció mi papá y
pues yo estoy ayudando a mi mamá
con lo que puedo económicamente

Att Rosa Garcia

Community Development Department
Planning Division
701 East Carson Street
Carson, CA 90745

RECEIVED
CITY CLERK
2020 DEC -1 PM 12:15 *kn*
CITY OF CARSON
→ CDD

Re: Relocation Impact Report No. 3-18 (Park Avalon Mobile Estates)

Dear Planning Commissioners:

My name is Felicitas Tanega, 75 years old, a U.S. citizen and residing at Space 26 of Park Avalon Mobile Estates. I took time out to inform each and everyone of you about the current precarious situation we are in now, as enumerated below:

1. Sometime in 2018, our mobile home was appraised by somebody sent by the owner of Park Avalon Mobile Estates. However, the result was not published or relayed to the homeowners for 2 years. Recently, we received a packet containing, among other things, the appraised amount of our home. To our dismay, the appraised amount was very low. It did not even reach $\frac{1}{4}$ of the amount we paid for our home, plus our expenses for renovation such as enlargement of our porch and awning, new stairs, house painting, changing of carpets to wood laminated flooring on bedrooms, receiving room/sala, hallways and replacement of water heater. So, it is very unfair to be appraised of this very low amount, which is unacceptable to us.
2. Closing the park and planning to relocate us in a far-flung area is difficult for us during this surging COVID-19 pandemic for the following reasons:
 - a. My husband and I are seniors and our primary health care providers are here in Carson. We are on a fixed income from Social Security and find it hard to make both ends meet.
 - b. Our two (2) minor grandchildren are in Grades 11 and 12 at Carson High School and transferring to another school very far from Carson is not advisable during the pandemic.

In view of the above, we are appealing to your good office to at least eliminate or lessen our burden having the owner of the park pay the fair market value of our home.

Hoping and praying that these problems and /or grievances will be considered in your decision for the sake of fairness to everyone.

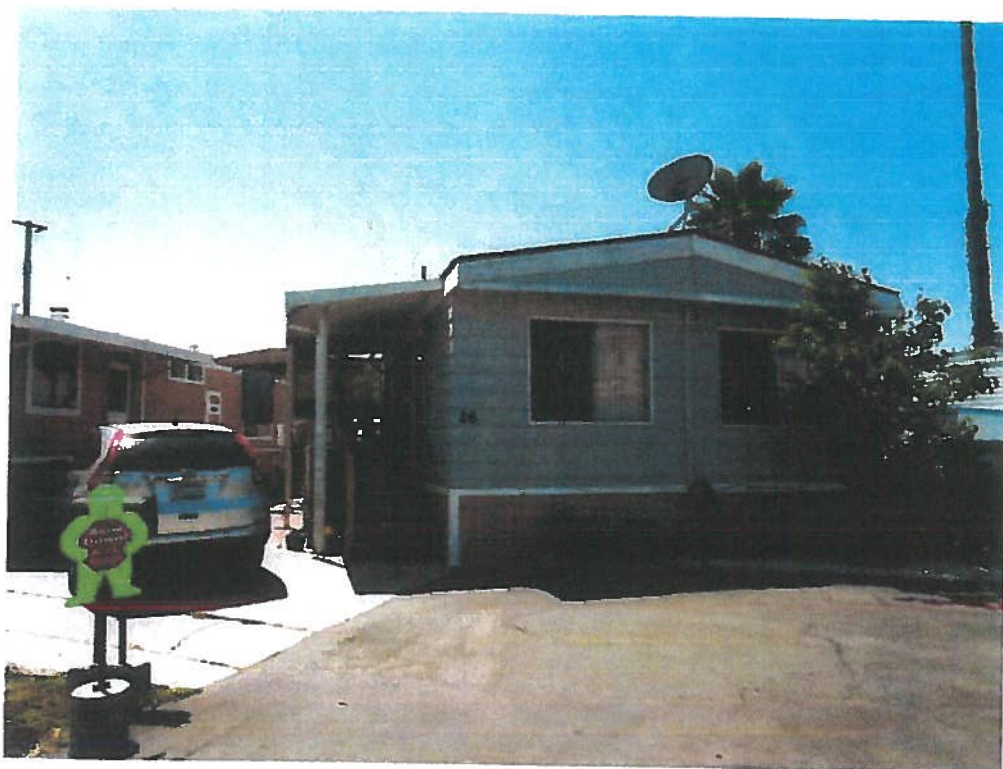
Thank you.


FELICITAS TANEGA

Enclosures:

Picture of the front view of Space 26; Summary of Netzer's Conclusions and special calculations for Space 26, Park Avalon Mobile Estates

APPRAISAL SUMMARY



Park Avalon Mobile Estates
750 East Carson Street, Space 26
Carson, California 90745

PURPOSE & FUNCTION OF REPORT

The purpose and function of this report is to set forth the data, analyses, and conclusions relative to my opinion of the "appraised on-site value" and "appraised off-site value" of the individual tenant owned mobile home coach, per the terms set forth in the City of Carson Municipal Code Section 9128.21.C.6, that relates to the closure of a mobile home park and the completion of the Relocation Impact Report (RIR), which states:

C. Content of RIR. The RIR shall contain:

6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code, it is assumed that the author of the Relocation Impact Report that is being completed by Overland Pacific & Cutler is an intended user of this report and the conclusions will be incorporated into the Relocation Impact Report. In the event that this matter proceeds to trial or other governmental or administrative hearing, the Trier-of-Fact will become an intended user.

"APPRAISED VALUE" DEFINED

On the basis of Section 9128.21 Relocation Impact Report (RIR) of the Carson Municipal Code the interest being appraised is the "appraised on-site value" and "appraised off-site value".

SUMMARY OF NETZER'S CONCLUSIONS AND SPECIAL CALCULATIONS
SPACE 26 – PARK AVALON MOBILE ESTATES

COACH DESCRIPTION

Manufacturer/
Trade Name: Skyline / Freedom
No. of Sections: 2 Year Built: 1974
Room Count: 3 Bedroom(s) / 2 Bath(s) Dimensions: 20 x 48
Other: None

NETZER'S VALUE CONCLUSIONS

Appraised Off-Site Value (NADA):		\$18,800
NADA On-site Value:	\$20,017.81	
PW of Leasehold Adjusted for Term of Tenancy:	\$ 0.00	
Pre-Closing Leasehold Benefit:	<u>\$ 6,957.79</u>	
Appraised On-Site Value (Rounded):		\$27,000

SPECIAL CALCULATIONS REQUESTED BY THE CITY OF CARSON

NADA On-site Value (Netzer):	\$20,017.81	
Adjusted PW of Leasehold Adjusted for Term of Tenancy:	\$33,935.19	
Adjusted Pre-Closing Leasehold Benefit:	<u>\$21,071.19</u>	
Adjusted On-Site Value (Rounded):		\$75,025