

**CAMARILLO RENT REVIEW MEDIATION COMMISSION
THURSDAY, MAY 12, 2016
CITY HALL, 601 CARMEN DRIVE, CAMARILLO, CALIFORNIA**

AGENDA

**8:30 A.M.
ORDINANCE REVIEW
ADMINISTRATIVE CONFERENCE ROOM**

- I. The Commission will convene for a brief overview of the Rent Review Mediation Ordinance prior to the scheduled mediation.

**9:00 A.M.
RENT REVIEW MEDIATION
DOCKET 40
COUNCIL CHAMBERS**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC COMMENTS – Non-Hearing Items
- IV. RENT REVIEW MEDIATION
DOCKET 40 – LAMPLIGHTER MOBILE HOME PARK
PETITIONERS: YMZON and LORIMER

The agenda packet for this mediation is accessible on the City's website at <http://www.ci.camarillo.ca.us/docs/ag/RRC%20Agenda.pdf> and a hard copy is available for review at the City Clerk's counter in City Hall.

- (a) Petitioners present information
- (b) Lamplighter Residents comment period; comments will be limited to 3 minutes per speaker.
- (c) Park Owner/Designee presents information
- (d) Petitioners' response
- (e) Park Owner/Designee response
- (f) Commission Deliberation and Recommendation
- V. COMMISSIONER COMMENTS – NEW BUSINESS
- VI. ADJOURNMENT at 12 noon – If the mediation is not concluded by noon, it will be continued to another date.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CITY CLERK AT (805) 388-5353. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

DOCKET NO. 40

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Chapter 10.50 RENT REVIEW MEDIATION

10.50.010 Purpose.

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10.50.060 Rent review mediation considerations.

10.50.070 Recommendation of commission.

10.50.080 Rent review a protected right and retaliation prohibited.

10.50.010 Purpose.

The purpose of this chapter is to establish a mediation forum to assist in the resolution of disputes that may arise from time to time between tenants and owners of residential rental complexes and mobilehome parks to the end that an agreement may be reached for fair and equitable rent adjustments.

10.50.020 Definitions.

The following words or phrases as used in this chapter have the following meanings:

“Commission” means the rent review mediation commission established by Section 10.50.030.

“Commissioners” means the individuals selected by the city council to serve on the rent review mediation commission.

“Mobilehome park” means an area of land that contains 25 or more mobilehome spaces that are rented, or held out for rent, to accommodate mobilehomes used for human habitation.

“Owner” means an owner of a residential rental complex or mobilehome park, or the agent or representative of the owner.

“Non-fixed term lease” means a lease that is: (1) month-to-month or for a period of 12 months or less, or (2) a lease that has been for a term longer than 12 months and the term is set to expire within 6 months and the amount of any rent increase for the new term is not established under the lease.

“Rent” means consideration, including any bonus, benefits or gratuity demanded or received in connection with the use and occupancy of any residential rental unit or space.

“Residential rental complex” means any property that has five or more residential rental units.

“Residential rental unit” means any dwelling unit that is rented to a tenant.

“Space” means the area in a mobilehome park upon which a mobilehome is placed and for which rent is charged.

“Tenant” means any person or persons entitled to occupy a residential rental unit in a residential

rental complex or space in a mobilehome park pursuant to a non-fixed term lease.

10.50.030 Rent review mediation commission.

- A. Establishment and Composition of Rent Review Mediation Commission. There is established a rent review mediation commission for purposes of carrying out the provisions of this chapter. The commission consists of seven members. Commissioners will be appointed for a term of four years, and will serve at the pleasure of the city council. Two members will be tenants in the city (one each from a mobile home park and residential rental complex), and two members will be owners (one each from a mobile home park and residential rental complex, who need not be residents of the city), and the three other members will be city residents who are neither a tenant nor an owner of a residential rental complex or mobilehome park.
- B. Vacancies. If a vacancy occurs on the commission, the city council may appoint a qualified person to fill such vacancy.
- C. Powers and Duties. The commission is empowered to act in an advisory capacity to assist in the settlement of rental disputes between tenants and owners.
- D. Meetings and Mediations. The city clerk will call such meetings or mediations of the commission as may be required for the commission to carry out the purposes of this chapter.
- E. Quorum. The presence of at least five commissioners for a meeting or mediation will constitute a quorum provided that at least one owner and one tenant representative are present. The decision of the commission regarding any recommendation, solution or settlement of any dispute brought before the commission will be by a majority vote of the members present.
- F. Docket. The city clerk will maintain a record of all mediation proceedings conducted before the commission.

10.50.040 Notice to tenants of rent review mediation forum.

- A. Notice upon Rent Increase. Owners must distribute a notice of the availability of the rent review mediation forum provided by the commission with every rent increase to existing tenants with a non-fixed term lease. The notice must be in substantially the following form:

THE CITY OF CAMARILLO HAS A RENT REVIEW MEDIATION COMMISSION THAT PROVIDES A VOLUNTARY NON-BINDING MEDIATION FORUM TO REVIEW RENT INCREASES. COPIES OF THE CITY'S RENT REVIEW MEDIATION CHAPTER ARE AVAILABLE UPON REQUEST AT OUR OFFICE OR MAY BE OBTAINED AT CITY HALL (601 CARMEN DRIVE) OR ON THE CITY'S WEBSITE AT: WWW.CITYOFCAMARILLO.ORG.

- B. General Notice of Rent Review Mediation Forum. Owners must also post in the on-site management office, or if no such office exists, then in a publicly accessible location, a notice that is at least 8 x 10 inches in substantially the same form as in subsection (A) above.

10.50.050 Rent review procedures.

- A. Request for Mediation. A tenant on a non-fixed term lease who receives a notice of a proposed rent increase may file a request for the commission to review the proposed rent increase in a mediation. The request should be filed with the city clerk within 30 calendar days of receipt of notice of a proposed rent increase. The request must identify the owner and state the reason for the tenant's claim that the proposed rent increase is unreasonable or unfair. If the proposed rent increase will affect 25% or more of the tenants with non-fixed term leases in the residential rental complex or mobilehome park over the next 12 months, then at least five tenants in similarly situated units or spaces must sign the request for a rent review mediation.
- B. Scheduling of a Mediation. Upon the city clerk's receipt of a request for a rent review mediation, the clerk will contact the owner named in the request and the tenant and attempt to set up a mediation to be held before the commission. The mediation will be scheduled within a reasonable time. If the increase affects more than 25% of the tenants with non-fixed term leases, then the owner must provide a list of all such affected tenants so that notice of the mediation may be provided to all interested tenants.
- C. Submissions by Owner. If the owner agrees to participate in the rent review mediation, then at least seven days before the mediation, the owner should submit to the city clerk information concerning the residential rental unit or space at issue, which may include, but is not limited to the following:
 - 1. The actual operating expenses by category for the residential rental complex or mobilehome park for the preceding three-year period.
 - 2. The anticipated expenses for the residential rental complex or mobilehome park for the 12-month period of the proposed increase, including details of changes in any cost elements.
 - 3. The rent schedule for each residential rental unit or space within the residential rental complex or mobilehome park for the last three years.
 - 4. A schedule of other fees and income from the residential rental complex or mobilehome park.
 - 5. The vacancy rates of each unit in the residential rental complex or mobilehome park during the preceding three-year period.
 - 6. Any other factors affecting the need for the proposed rent increase.
- D. Submission by Tenant. At least seven days before the mediation, the tenant should submit to the city clerk any additional information not included in the initial request for review regarding the proposed rent increase that the tenant would like the rent review commission to consider.
- E. Mediation Procedure. At the mediation, the parties may offer any statements, documents, or other information that is relevant to the proposed rent increase.
- F. Failure to Appear at Mediation. Failure of any of the noticed parties to appear at the scheduled mediation will not preclude the commission from conducting the mediation as scheduled and from issuing its recommendation as provided in Section 10.50.070.

- G. Consolidation. The commission may consolidate requests for mediation received from tenants within the same residential rental complex or mobilehome park with respect to a proposed rent increase and all such requests may be considered in a single mediation.

10.50.060 Rent review considerations.

In making a recommendation based on a request for a rent review mediation, the commission may consider all relevant factors including but not limited to the following:

- A. Increases or decreases in property taxes;
- B. Unavoidable increases or decreases in operating and maintenance expenses, including utility rates, insurance, government assessments, materials and services;
- C. Capital improvements, as distinguished from normal repair, replacement and maintenance;
- D. Increases or decreases in size of the space or residential rental unit;
- E. Substantial deterioration of the improvements, other than as a result of ordinary wear and tear;
- F. Failure on the part of the owner to provide adequate services, or to comply substantially with applicable housing, health and safety codes;
- G. Federal and state income tax benefits;
- H. Downgrading, reduction or elimination of services; and
- I. Fair and just return on the property to the owner, including comparable market rents within the city.

The commission will not support a rent increase solely by reason of a change of ownership that results in increased costs of debt service or a refinancing of the mobilehome park or residential rental complex that results in increased costs of debt service.

10.50.070 Recommendation of commission.

- A. The commission will consider all relevant information in determining whether the proposed rent increase is fair, equitable, and necessary in order for the owner to receive a just and reasonable return on its investment.
- B. At the conclusion of the rent review mediation, the commission will issue its recommendation and will cause a written summary of the recommendation to be sent by mail to the tenant(s) and owner within ten business days after the mediation.
- C. At the conclusion of the mediation or no later than five business days after receipt of the commission's written recommendation, the parties to a rent review mediation are encouraged to advise the commission whether they accept the commission's recommendation.
- D. The city clerk will submit to the city council, for information purposes only, a copy of all rent review recommendations made by the commission.

10.50.080 Rent review a protected right and retaliation prohibited.

Use of the rent review mediation process provided in this chapter is declared to be a protected right pursuant to California Civil Code section 1942.5(c). Tenants cannot be required to waive their rights under this chapter and any such purported waiver will be void as contrary to public policy. No owner or tenant who has been a party to a rent review mediation process under this chapter may undertake or cause any type of retaliatory act or omission against another party as a result of the other party having invoked or participated in the rent review mediation process.

RENT REVIEW COMMISSION PETITION

1. Petitioner's Name: Rene Ymzon

Address: 163 Via Rosal

Phone No.: 805-405-5612

Email address: rene.ymzon@gmail.com

2. Name of Complex: Lampighter Mobile Home Park

Complex Manager's Name: Margaret Pineda, Amber Monte

Address: 3905 Via Rosal

Phone No.: 805-482-4718

3. Current Rent: \$965.24 New Rent per Notice: \$1027.49

Date of Receipt of Notice of Increase: 1/25/2016

4. Explain why you feel the increase is unjustified or unfair: CPI averaged over the

last year has been 0.89%, County of Ventura rent increase for 2016

is 2%. City of Oxnard is ~~less than 2%~~ 1.14%. Lampighter didn't follow

ruling of Rent Review Board in 2015 to limit increase to no more than 1.7%

and they raised rent by 5% last year. My increase is 6.5% which is outrageous!

5. Have you contacted Complex Owner? yes (Amber Monte) Complex Manager? yes see attached letter.

6. If yes, what was the response? No response

7. If not, why? _____

Please attach a copy of the Notice of Increase to this petition.

2/5/2016
Date

Rene Ymzon
Signature

RECEIVED

FEB 05 2016

City of Camarillo
City Clerk

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

January 21, 2016

Rene Ymzon
163 Via Rosal
Camarillo, CA 93012

Dear Rene Ymzon,

Effective May 1, 2016, your monthly base rent will increase by \$62.25 to \$1,027.49. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

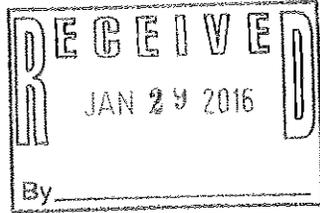
If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

A handwritten signature in black ink, appearing to be 'Amber Monte', written over a circular stamp or mark.

Amber Monte
Authorized Agent



Rene Ymzon
163 Via Rosal
Camarillo, CA 93012
Cell: 805.405.5612

January 29, 2016

Dear Amber Monte, Margaret Pineda and the IPG and Lamplighter Mobile Home Park management,

I received your rent increase notice on Monday January 25 2016. My current rent is \$965.24 with the rent to increase to \$1,027.49. This is a rent increase of \$62.25 or 6.5%. This rent increase is far too much considering:

- The average 12 month CPI over the last year has been 0.89%
- The County of Ventura Resource Management Agency Planning Division has set rent increases for mobile home parks in unincorporated areas of Ventura to be 2% in 2016.
- The City of Oxnard's rent increase is based on CPI which is 2% for December - the latest reported data.

Additionally 8 months ago, IPG and the Lamplighter management chose to ignore the recommendation by the Camarillo City Council Rent Review Board (RRB) for "a rent increase not-to-exceed 1.7%" and instead chose to continue to raise month-to-month rents by 5%.

I request that my rent increase this year be in-line with the Camarillo RRB's most recent recommendation for the "rent increase not-to-exceed 1.7%" which would be an increase of \$16.40.

With IPG's history of exorbitant and unjustified rent increases I have no doubt I will prevail if my request is presented in front of the Camarillo Rent Review Board. I am prepared to pursue this to the full extent of the law as well as the court of public opinion. I look forward to your immediate response so we can come to an amicable agreement.

Sincerely,

Rene Ymzon
163 Via Rosal
Camarillo, CA 93012
Cell Phone: 805.405.5612
Email: rene.ymzon@gmail.com

Signature of receipt:

Marcela Cañas
Signature

Marcela Cañas
Print Name

1-29-16
Date

Rent petition for Rene Ymzon

Additional signature page for Petition if necessary to comply with CMC Section 10.50.060 B which states:

"If the proposed rent increase is to affect a majority of park tenants or tenants, the petition must be signed by more than twenty-five percent of the park tenants or tenants affected by the proposed rent increase. If the proposed rent increase will affect, or has affected a majority of park tenants or tenants within a six-month period, the petition must be signed by more than twenty-five percent of the park tenants or tenants affected by the proposed rent increase."

NAME	ADDRESS	SIGNATURE	Date
Terry Bray	63 Via SINTRA		02/23/16
MATT Lonimen	98 Camino Aljume		02/23/16
BARBARA BERN	101 Camino Aljume		2-23-16
Mara Anderson	5 Via ROSA Valverde	Mara Anderson	2-23-16
Alfredo Sandoy	114 Camino	Alfredo Sandoy	2-23-16
Shawn Hightower	#221 CALLE DE LA ROSA	Shawn Hightower	2-23-16
Pamela Fromen	222 Calle de la ROSA		2/23-16
Maurice Fromen	222 Calle de la ROSA		
Sandra Lance	120 Calle DeLa Rosa	Sandra Lance	2/23/16

MAR 09 2016
2:07 PM
City of Camarillo
City Clerk

RENT REVIEW COMMISSION PETITION

1. Petitioner's Name: MATTHEW WAYNE LUNDEN
Address: 98 CAMINO ALGARVE CAMARILLO CA, 93012
Phone No.: 805-822-8133
Email address: MATTL01@Juno.com

2. Name of Complex: Lanplighten Camarillo mobilehomepark.
Complex Manager's Name: Magrat Pineda
Address: 3905 VIA ROSAL CAMARILLO CA, 93012
Phone No.: 805 482-4718

3. Current Rent: \$ 912.03 New Rent per Notice: 971.31

Date of Receipt of Notice of Increase: MAIL ON Feb 10 2016 Received Feb 14 2016

4. Explain why you feel the increase is unjustified or unfair: (1) Reduction in service (2) Failure to maintain property (3) Failure to provide proper notice on Rent Increase (4) Reduction Quality of life (5) Loss of Home value over price Rents (6) Failure to resolve issues (7) Failure to follow past RR guides

5. Have you contacted Complex Owner? yes no response Complex Manager? At any time site
me's Market is work
Assist Manager need to call

6. If yes, what was the response? Ambor Monte is never returns, calls site in meeting or away from her work
AMBOR MARIETA owner

7. If not, why? _____

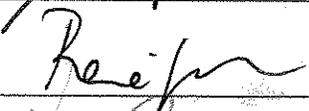
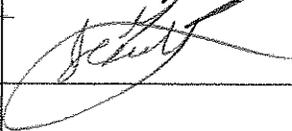
Please attach a copy of the Notice of Increase to this petition

March 1, 2016
Date

[Signature]
Signature

Additional signature page for Petition if necessary to comply with CMC Section 10.50.060 B which states:

"If the proposed rent increase is to affect a majority of park tenants or tenants, the petition must be signed by more than twenty-five percent of the park tenants or tenants affected by the proposed rent increase. If the proposed rent increase will affect, or has affected a majority of park tenants or tenants within a six-month period, the petition must be signed by more than twenty-five percent of the park tenants or tenants affected by the proposed rent increase."

NAME	ADDRESS	SIGNATURE
MATTHEW LONARON	98 Camino Algonue Camarillo CA 93012	
Rene Ymzon	163 Via Rosal Camarillo CA 93012	
Ivan Savola	202 Calle De La Camarillo CA 93012	
Sandra Lano	130 Calle De La Rosa Camarillo CA 93012	
TERRY BRAY	63 VIA SINTRA CAMARILLO, CA 93012	
Jesus Castro	99 Camino Algonue Camarillo ca.	

RECEIVED

MAR 09 2016
2:07 PM
City of Camarillo

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 8, 2016

Matt Lorimer
98 Camino Algrave
Camarillo, CA 93012

Dear Matt Lorimer,

Effective June 1, 2016, your monthly base rent will increase by \$59.28 to \$971.31. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,



Amber Monte
Authorized Agent

RECEIVED

MAR 09 2016
[Handwritten Signature]
City of Camarillo
City Clerk

Lamplighter Mobilehome Park Rent Review Guide

Presented by:

Rene Ymzon, Lamplighter HOA Secretary

163 Via Rosal

805-405-5612

Recommended Actions

- **Hold rents to a 0% increase for 2016:**
 - Last year IPG ignored the Commission's 2015 recommendation to limit rent increases to 1.7%
 - If IPG would have honored the Commission's recommendation of 1.7% last year, then a 2% increase would have been reasonable this year. Therefore based on the CPI, IPG's 5% increase in 2015 should be sufficient for the next few years.
- **Include all month-to-month residents in the Commission's decision.** IPG has split the park into multiple groups including homes with 6.5% and 5% increases.

Please be aware:

IPG has history of overstating costs.

IPG is a corporate controlled machine that is only interested in increasing profits even if their actions decrease home values and force people to move.

Corporate controlled mobile home parks have been known to inflate rent increases in anticipation of rent challenges. They're counting on the Rent Review Commission to 'Split the Difference' and recommend a rate that's half way between what the park wants and what the residents want. **DON'T FALL FOR THIS!!!**

IPG already makes a tremendous profit and it won't hurt them to freeze rents this year.

Last year IPG showed no respect for the Rent Review process by increasing the rents by 5% in 2015 when the Commission recommended 1.7%.

Even Camarillo City Councilwoman, Charlotte Craven agrees:

"I think this guy is totally a rogue owner. I think all he has done is come in and listen to the Rent Review Commission, and then thumb his nose at us, and frankly I'm getting tired of it."

This is what apartment rent pays for



Apartment rent pays for:

- Appliances
- Flooring (carpet, hardwood, laminate etc.)
- Interior and exterior paint
- Damages not caused by you

Apartment rent also pays for maintenance and repairs:

- Water heater
- Furnace
- Plumbing
- Fumigation
- Roof leaks
- Windows
- Foundation issues
- Broken stove/oven/microwave
- Broken refrigerator

The apartment owner pays for all maintenance and upkeep. The price of rent and the resulting services are closely tied together. If apartment renters don't think they are getting what they pay for then they will move out. To avoid vacancies, apartment owners have to strike a balance between costs and services.

This is what mobile home rent pays for



The park owner is responsible for supplying the utilities (the small rectangular thing on the back right of the empty space).

The mobile home owner pays for and maintains everything in and around the house.

- Roof leaking? Tough luck, you need to find a good roofer and pay for it.
- House is shifting, pay to get it re-leveled.
- The inside needs renovating? Then you're paying for the new carpet, paint, appliances and more.
- Want flowers around the house? Gotta go to the home improvement store to get them.
- Landscaping? Either get a gardener or maintain it yourself.

IPG's Costs

Compared to an apartment owner, IPG's costs and responsibilities are greatly reduced. They just maintain the common areas and have much fewer obligations.

IPG's costs are so low and their profits are so high that they have a hard time proving costs.

IPG has a history of overstated costs

November 23, 2010 Rent Review

The City of Camarillo Rent Review Commission concluded:

“The park owner was unable to provide actual operating expenses for the mobilehome park over the prior two year period, and the anticipated expenses for the proposed 12-month period included a number of items that appeared to be inflated or were conceded by the park owner to be overstated estimates”

Some of the expenses that were overstated:

- Accounting/Legal fees
- Computer & Software
- Electricity
- General Repairs
- General Supplies
- Maintenance and Repair
- Vehicle Maintenance

As part of the hearing, IPG testified that they expected to pay an additional \$85,000 to complete the refurbishment of the park’s streets. (This is important, keep reading).

June 2014

Matt Lorimer notified IPG of a list of items that were not being maintained. Many of these were neglected since 2010 including the repaving that was promised during the previous rent review. If they would have maintained the park over the years instead of waiting for things to break and fall apart, the costs would have been much lower.

An ounce of prevention is worth a pound of cure!

December 2014 Rent Review

IPG submitted their expenses, many of them included items from the list that Mr. Lorimer submitted in June. However they didn’t include enough proof to even account for a small fraction of their stated expenses. **They included estimates, but where were the canceled checks? Submitting an estimate isn’t proof of expenses. Anyone can get an estimate.**

April 2015 Rent Review

The City of Camarillo Rent Review Commission concluded:

“The proposed 5% rent increase is not supported by the evidence presented by IPG.”

“At the most, the proposed rent increase for these residents and other residents subject to the same proposed rent increase should not exceed the change in the consumer price index (CPI) for all urban consumers for the Los Angeles area for the prior year... Accordingly, a rent increase not-to-exceed 1.7% would appear to provide IPG with a fair and reasonable return.

HOWEVER – IPG decided not to honor the Rent Review Commission’s recommendation and proceeded to increase our rents by 5%!!!!

Brian Fitterer, 'Rogue Owner' doesn't respect the Rent Review Process

The Lamplighter Mobile Home Park is owned by the Investment Property Group (IPG), and IPG is owned by Brian Fitterer. Brian owns more than 70 mobile home parks and has an estimated net worth of over 500 million dollars. The Lamplighter is part of a new breed of corporate controlled mobile home parks where the corporations achieve maximum profits with little or no regard to the residents financial well being or the host city's home values.

Some words from the Camarillo City Council

All quotes from February 10, 2016 City Council meeting rent review agenda item. The council's comments are in reference to Brian Fitterer's continued disregard for the Camarillo Rent Review Commission's recommendations, including limiting the rent increase to 1.7% in 2015 (Instead they raised the rent by 5%). As well as IPG's and Brian Fitterer's 2016 rent increase of 6.5%.

Bill Little

We have a good ordinance except it doesn't work with a rogue owner who doesn't care about what he or she does to the people living there or how fast they want to accumulate their wealth.

Jan McDonald

What we're dealing with here is someone who doesn't play by our rules and doesn't want to participate. I like your term a "rogue owner" that's exactly what we've got here.

Charlotte Craven

I think this guy is totally a rogue owner. I think all he has done is come in and listen to the Rent Review Commission, and then thumb his nose at us, and frankly I'm getting tired of it. I think he doesn't live here, he doesn't live in an adjacent county, and he has 17 million people between us and him. And we're just Camarillo, and the Camarillo park that he owns is just a very very small part of what he owns and I don't think he cares anything about what we tell him, what we ask him to give us, what we recommend the rents be or what the tenants think of him. I just think he's despicable.

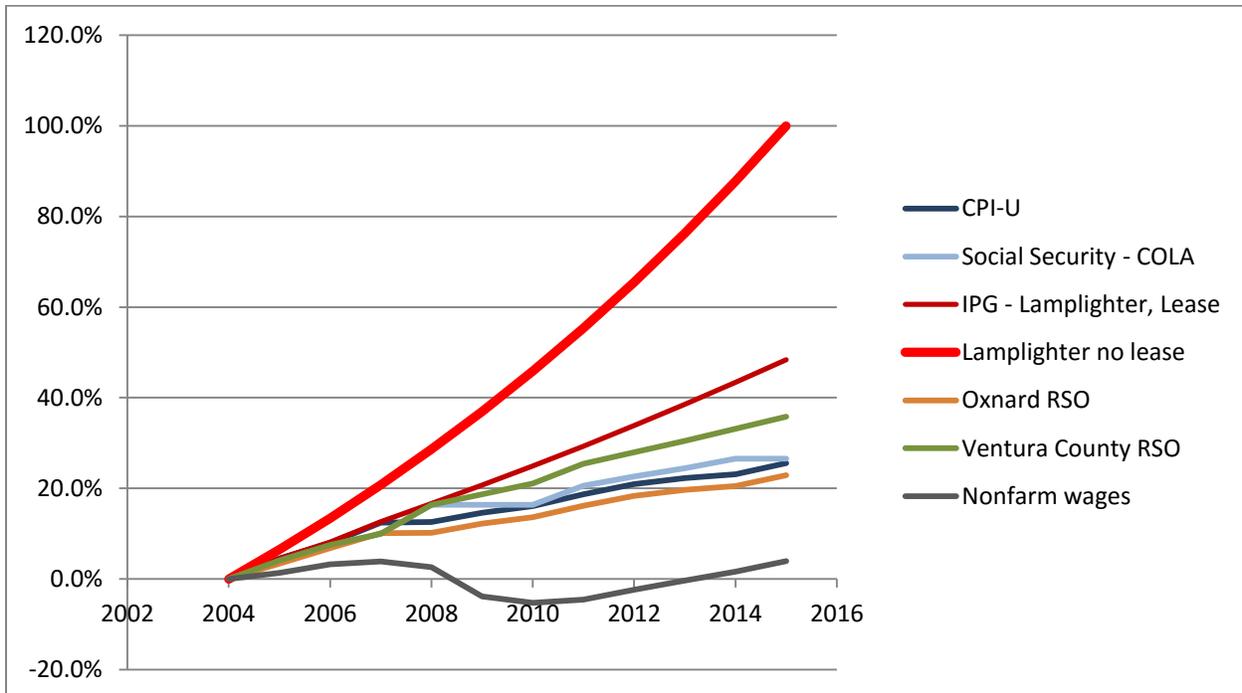
I'm getting tired of it. The problem lies in the fact that people have coaches that they have invested a lot of money in, and they have owners who are charging them as much rent as other people are paying for homes, and that's a problem.

Kevin Kildee

I'm very concerned about these rate increases.

We wanted to see if all the stuff we had in place would work and clearly now it's not.

IPG's rent growth far outpaces income growth (this is unsustainable)



Using IPG's 6.5% annual adjustment, in 10 years rents would accelerate far beyond others. Even using IPG's Lease formula with a 3.5% floor causes exponential growth.

Starting with the same base rent in 2004, this chart shows what would happen if the rent was increased every year using various formulas and cost of living measurements. **The ONE thing you should get from reading this chart is the ONLY long term and sustainable rent-increase formula for both the Park Owner and Home Owner is to closely follow the CPI.** Extreme caution must be exercised when exceeding the CPI because once the rent is increased there is little to no chance of a decrease in the future.

Every year since 2010, rents have risen significantly faster than the CPI. Some of these increases were approved by the Camarillo Rent Review Board, others were left unchallenged. Help us this year by freezing the rent increase to 0%.

Reference Data and Formulas used for the above growth chart

CPI-U - Consumer Price Index for Urban areas

Los Angeles Dec 2005–Dec 2015 http://www.bls.gov/regions/west/news-release/consumerpriceindex_losanjeles.htm

Social Security COLA – Annual Cost of Living Adjustment

<http://www.ssa.gov/oact/cola/colaseries.html>

IPG Lamplighter Lease formula (as of Feb 2015):

1. Increase rent at 3.5% annually, even if the CPI is below 3.5%.
2. If the CPI is above 3.5% then the rate increase is at 100% CPI.

Lamplighter no lease

Constant 6.5% annual increase

Oxnard RSO – Rent Stabilization Ordinance formula:

1. 100% of CPI when CPI is less than or equal to 4%
2. 75% of CPI when CPI is greater than 4%

Ventura County RSO – Rent Stabilization Ordinance formula:

Based on Social Security COLA with 2% floor and 8% cap

Non-Farm wages – (a measure of the general workforce) included on chart to illustrate that wages haven't increased significantly since 2004.

Nonfarm wages and salary Los Angeles http://data.bls.gov/timeseries/SMU06311000000000001?data_tool=XGtable

Source data.

This is the source data for the previous growth chart.

Table: IPG's rate increase is almost always higher than the CPI, Social Security and wages.

year	CPI-U	Social Security - COLA	Nonfarm wages	IPG - Lamplighter, Lease	Lamplighter 6.5%	Oxnard	Ventura County
2005	4.5	4.1	1.4	4.5	6.5	3.4	4.1
2006	3.3	3.3	1.9	3.5	6.5	3.3	3.3
2007	4.2	2.3	0.6	4.2	6.5	3.1	2.3
2008	0.1	5.8	-1.3	3.5	6.5	0.1	5.8
2009	1.8	0	-6.3	3.5	6.5	1.8	2
2010	1.3	0	-1.4	3.5	6.5	1.3	2
2011	2.2	3.6	0.7	3.5	6.5	2.2	3.6
2012	1.9	1.7	2.3	3.5	6.5	1.9	2
2013	1.1	1.5	2.1	3.5	6.5	1.1	2
2014	0.7	1.7	1.9	3.5	6.5	0.7	2
2015	2	0	2.3	3.5	6.5	2	2

According to IPG they use the CPI-U for Los Angeles-Long Beach-Santa Ana to calculate rent increases.

Did know IPG offers a Long Term Lease? And this year based on CPI they are increasing rents by 3.5% for lease holders.

IPG would be very happy if they could get everyone in the park on their lease. Now ask yourself – if they are happy with locking people in to annual 3.5% increases then why are they trying to increase everyone else's rent by 6.5%?

They know something that you should now know. A 3.5% rent increase when the CPI is only around 2% is more than enough to make a healthy profit! In reality IPG would continue to thrive with a 0% increase this year.

Mobile Home Ownership – Not a Free Market System (we need the Rent Review Board’s protection)

Rented Apartments and Rented Houses – are the closest to a free market system. Renters are free to leave with a simple 30 day notice or at the end of their lease. If the landlord decides to raise rents, the renters can leave with no loss in equity. Landlords with too many vacancies are forced to reduce rents or create incentives to attract renters. This is supply and demand at work.

Owning a Home – is a free market system but on a longer time scale. With a fixed rate mortgage the monthly cost of ownership doesn’t fluctuate over the life of the loan (for fixed rate mortgages). Housing prices can fluctuate but changes in price are market driven, not controlled by a third party entity.

Owning a Mobile Home – The cost of living in a mobile home includes the space rent plus the mortgage. The result is home prices aren’t fully determined by the market (At this point you may be questioning the validity of this statement, so let’s dig deeper...).

When purchasing a mobile home new buyers look at the total cost of ownership, namely the space rent plus the mortgage. They don’t care what the proportion is, as long as the total is within their budget. This means if the space rent is low, then they can afford to pay more for the mobile home, if the space rent is high then they can afford less. High rents force home prices to go down.

Also it turns out the park owner doesn’t feel the consequence of high rents, they are under no pressure to keep the rents in check. This is because in order to keep from losing their investment, homeowners will continue to pay higher rents long after renters in any other situation would have moved out.

A Tale of Two People

Put yourself into the shoes of a mobile home buyer. Take whatever you currently pay for your rent or mortgage and we'll use this as your budget to move into your new mobile home. Now let's say the space rent is 25% of your budget, this would leave you with 75% of your budget to spend on the house. Alternatively, what if the space rent was 50% of your budget, this would leave you with 50% of your remaining budget to spend on the house. Pretty simple right? Rent goes up, house price goes down.

So you find the perfect house, it's in a nice neighborhood and close to work, good schools, and good shopping. You put down a 25% down payment and the rent and mortgage payments are about equal. You live there for a few years and you're happy. Then one day the mobile home park changes ownership. The new owner is pure business and immediately starts to raise rents faster than the old owner. At first you can afford the increases since you're good with your money, but after a few years of big rent increases you realize the rents are taking a much bigger part of your budget. Looking down the road you realize you will eventually end up in a situation where you won't be able to pay anymore. Being smart, you put your home up for sale, but for some reason no one is coming to look at the house. The price is actually lower than what you paid for it so it should be a great deal right? You realize that your prospective buyers are taking into consideration the high rental rates and this forces you to drastically reduce the asking price just to get people to look. You know you need to get out, so you cut the price until someone buys. In the end you lose a lot of money but at least you're free of the trap you were in.

Now put yourself into the shoes of the Park Owner. As the park owner you want to increase your profits so you can live comfortably and perhaps leave a legacy for your kids (A noble cause indeed). And the simplest and most logical way to make more money is to increase the rent. So you start to increase the rent every year. You get some grumbling from the residents but this isn't out of the ordinary.

After some time you notice the vacancy rate hasn't changed so you decide to accelerate the rent increases. A lot more For Sale signs start to pop up around the park but this doesn't affect you since everyone is continuing to pay the rent. One positive thing you notice is every time a house is sold this gives you an opportunity to raise the rent even more. You actually come out ahead when more homes are selling.

You decide you're definitely on the right path so you continue pushing the rent increases as much as possible. The asking prices for the homes are dropping fast but this doesn't affect you since you make your money from the rent, and your residents are still paying. Then the unthinkable happens. Some residents are getting late on their payments. You do the reasonable thing and start the eviction process on any defaults. But something wonderful happens. It turns out after an eviction you take possession of the home, and by selling the home you actually make more money than you lost in the defaulted rent payments! On top of that you also found a home buyer that was willing to pay an even higher rent!

So everything's fine, you're making tons of money but you're still a little troubled about the defaulted rent payments. After some careful thinking you decide that a Long Term Lease is the answer to all of your problems. You make sure there's a clause that requires tenants to pay any back rents even if they're evicted or just try to walk away. You also lock in a minimum 3.5% rent increase every year even though this is well above the current CPI and above historical wage increases. Now you're free to make a lot of money no matter what happens.

Moral of the story. Since the space rent is solely controlled by the park owner, and the park owner doesn't feel the consequence of high rents, they are under no pressure to keep the rents in check. Homeowners are at the mercy of the park owner and can experience extremely depressed home values due to high rents. In fact for every \$10 increase in the monthly rent, the homeowner loses \$1200 in equity (based on a typical mobile home mortgage of 8% and 20 years). Many Park Owners are responsible and take into consideration the financial wellbeing of their residents. However some owners just don't care and are in the business of squeezing out every dime they can take. This is when rent control is needed, so there can be a balance of profit on both sides.

Increasing rent by 3.5% is nothing like getting a 3.5% mortgage!!

At first glance a 3.5% rent increase would seem to be very similar to a 3.5% mortgage, but nothing can be further than the truth.

Point of view for a Home Owner with a 3.5% mortgage

Let's start by looking at a typical fixed rate 30 year mortgage for a home.

Mortgage Amount	\$223,000
Interest Rate	3.5%
Mortgage Period	30 years
Monthly Payment	\$1,001

Once you have your mortgage locked in, your payments are defined for the next 30 years. There shouldn't be any major surprises in your home payment. 30 years later your last mortgage payment will still be \$1,001.

Point of view of an Apartment Renter with a 3.5% annual rent increase

Starting with the same payment of \$1,001 we see a much different story.

Year 1	1001
Year 2	1036.035
Year 3	1072.296
Year 4	1109.827
Year 5	1148.671
Year 6	1188.874
Year 7	1230.485
Year 8	1273.552
Year 9	1318.126
Year 10	1364.26

Year 11	1412.009
Year 12	1461.43
Year 13	1512.58
Year 14	1565.52
Year 15	1620.313
Year 16	1677.024
Year 17	1735.72
Year 18	1796.47
Year 19	1859.347
Year 20	1924.424

Year 21	1991.779
Year 22	2061.491
Year 23	2133.643
Year 24	2208.321
Year 25	2285.612
Year 26	2365.608
Year 27	2448.405
Year 28	2534.099
Year 29	2622.792
Year 30	2714.59

The rents go up every year and after 30 years they are up over 270%! This would be fine but we're missing one piece of information. What was the CPI over this time period? What was the wage growth? If the CPI and wage growth were stagnant then these rent increases would be outrageous! Also as an apartment renter you could just move somewhere else since there was no financial investment.

Point of view of a Mobile Home Owner with a 3.5% annual space rent increase

The payment schedule would be the same as the renter (in the example above) but the homeowner would also have an investment in their home. They couldn't just move out. They would need to find a new buyer before they left, risking losses if the home value dropped due to the higher rents.

Mobile home owners need special consideration

Mobile home owners can't just move out when the rent gets too high. High rents have caused home prices to drop so many of us are now stuck in underwater situations. We're stuck with the choice of taking a big hit on the sale of our houses, doing a short sale (and ruining our credit), or trying to pay the higher rent. We need relief in the form of rent control. We need responsible rent increases that closely follow CPI, especially now that the CPI and wage growth are so low.

IPG's no-eviction policy and rental assistance program

Some residents have come to me requesting that the RRC follow up on IPG's presentation from May 2014 by Amber Monte to the Camarillo City Council. In the presentation she stated that they would never evict someone because they couldn't afford their rent increase. Also they introduced their rental assistance program.

In the Rent Review hearing in April 2015, both of these topics were discussed and the RRC determined that they were defined in such a way as to be essentially useless. The RRC came up with recommended changes, so we are asking that you follow up to see if IPG has followed through.

April 7, 2016

1of2

Matthew Wayne Lorimer

98 Camino Algarve

Camarillo Ca, 93012

1-805-822-8133

Rent review board information data for meeting. Additional information will be provided at meeting which is April 14, 2016 Time @9:00 am. Please make rent review board get a complete copy of my pack.

0. Letter rent increase.

00. Petitioners

1. Nov 23, 2010 rent hearing 3.3%

2Nov 23, 2010 rent \$735.00

3. Missing leading document PI**

4. Street paving

5 **12 months paving

6 not maintaining park

7. Stumps not removed

8. List of things not maintained

9. List of things not maintained

10 .mobile home residency law

11. Rents of other parks

12. Rent petition 2016

13. Park complaints

14park complaints

15. Park letter-Owner Brain Fitter

16. Usps.delivery of letter

17. Proof of letter certified

April 7, 2016

2 of 2

Matthew Wayne Lorimer

98 Camino Algarve

Camarillo Ca, 93012

1-805-822-8133

Page 2 of information for Rent Review Board Hearing for April 14, 2016

18. Dec 9, 2015 picture failure to maintain park.

19. List of needed repairs 1.-18

20. List of needed repairs 19-36

21. Amber Monte and IPG Team

22. Homes for sales across the nation

23. Homes for sales across the nation

24. Homes for sale across the nation

25. Owner Brian fitter-Example of Not following Rent Review Board recommendations, over 30 years

26. Notice of rent review hearing in 2014-Different cycle

27. Notice of rent review board hearings.

28. High rent-Increase.

29. Rent increase questions?

30 Article threats of Aggressive Large Corporations.

31.2 nd half of article of Aggressive large Corporations

32. Tenants Demand Rent Cap on Rents.

33. Addtional info provide at Rent Review Board Meetings.

Thank you

Matthew Wayne Lorimer

①

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 8, 2016

Matt Lorimer
98 Camino Algrave
Camarillo, CA 93012

Dear Matt Lorimer,

Effective June 1, 2016, your monthly base rent will increase by \$59.28 to \$971.31. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,



Amber Monte
Authorized Agent

RECEIVED

MAR 09 2016
2:07 PM
City of Camarillo
City Clerk



00

City of Camarillo

601 Carmen Drive • P.O. Box 248 • Camarillo, CA 93011-0248
Office of the City Clerk • (805) 388-5315 • Fax (805) 388-5318

March 10, 2016

To: Owners Lamplighter Mobile Home Park Sent by Regular Mail and Email
Amber Monte
Investment Property Group
18006 Sky Park Circle, Suite 200
Irvine, CA 92614

Manager: Margaret & Daniel Pineda
Lamplighter Mobile Home Park
3905 Via Rosal
Camarillo, California 93012

Petitioners: Rene Ymzon Sent by Regular Mail and Email
163 Via Rosal
Camarillo, California 93012

Matt Lorimer Sent by Regular Mail and Email
98 Camino Algarve
Camarillo, California 93012

Re: Request for Rent Review Mediation – Docket 40

The City of Camarillo received two petitions from residents at Lamplighter Mobile Home Park requesting review of noticed rent increases. The City has determined the petitions satisfy the requirements of Camarillo Municipal Code (CMC) Section 10.50.050.A. Accordingly, under CMC Section 10.50.050.B, a mediation before the Rent Review Mediation Commission has been scheduled for Thursday, **April 14, 2016 at 9:00 a.m.** in the Council Chambers located at 601 Carmen Drive, Camarillo. The mediation will be conducted in accordance with the provisions of Chapter 10.50 as amended by Ordinance No. 1121 (enclosed).

All parties must submit any evidence supporting their respective positions to the City Clerk's Office by Thursday, April 7, 2016, at 5:00 p.m. to ensure adequate opportunity for the Commission to review such documents prior to the mediation. See CMC Sections 10.50.050.C and 10.50.050.D.

We will send an agenda and other pertinent information submitted by both parties prior to the mediation date. It is highly recommended that you attend the mediation to answer any questions that may arise.

If you have any questions regarding the rent review mediation process, please do not hesitate to contact me at (805) 388-5315.

Sincerely,

Jeffrie Madland
City Clerk

Enclosures: Petitions and CMC Chapter 10.50 (Ordinance No. 1121)

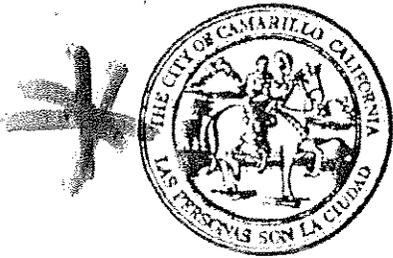
c: Rent Review Mediation Commission
City Manager, City Attorney, Assistant City Attorney

RENT REVIEW MEDIATION - 5/12/2016 29

A-1

2010

1



City of Camarillo

601 Carmen Drive • P.O. Box 248 • Camarillo, CA 93011-0248
(305) 388-5353 • Fax (805) 388-5318

November 23, 2010

To: Owners - Lamplighter Mobile Home Park
Investment Property Group
19772 MacArthur Blvd., Suite 200
Irvine, California 92612

Via Regular and Certified Mail

Petitioners (per attached distribution list)

Re: Recommendation of the Rent Review Commission – Docket 34

On November 9 and 18, 2010, the Rent Review Commission held a hearing to consider a proposed rent increase for all spaces within the Lamplighter Mobile Home Park. After consideration of the testimony and documentary evidence submitted and in accordance with Camarillo Municipal Code (CMC) Chapter 10.50, the Rent Review Commission made the following recommendation:

Uphold the petition and recommend the \$55.00 noticed rent increase be reduced to \$31.60 for all spaces within the park.

The Commission's recommendation of a reduction in the noticed rent increase was based on a number of factors, including the following:

- Rent increases in prior years had not exceeded 3.3%.
 - The Consumer Price Index (CPI), which is a widely used standard for measuring inflationary pressure on business operating expenses, has been running less than 1% over the prior 12-month period.
 - The park owner was aware at the time of acquisition of the mobilehome park that property taxes would increase based on the change of ownership.
 - Under CMC section 10.50.080, the Commission is not required to approve a rent increase solely by reason of a change of ownership resulting in increases of cost of debt service or taxes.
- The park owner was unable to provide actual operating expenses for the mobilehome park over for the prior two-year period, and the anticipated expenses for the proposed 12-month period included a number of items that appeared to be inflated or were conceded by the park owner to be overstated estimates.

A-2

2

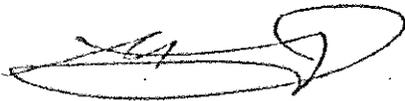
- Many of the affected tenants are on fixed or limited incomes and an average increase of 7.5% (based on an average rent of \$735) could create a substantial economic hardship.
- The costs for repaving the streets, while an enhancement and an improvement to the park, could be spread out over a period of at least five years.
- The reduced rent increase would still provide a reasonable return to the owner that is in line with investment returns earned during this period in which the county is still recovering from severe recession.

If any party to the proceedings finds the Commission's recommendation unacceptable, the matter is subject to judicial review. Failure by either party to reject the Commission's recommendation by submitting a written notice of rejection to the City Clerk's office, at the address above, by December 3, 2010; will be deemed an acceptance of the Commission's recommendation. With respect to the park tenants, each signatory to the petition who desires to reject the recommendation is requested to indicate such rejection by individual notice or as part of a collective submittal in which multiple tenants provide a response.

The record of proceedings upon which the Commission's recommendation is based is maintained by the City Clerk's office and is available for review.

If you have any questions, please contact the City Clerk, Jeffrie Madland, at (805) 388-5353.

Sincerely,



Mitch Kreeger
Chair, Rent Review Commission

cc: Commissioners
City Manager
City Attorney
City Clerk

3

Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug YTD

A-4

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	YTD
Gross Space Income	167,948	167,948	167,948	167,948	167,948	167,948	167,948	167,948	167,948	167,948	167,948	167,948	2,015,376
Rent Increase	(8,397)	(8,397)	(8,397)	(8,397)	(8,397)	(8,397)	(8,397)	(8,397)	(8,397)	(8,397)	(8,397)	(8,397)	(100,769)
Vacancy	20,151	20,151	20,151	20,151	20,151	20,151	20,151	20,151	20,151	20,151	20,151	20,151	241,905
Utilities													
Total Income	179,701	179,701	179,701	179,701	179,701	179,701	179,701	179,701	179,701	179,701	179,701	179,701	2,156,410

Expenses

Accounting/CPA	3,333	3,333	3,333	3,333	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	40,800
Advertising/Promotions	100	100	100	100	103	103	103	103	103	103	103	103	1,224
Cable TV	2,710	2,710	2,710	2,710	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	33,174
Compassionate	600	600	600	600	618	618	618	618	618	618	618	618	7,344
Computer & Software	500	500	500	500	515	515	515	515	515	515	515	515	6,120
Consultants	100	100	100	100	103	103	103	103	103	103	103	103	1,224
Electricity	8,992	8,992	8,992	8,992	9,262	9,262	9,262	9,262	9,262	9,262	9,262	9,262	110,062
Filing Fees	100	100	100	100	103	103	103	103	103	103	103	103	1,224
Garbage	5,776	5,776	5,776	5,776	5,949	5,949	5,949	5,949	5,949	5,949	5,949	5,949	70,985
General Repairs	3,935	3,935	3,935	3,935	4,053	4,053	4,053	4,053	4,053	4,053	4,053	4,053	48,101
Insurance	15,000	15,000	15,000	15,000	15,450	15,450	15,450	15,450	15,450	15,450	15,450	15,450	183,600
Interest Expense	1,000	1,000	1,000	1,000	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	12,340
Landscaping	1,212	1,212	1,212	1,212	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	14,834
License and Permits	67,000	67,000	67,000	67,000	69,010	69,010	69,010	69,010	69,010	69,010	69,010	69,010	820,080
Maintenance and Repair	1,000	1,000	1,000	1,000	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	12,240
Management Fees	396	396	396	396	408	408	408	408	408	408	408	408	4,848
Medical Insurance	549	549	549	549	565	565	565	565	565	565	565	565	6,714
Office Supplies & Equip	7,000	7,000	7,000	7,000	7,210	7,210	7,210	7,210	7,210	7,210	7,210	7,210	87,080
Payroll	200	200	200	200	206	206	206	206	206	206	206	206	2,448
Payroll Processing Fees	300	300	300	300	309	309	309	309	309	309	309	309	3,672
Payroll Taxes/Disability	7,177	7,177	7,177	7,177	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	87,844
Postage	100	100	100	100	103	103	103	103	103	103	103	103	1,224
Printing/Copies	1,653	1,653	1,653	1,653	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	20,235
Property Taxes	200	200	200	200	206	206	206	206	206	206	206	206	2,448
Telephone	25	25	25	25	26	26	26	26	26	26	26	26	300
Tenant Sewing	18,000	18,000	18,000	18,000	18,540	18,540	18,540	18,540	18,540	18,540	18,540	18,540	220,320
Tenant Incentive	455	455	455	455	468	468	468	468	468	468	468	468	5,595
Travel	100	100	100	100	103	103	103	103	103	103	103	103	1,224
Vehicle Maintenance	150	150	150	150	155	155	155	155	155	155	155	155	1,836
Water	400	400	400	400	412	412	412	412	412	412	412	412	4,896
Workers Compensation	425	425	425	425	438	438	438	438	438	438	438	438	5,202
	7,152	7,152	7,152	7,152	7,367	7,367	7,367	7,367	7,367	7,367	7,367	7,367	87,540
	720	720	720	720	742	742	742	742	742	742	742	742	8,815

Total Expenses	159,359	159,359	159,359	159,359	161,050	161,050	161,050	161,050	161,050	161,050	161,050	161,050	1,913,837
NET INCOME	23,342	23,342	23,342	23,342	18,651	18,651	18,651	18,651	18,651	18,651	18,651	18,651	242,573

Equipment Acquisition	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
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NET CASHFLOW	21,259	21,259	21,259	21,259	16,568	16,568	16,568	16,568	16,568	16,568	16,568	16,568	217,573
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B-2

4

EXPLANATION CONCERNING \$55.00
PER MONTH PER SPACE RENT INCREASE

Lamplighter Camarillo MHC, LLC (hereinafter "Lamplighter") purchased Lamplighter Mobilehome Park in August 2010. The entire purchase price amounted to \$22,684,224.53. A copy of the final settlement statement for the purchase/sale transaction is attached hereto as Exhibit 1.

Lamplighter Camarillo Mobilehome Park is a 227 space mobilehome park with average rents of approximately \$735.00 per month. The monthly rent revenue is approximately \$170,000.00 per month.

A pro forma cash flow analysis for the park is attached hereto as Exhibit 2. The projected net operating income for 12 months of operations is \$242,579.00. Actual results in the first months following the sale are quite close to the projections. Assuming net operating income should not take account interest expense, the Park's net operating income would increase by approximately \$820,000.00. Thus, the annual net operating income (NOI) would be slightly more than \$1,060,000.00. That would amount to a return on investment of approximately 4.7%. The requested rent increase will generate another \$150,000.00 per year which would, in turn, bring the rate of return to approximately 5.4%. That rate of return, while certainly not generous, would at least provide some ability to maintain the property.

Since purchasing the mobilehome park, the new owner has already engaged in a process of improving the property. The streets have been extensively repaved and, to date, the park has already expended \$100,000.00. (See Ex. 3) The park expects to pay over the next twelve (12) months an additional \$85,000.00 to complete the refurbishment of the park's streets. (See Ex. 4) That capital expense should, of course, be reimbursed to Lamplighter with a reasonable rate of return.

The recent purchase of the park will also generate a reassessment of real property taxes. The existing real property taxes amount to \$42,731.00 per year. The anticipated new real property tax will be approximately \$220,000.00. That will necessitate an additional annual expense of approximately \$180,000.00. The requested rent increase does not fully account for the additional expense. The projected expenses set forth in the pro forma cash flow statement attached hereto as Exhibit 2, does include the new real property tax.

The existing property taxes are documented by the 2010-2011 secured tax statement. A copy of the "old" tax bill is attached hereto as Exhibit 5.

The requested rent increase of \$55.00 per month per space does not reimburse the owner for the actual increase in real property taxes. Section 10.50-080 of the Camarillo Municipal Code charges the Commission to consider relevant factors including but not limited to increases in real property taxes in assessing an application/demand for rent increase. Capital improvements are also to be considered as well as a just and reasonable return to the park owner. While an increase in property taxes is not a "per se" reason for rents to be increased, the instant rent increase would not actually pay for the entire tax increase. Indeed, it would take a rent increase of at least \$65.00 to pay for just the increase in annual property taxes. Moreover, the \$55.00 rent increase does not begin to pay for the already incurred and anticipated expenses for improvements to the

B3
5

EXPLANATION CONCERNING \$55.00
PER MONTH PER SPACE RENT INCREASE

Lampighter Camarillo MHC, LLC (hereinafter "Lampighter") purchased Lampighter Mobilehome Park in August 2010. The entire purchase price amounted to \$22,634,224.53. A copy of the final settlement statement for the purchase/sale transaction is attached hereto as Exhibit 1.

Lampighter Camarillo Mobilehome Park is a 227 space mobilehome park with average rents of approximately \$735.00 per month. The monthly rent revenue is approximately \$170,000.00 per month.

A pro forma cash flow analysis for the park is attached hereto as Exhibit 2. The projected net operating income for 12 months of operations is \$242,579.00. Actual results in the first months following the sale are quite close to the projections. Assuming net operating income should not take account interest expense, the Park's net operating income would increase by approximately \$820,000.00. Thus, the annual net operating income (NOI) would be slightly more than \$1,060,000.00. That would amount to a return on investment of approximately 4.7%. The requested rent increase will generate another \$150,000.00 per year which would, in turn, bring the rate of return to approximately 5.4%. That rate of return, while certainly not generous, would at least provide some ability to maintain the property.

Since purchasing the mobilehome park, the new owner has already engaged in a process of improving the property. The streets have been extensively repaved and, to date, the park has already expended \$100,000.00. (See Ex. 3) The park expects to pay over the next twelve (12) months an additional \$85,000.00 to complete the refurbishment of the park's streets. (See Ex. 4) That capital expense should, of course, be reimbursed to Lampighter with a reasonable rate of return.

The recent purchase of the park will also generate a reassessment of real property taxes. The existing real property taxes amount to \$42,731.00 per year. The anticipated new real property tax will be approximately \$220,000.00. That will necessitate an additional annual expense of approximately \$180,000.00. The requested rent increase does not fully account for the additional expense. The projected expenses set forth in the pro forma cash flow statement attached hereto as Exhibit 2, does include the new real property tax.

The existing property taxes are documented by the 2010-2011 secured tax statement. A copy of the "old" tax bill is attached hereto as Exhibit 5.

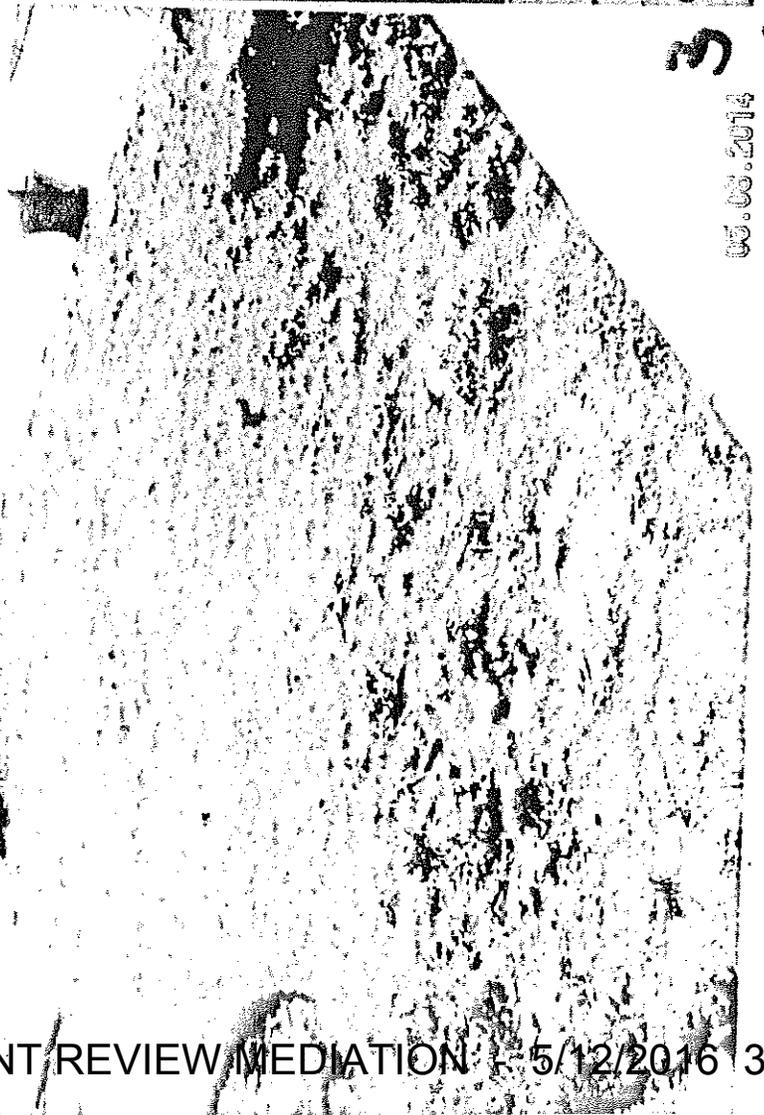
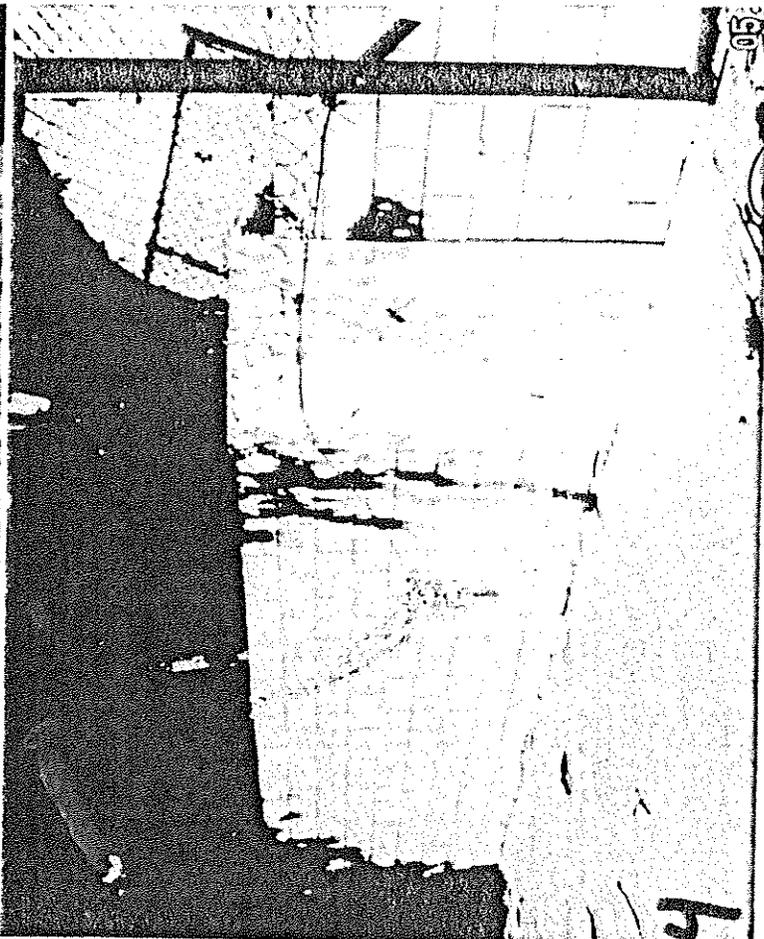
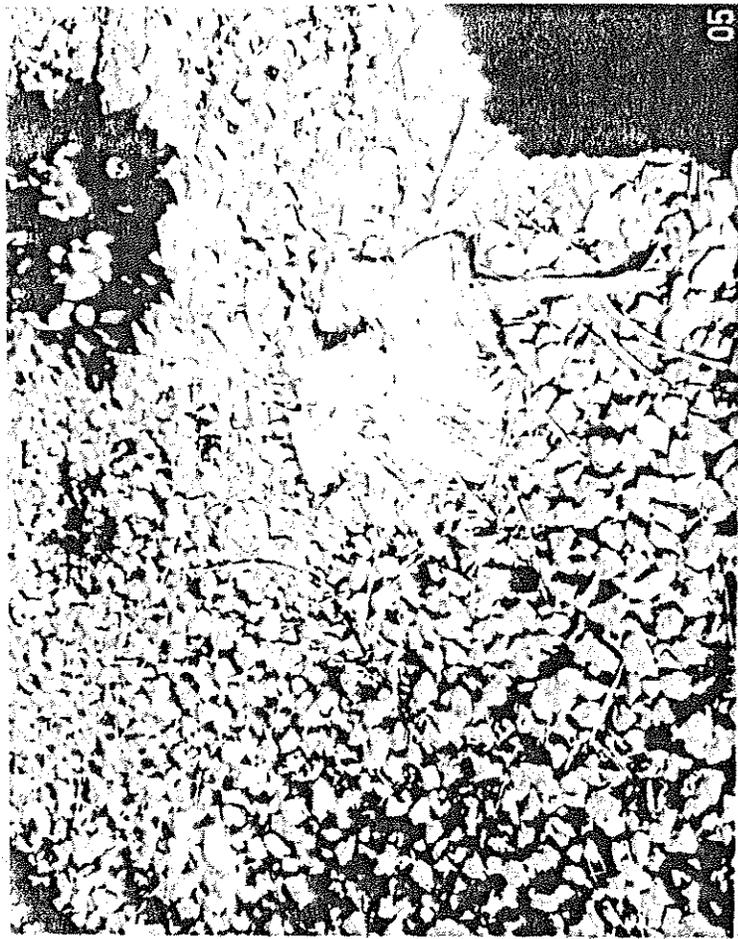
The requested rent increase of \$55.00 per month per space does not reimburse the owner for the actual increase in real property taxes. Section 10.50-030 of the Camarillo Municipal Code charges the Commission to consider relevant factors including but not limited to increases in real property taxes in assessing an application/demand for rent increase. Capital improvements are also to be considered as well as a just and reasonable return to the park owner. While an increase in property taxes is not a "per se" reason for rents to be increased, the instant rent increase would not actually pay for the entire tax increase. Indeed, it would take a rent increase of at least \$65.00 to pay for just the increase in annual property taxes. Moreover, the \$55.00 rent increase does not begin to pay for the already incurred and anticipated expenses for improvements to the



6

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02

39

05.08.2014

8

D1

From: mattf01@juno.com [mailto:mattf01@juno.com]
 Sent: Tuesday, June 24, 2014 5:18 PM
 To: Amber@ipgmhc.com
 Cc: tbglass@juno.com; motercopboy@gmail.com; jmadland@ci.camarillo.ca.us
 Subject: June24,2014-work list things need to be fixed-Lampighter mobile home park camarillo ca,93012

To Amber-ipg

The following List is a list of things that have not been fixed. During past Managers were given list that have not been fixed during past 4 years also Christ ruiz, Amber Monte, our aware of repairs not being done-lack of former managers communication and follow up with ipg staff on both ends This list will be sent to Amber Monte, Also new Managers Cathy , Adrian this list was collected from past list and a walk conducted by Matthew Lorimer -Hoa President-On June 24,2014-Note other Issues that come up will be emailed in the future. Re guarding paving was to be done in 2010-Nov 23-with in 12 months it was completed in May 2014 only after hoa attended a meeting with city on rent control. It also should be noted residents have been paying \$7.35 a month and continue to pay this fee. Also roads got worst due to the roads not being paved -also the cost of paving the road cost a extra 100.000 due to the roads being not being fixed in a timely matter. Note current Managers Cathy Adrian-have fixed trash container doors, ceiling fan, rebuilt park bench: broken faucets in mens bath room, also clean up trash dumpsters area, fixed stucco walls in pool area, List be given has a total of 45 repair items that need to be fixed. note due to scope of work we know it will take time. let hope its not 4 years. These issues have been on going over years.

1. Redo paint red curb front of park, -1 year
2. Remove dead brush near fence in front of park -4 years
3. Repaint sign post speed limit sign. -2 years
4. Repair 30 ft wall in front of park-This is VERY dangerous for adults, children-4 years amber was told about this before its gotten worse
5. Repaint front park spaces tire stops-since 2010
6. Repaint front half of park speed bumps-2 years
7. Trash bins-repaint doors whole park-2 years ago
- 8 Trash bins-replace broken or missing caps bricks-3 years
- 9 Trim large trees in parks-required by -mrls-over3 years
- 10 Repair 1st space parking done incorrect by paving company in 2010-
11. Remove or complete project poles for recycle bins-3 years
- 12 Get Trash can company to replace with fresh looking trash-fresh paint- bins-current rusty ,dirty, stinky-3 years
- 13 Repaint light poles in pool area-3 years
- 14 fix cracked side walk way front of club house-3 years
- 15 Remove stumps small in front of pool area-this issue started with mark and wendy3 years
- 16 sand down repaint club house near pool area. -4 years-out side
- 17 Replace broken trash cans in pool area 1-1/2 year
- 18 Remove broken planter boxes -2 years
- 19 Repair Tripping hazard near pool area-ipg did this when they took patio down -2 years ago
- 20 Repaint black metal fences-4 years
21. Repair dead grass in pool area-we been talking about this for 2 years
22. Holes in lawn get traps-not poison due to children-8 months
23. Repaint wood fence in pool area-2 years
- 24 Repair holes in concrete-3 years
- 25 Replace hanging light near showers not enough light to take shower-3 years

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02

- 26. Replace lock for mens restroom stall for men-1 year
- 27. Repaint door jam in mens bath room-3years
- 28 Repaint door trim womens bath room-3 years
- 29 Clean ,reseal club house floor-1 year
- 30. Repaint Laundry room near club house-3 years
- 31 Fix floor in Laundry room-3 years-front club house-2 years
- 32 Fix broken counter in laundry room-near club house-4 years
- 33. Repaint rusted door in front of club house -access door-4 years
- 34. Replace old cracked patio furniture-seasonal-2 years
- 35. Repaint map holder in front of park-1 year
- 36 Remove dead weeds in rv area-3 years
- 37 Clean up trash dumped on other side of trash bin wall-9 months
- 38 Repaint back laundry room back of park-4 years
- 39 fix laundry room floor back of park-4 years
- 40 fix laundry room floor back of park
- 41 repair broken floor near laundry room
- 42 Remove roots popping out of ground-4 years-back laundry room
- 43. Repair screen on window back laundry room
- 44. Repair or remove broken camera in back of park-2 years
- 45. Repaint parking curbs
- 46 Repaint mail boxes faded in parks-4 years
- 47 install watch program signs-Chris said he would fix-6 months ago need to order signs from -camarillo police has info
- 48 repave back of park -done*****
- 49 remove stumps in progress-city was told this was done by amber not complete as of last city council meeting- juno 11,2014
- 50 fixed faucets in mens rest room-done*****
- 51 re stucco wall near pool-*****done
- 52 redo restore park bench's-done*****
- 53 clean up update office-4 years-amber was told about this-Done*****

Do THIS before eating carbs (every time)

1 EASY tip to Increase fat-burning, lower blood sugar & decrease fat storage
info.fixyourbloodsugar.com

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798.37 ENTRY, HOOKUP, LANDSCAPING AND MAINTENANCE CHARGES

A homeowner may not be charged a fee for the entry, installation, hookup, or landscaping as a condition of tenancy except for an actual fee or cost imposed by a local governmental ordinance or requirement directly related to the occupancy of the specific site upon which the mobilehome is located and not incurred as a portion of the development of the mobilehome park as a whole. However, reasonable landscaping and maintenance requirements may be included in the park rules and regulations. The management may not require a homeowner or prospective homeowner to purchase, rent, or lease goods or services for landscaping, remodeling, or maintenance from any person, company, or corporation.

(Amended by Stats. 2004, Chap. 302 (AB 2351, Corbett), eff. 1/1/2005)

798.37.5 TREES AND DRIVEWAYS

- (a) With respect to trees on rental spaces in a mobilehome park, park management shall be solely responsible for the trimming, pruning, or removal of any tree, and the costs thereof, upon written notice by a homeowner or a determination by park management that the tree poses a specific hazard or health and safety violation. In the case of a dispute over that assertion, the park management or a homeowner may request an inspection by the Department of Housing and Community Development or a local agency responsible for the enforcement of the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 3 of the Health and Safety Code) in order to determine whether a violation of that act exists.
- (b) With respect to trees in the common areas of a mobilehome park, park management shall be solely responsible for the trimming, pruning, or removal of any tree, and the costs thereof.
- (c) Park management shall be solely responsible for the maintenance, repair, replacement, paving, sealing, and the expenses related to the maintenance of all driveways installed by park management including, but not limited to, repair of root damage to driveways and foundation systems and removal. Homeowners shall be responsible for the maintenance, repair, replacement, paving, sealing, and the expenses related to the maintenance of a homeowner installed driveway. A homeowner may be charged for the cost of any damage to the driveway caused by an act of the homeowner or a breach of the homeowner's responsibilities under the rules and regulations so long as those rules and regulations are not inconsistent with the provisions of this section.
- (d) No homeowner may plant a tree within the mobilehome park without first obtaining written permission from the management.
- (e) This section shall not apply to alter the terms of any rental agreement in effect prior to January 1, 2001, between the park management and the homeowner regarding the responsibility for the maintenance of trees and driveways within the mobilehome park, except that upon any renewal or extension, the rental agreement shall be subject to this section. This section is not intended to abrogate the content of any existing rental agreement or other written agreements regarding trees or driveways that are in effect prior to January 1, 2001.
- (f) This section shall only apply to rental agreements entered into, renewed, or extended on or after January 1, 2001.

Matthew Lorimer
98 Camino Algarve
Camarillo Ca, 93012
1-805-822-8133

February 24, 2016

Lamplighter Camarillo- Rents \$1275.00

Cable \$12.64*** Sewer \$29.88***\$24.45 Trash*****Toil \$1,341.97

Mortgage if you have one \$500.00-1000.00 after mortgage based on \$600.00*plus\$1341.97=\$1941.97

Note Owner has stated rents should be \$2500.00 month based on rates +mortgage \$600.00=\$3100.00

.....
Camarillo mobile home park \$925.00-1050 Trash included, No cable charge pay sewer\$21.25

1-805-482-0022

Casa Del Norte -485-5536 Camarillo

\$695.00-\$725.00 rents Trash included no cable charge pay for sewer\$22.57

.....
Meadow Oaks- Oxnard-485-0114 \$850.00-\$930.00 average \$875.00 on rent control average rents
increase\$12.50-\$15.00 Year based on Chi and fee for rent Control

Star Dust Oxnard-647-4901 Rents average \$400.00-600.00 Average is \$550.00 Trash include No cable inc
sewer\$16.86

Imperial Mobile Home Park- Ventura 642-0444 Rents 500-900 Average 755.00 Rent Control
increase12.55-17.00 Trash included no cable you pay sewer, water

.....
Please Note Lamplighter Mobile Home Park has no cap on rent.

MAR 09 2016
2:07 PM
City of Camarillo
City Clerk

(12)

RENT REVIEW COMMISSION PETITION

1. Petitioner's Name: MATTHEW WALES LUNDEN
Address: 98 CAMINO ALGAIVE CAMARILLO CA, 93012
Phone No.: 805-822-8133
Email address: MATTL01@JUNO.COM

2. Name of Complex: Lanplighten Camarillo mobilehomepark.
Complex Manager's Name: Margret Pineda
Address: 3905 VIA ROVAL CAMARILLO CA, 93012
Phone No.: 805 482-4718

3. Current Rent: \$ 912.03 New Rent per Notice: 971.31

Date of Receipt of Notice of Increase: MAIL ON FEB 10 2016 RECEIVED FEB 14 2016

4. Explain why you feel the increase is unjustified or unfair: (1) Reduction in Service (2) Failure to maintain property (3) Failure to provide proper notice on Rent Increase (4) Reduction Quality of life (5) Loss of Home Value even price Rents (6) Failure to resolve Issues (7) Failure to follow part RR guide

5. Have you contacted Complex Owner? yes NO letter Complex Manager? MAILED WORK AT ANOTHER SITE

6. If yes, what was the response? ANBAR MATE IS NEVER ANSWER NEED TO CALL ANBAR MARIELA OWNER
RETURNS, CALLS SITE IN MEETING OR AWAY FROM HER DOOR

7. If not, why? _____

Please attach a copy of the Notice of Increase to this petition

March 1, 2016
Date

[Signature]
Signature

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February 29, 2016

Matthew Wayne Lorimer

98 Camino Algarve

Camarillo Ca, 93012

1-805-822-8133

"Notice of Complaint"

Re: Conduct of Manager-Daniel Pineda-Stocking me around my Home.

Mr. Motta Ipg-Operations Manager

Dear Mr. Motta

On Saturday Feb 27, 2016 at 11:30am around my home located at 98 Camino Algarve in Camarillo California. I was bring my stuff from my vehicle and shed walking in and out my door and notice Dan the Manager was driving the Company truck Lic 6g60028 stopped in front of my home looking at me with eye contact over 5 times with minutes of each time with less than a hour. This is a form of harassment, and Dan was stocking me and is a form of intimidation upon me and my family this conduct is not welcome and has been going on in the pass.Ipg is responsible for employees conduct.

Matthew Lorimer

CC.Copy of This Letter is going to Amber Monte.

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March 19, 2016

Matthew Wayne Lorimer

98 Camino Algarve

Camarillo Ca, 93012

1-805-822-8133

" Notice of Complaint "

Re: Complaint lack of return phone call by Mr. Will Motta Director of Operations, or Amber Monte President of Ipg. Or Dealing with the Harassment conduct from the Managers.

Dear Mr. Motta as Director of operations I call you left message on March 3, 2016 twice first call at 10:00am and at 10:30 I was told by Liz phone operator she would not take a message from me to give to you the excuse was given to me that you were away from your desk twice but I ask Liz if I could leave a message with her she said no. I heard her talking to someone who said to blow me off not professional on your part or hers. Also March 3, 2016 I called again to talk to Amber President of Ipg on March 3, 2016 at 3:15 Liz pick up again she would not take a message from me and I was told Amber was away from her desk I left a message. On March 9, 2016 I called again talk to Annie I said I would like to speak with Amber Monte and was told by Annie Amber was in a meeting I left a message. Annie also refused to take a message Mr. Motta you are the Director of Operations, And Amber Monte president of Ipg both decided not to return my phone calls. On March 10, 2016 around 2:00pm I received a call from Richard Aguilar Regional Manager who stated what do you want again like in the past Richard called me not having any clue why he was calling me. I find Richard Aguilar to be condescending toward me on the phone with his language I do not any more calls from Richard. Mr. Motta you are the director of operations Ipg has a history of not responding to residents' concerns you are director of operations my comments are going to you because you are the director of operations, Mr. Motta you received my letter instead of yourself or Amber responding to my calls you and Amber continue to allow harassment of myself by your managers at Lamplighter Camarillo. Your letter you sent to me said your managers are professional no they are not and your letter is another attempt to not address the conduct of your managers by the way it started out. You stated by not following up with me by phone or Amber about my evidence you are going to allow this conduct to continue. I will be sending a letter to the owner Brian Fitter on failure to follow up with me on a professional manner.

CC. Amber Monte-President-Copy Letter Sent

CC. Brian Fitter-Owner-Copy Letter Sent

Matthew Wayne Lorimer

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March 19, 2016

Matthew Lorimer

98 Camino Algarve

Camarillo Ca, 93012

1-805-822-8133

Re:-1.Complaint regarding stocking of me and Harassment by Daniel Pineda manager at Lamplighter Camarillo. {Copy of letter enclosed} sent Feb29, 2016 Sent to Will Motta Director of Operations.

2. Complaint Letter to Mr. Motta Director of Operations for ipg failure to not return phones calls, And Conduct of Employees, Also Enclosed a complaint regarding Amber Monte-President of Ipg Regarding not returning calls. Enclosed a copy of letter sent to Mr. Motta. On March 19, 2016

Dear Brian Fitter,

As I have enclosed letters regarding the conduct of Daniel Pineda who has Harassed me and this conduct is unacceptable and Ipg Corporate staff has not address this situation as a owner and manager of this operation I am requesting the following from you, A phone call and I am requesting a meeting with you in 30 days also, we need to discuss the high rents, and poor maintence of the Lamplighter Camarillo and, Other issues which have lead to a poor quality of life.

Matthew Lorimer

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Tracking Number: 70150640000198051757

Expected Delivery Day: Thursday, March 24, 2016

Product & Tracking Information

Postal Product:
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Features:
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DATE & TIME	STATUS OF ITEM	LOCATION
March 24, 2016 , 4:11 pm	Delivered, Individual Picked Up at Post Office	IRVINE, CA 92623

Your item was picked up at the post office at 4:11 pm on March 24, 2016 in IRVINE, CA 92623

March 24, 2016 , 8:05 am	Notice Left (No Authorized Recipient Available)	IRVINE, CA 92614
March 24, 2016 , 5:07 am	Departed USPS Facility	SANTA ANA, CA 92799
March 23, 2016 , 8:58 am	Arrived at USPS Facility	SANTA ANA, CA 92799
March 22, 2016 , 9:36 pm	Departed USPS Facility	GOLETA, CA 93199
March 22, 2016 , 9:32 pm	Arrived at USPS Origin Facility	GOLETA, CA 93199
March 22, 2016 , 6:54 pm	Departed Post Office	CAMARILLO, CA 93010
March 22, 2016 , 4:58 pm	Acceptance	CAMARILLO, CA 93010

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard. No tracking numbers necessary.

Sign up for My USPS ›



17

7015 0640 0001 9805 1764

For delivery information, visit our website at www.usps.com

IRVINE, CA 92614

OFFICIAL USE

Certified Mail Fee \$3.45 0060
\$0.00 07

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.94

Sent To *Wc/MFA*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 9805 1757

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IRVINE, CA 92614

OFFICIAL USE

Certified Mail Fee \$3.45 0060
\$0.00 07

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.94

Sent To *Fellen*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 9805 1740

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
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IRVINE, CA 92614

OFFICIAL USE

Certified Mail Fee \$3.45 0060
\$0.00 07

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.94

Sent To *Amber*

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

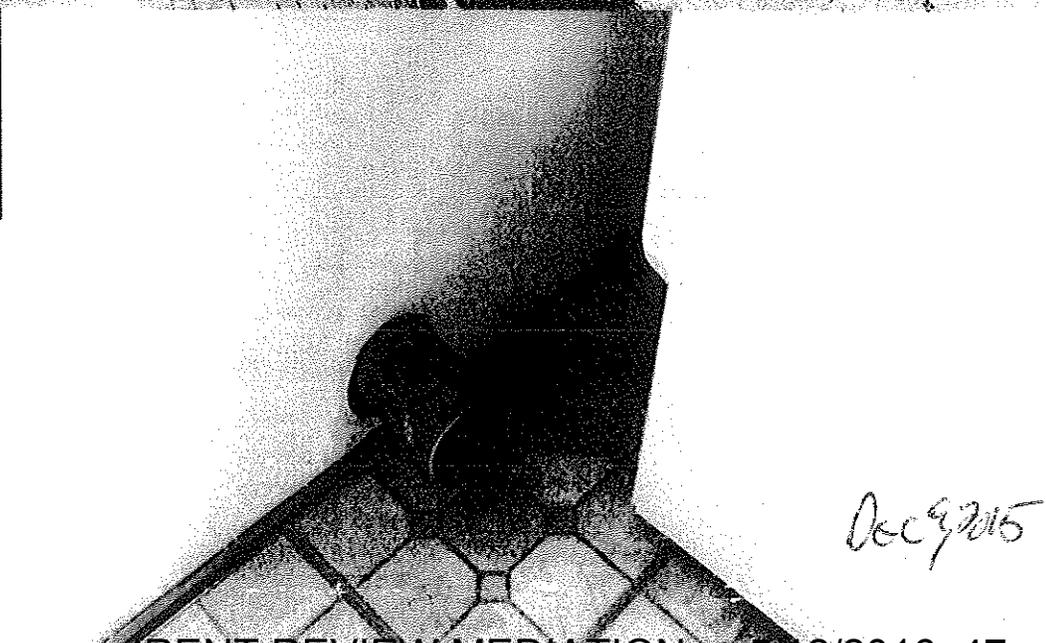
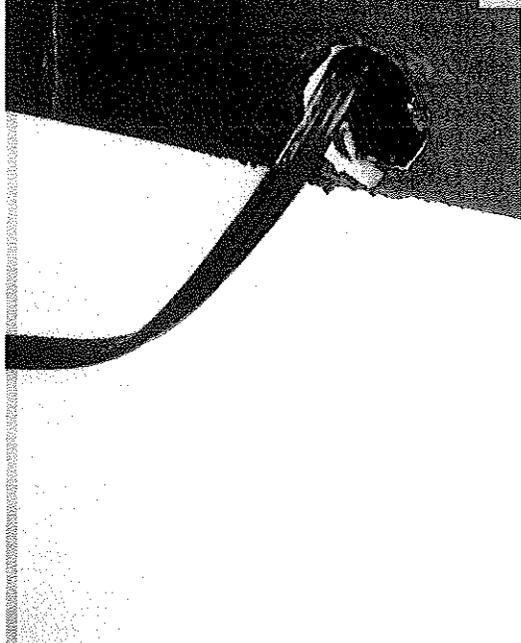
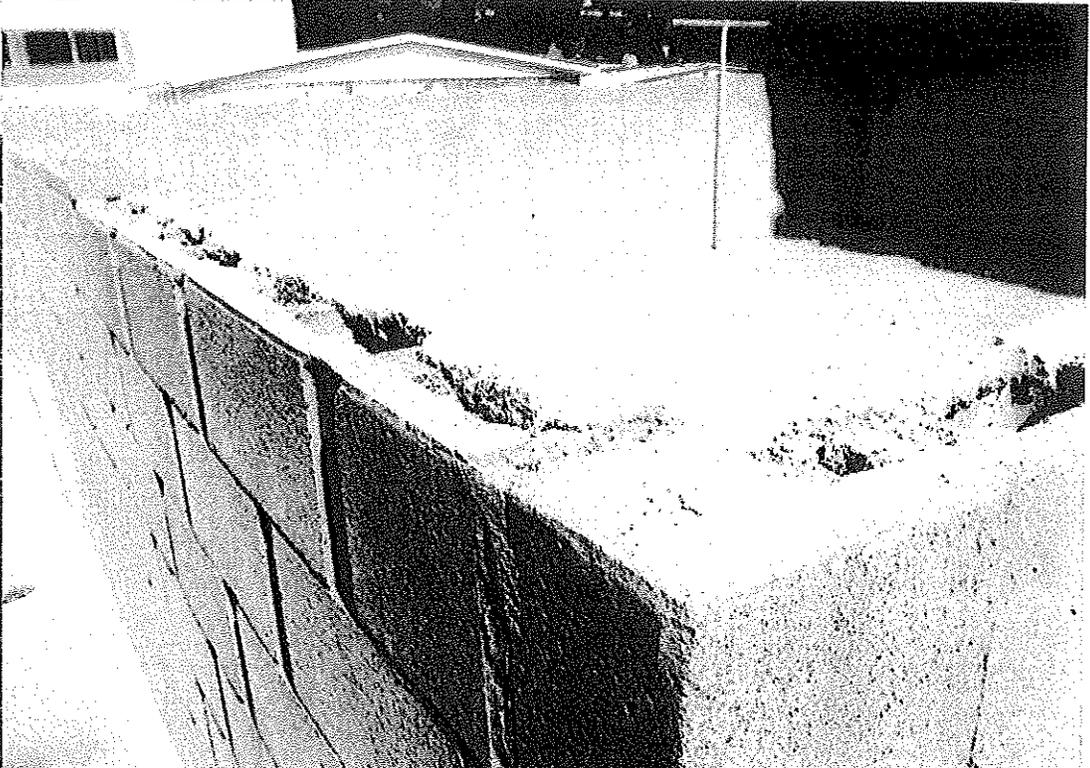
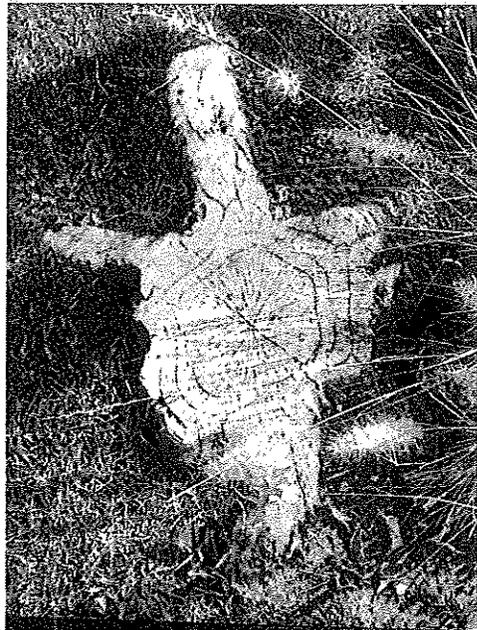
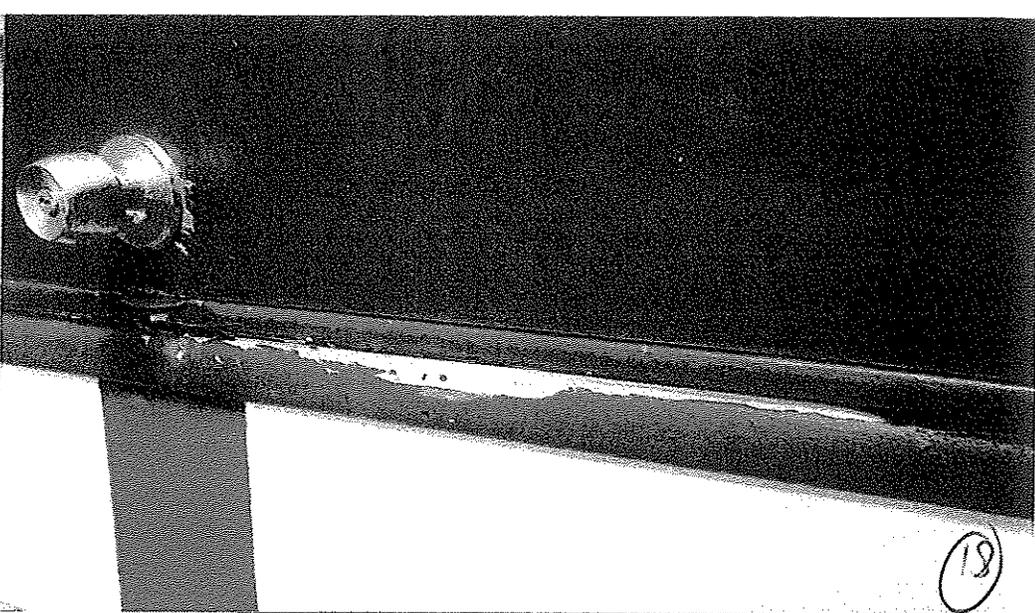
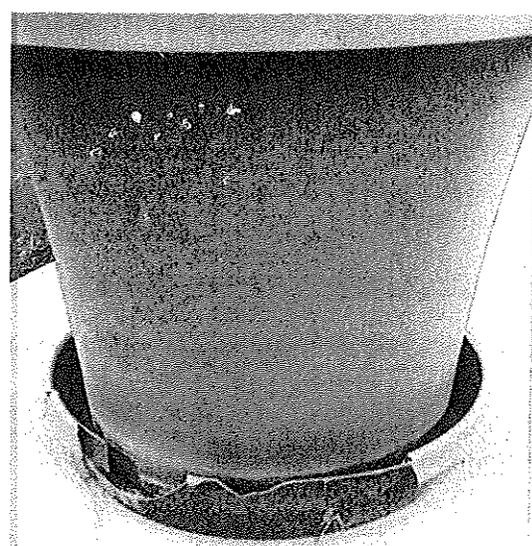
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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CA
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Product Description	Sale Qty	Final Price
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Certified (USPS Certified Mail #) (70150640000198051740)	1	\$3.45
First-Class Mail Letter (Domestic) (IRVINE, CA 92614) (Weight: 0 Lb 0.40 Oz) (Expected Delivery Day) (Thursday 03/24/2016)	1	\$0.49
Certified (USPS Certified Mail #) (70150640000198051757)	1	\$3.45
First-Class Mail Letter (Domestic) (IRVINE, CA 92614) (Weight: 0 Lb 0.40 Oz) (Expected Delivery Day) (Thursday 03/24/2016)	1	\$0.49
Certified (USPS Certified Mail #) (70150640000198051764)	1	\$3.45
Total		\$11.82
Cash		\$20.00
Change		(\$8.18)

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Dec 9 2015

Matthew Lorimer

Attention City OF Camarillo

Dec 9,2015

98 Camino Algarve

Camarillo Ca,93012

1-805-822-8133

Notice of Complaint

Lamp lighter Mobile home park

Maintenance issues regarding in the park

- 1.weeds growing in on streets
- 2.trees cut down stumps not removed space 200 front yard,97 back yard
- 3.missing bricks trash area
- 4.rv parking area weeds growing
- 5 wire going in to dry wall in laundry room not code unsafe firer issue.
- 6.paint chipping in laundry room
- 7rest rooms in club house dirty toilets not clean
- 8 mens urinals green mold
- 9.mens rest room stall door lock broken
- 10 mens rest room window broken
- 11out side pool area cracks not repaired in pool area
- 12.broken flower pots in pool area
- 13gate latch hard to open door pool area
- 14 dry vents not hooked up.
- 15street signs faded,or missing on streets
- 16 spa not clean.
- 17 crack drive ways.Owner needs to fix-Mrls
- 18patio furniture broken pieces

20

Matthew Lorimer

Notice of complaint

98 Camino Algarve

Lamp Lighter Mobile Home park

Camarillo Ca 93012

Camarillo Ca, 93012

1-805-822-8133

Second Page

19 speed bump need to be repainted

20 no pool room sticks.

21 dead plants not being replanted

22 patio furniture bird shit not cleaned

23 over grow trees blocking residents driveways-Mrls

24 lights not coming on in pool area before dark

25 We are in drought sprinklers running in park to long.

26 trash can in club house not clean stink also pool area trash cans

27 signs in pool area faded look bad

28 spa not heating .

29 shower knobs loose in pool area.

30 Rv gate loose not closing to keep kids out

31 not enough light in basket ball court area

32 trash bins dirty need to use bleach smells bad all in park

33 repaint mens bath room door inside

34 leaking urinal in mens room

35 light wire in laundry room exposed.

36 metal bolt exposed in pool area latter danger

The city of Camarillo is agency for health and safety issues. The Lamp lighter mobile home park has the highest rent in Ventura County \$1200 + other fees and the owner has said they want rent to \$2500 +++

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- About Us
- Communities
- Homes for Sale
- Employment
- Contact

Overview

About Us



Amber Monte

President

Ms. Monte has been with IPG since 2003. She oversees all aspects of our operations and enjoys frequently visiting our properties. She earned her degree in Business Leadership from Concordia University.

Heather DeFrancesco

Executive Assistant to Amber Monte

Ms. DeFrancesco has been with IPG since March of 2013. She assists the President with all of her needs as well as supervises the Office Manager and the Administrative Assistant to Operations.

Wilfredo Motta

Director of Operations

Mr. Motta joined IPG in March of 2015 as a Director of Operations. His responsibilities include the oversight of all IPG Mobile Home

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- About Us
- Communities
- Homes for Sale
- Employment
- Contact

Overview

Homes for Sale

With manufactured homes for sale throughout the Pacific Northwest as well as Arizona, California, Idaho, Nevada and Utah we can help you purchase your perfect home. Use our Home Search to find your next home!

Home Search

- STATE -

- CITY -

- ZIP -

- PRICE -

Senior Family

Search



Arizona



Chandler - 46, Chandler, AZ
1br - \$225.68 Mo. Payment / Wonderful 55+ Community!

\$9,900



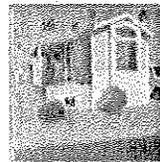
Cypress Estates - 517, Mesa, AZ
2br - \$219.71/month- Beautiful Home Listed

\$13,500



Villa Carmel - Space #69, Phoenix, AZ
Two Bedroom One Bath Home - Villa Carmel #69

\$8,900



Villa Carmel - Space #75, Phoenix, AZ
Beautiful Fenced Two Bedroom at Villa Carmel

\$12,900

California

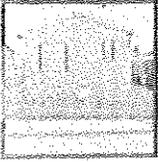


Sundance - Space #73, Escondido, CA
Triple Wide Beauty in 55+ Friendly Community

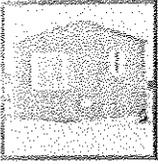
\$42,900

Fairway Estates - #139, North Highlands, CA
2 Bedroom/2 Bath Viking - Price Reduced!

23

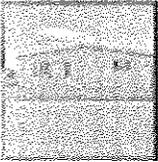


\$79,900



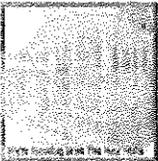
Rustic Acres - 11304 Florence, Boise, ID
\$616.72 Mo. Payment / 2016 Fleetwood Waverly
Crest!

\$79,999



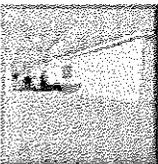
Rustic Acres - 1346 Meadowland Dr., Boise, ID
\$632.18 Mo. Payment* / 2016 Fleetwood Waverly
Crest

\$81,900



Rustic Acres - 11286 West Florence Lane,
Boise, ID
Beautiful New Fleetwood Home at Rustic Acres

\$83,900



Rustic Acres - 615 Timothy Lane, Boise, ID
\$670.15 Mo. Payment* / 2016 Fleetwood Waverly
Crest

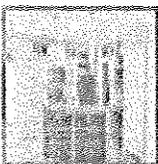
\$86,900

Oregon



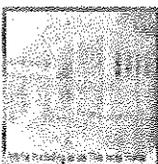
Mill Creek Estates - Space #52, Aumsville, OR
Spacious Fleetwood Waverly Crest in Charming
Aumsville

\$89,900



Windemere Meadows - #31, Aumsville, OR
Beautiful Brand New Fleetwood Waverly Now Listed
at Windemere Meadows

\$96,900



The Pines - Space #749, Bend, OR
\$608.37 Mo. Payment / Brand New Home!

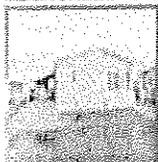
\$78,900

24



Estates

\$89,900



Copper Creek - Space #145, Salem, OR
3br - \$699.51/Mo. Payment - Brand New Home!

\$90,900

Utah



Bonneville Gardens - Space #71, Salt Lake City, UT

3br - \$397.54 Mo. Payment / Home Waits for You!

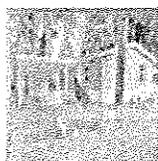
\$39,900

Washington



Skylark- Home for Rent #136, Auburn, WA
Beautiful 2 Bedroom Home for Rent- \$1200/month

\$1,300



Skylark Estates - Space D-10, Auburn, WA
140 space 55+ community located in Auburn, Washington

\$67,900



Columbia Terrace - 22, Kalama, WA
3br - \$495.21 Mo. Payment / Beautiful Brand New Home!

\$63,999



Tim Wa - Space #114, Kelso, WA
\$432.36/monthly - Beautiful Home in Friendly 55+ Community

\$43,500



Brookhollow - Space #24, Kelso, WA
3 Br - \$608.37 Mo. Payment/ Brand New Home!

\$78,900



25

May 7, 2015

City of Camarillo
Rent Review Commission
601 Carmen Drive
Camarillo, CA 93011-0248

RE: Rent Review Hearing - Docket 38 - Lamplighter Mobile Home Park - Lorimer, Lance

Dear Rent Review Commission,

Thank you for your recommendations and findings. However, at this time we must reject your recommendations and continue with the previously noticed rent increases for the following reasons:

- 1) A review hearing was already held in regards to these rent increases in December 2014. We agreed to all of the terms and although the residents did not, the decision was already determined at that time and we do not agree that they have the right to a 2nd hearing.
- 2) Residents on long term leases would be unfairly punished and discriminated against for working with the park management and insuring a peaceful living environment.
- 3) Finally, we strongly reject the misrepresentations made by the residents in regards to the park being poorly maintained and the management unresponsive to the residents. Lamplighter is one of the premier manufactured home communities in California. Homes are reselling at the highest prices ever. This would not be the case if all of these issues were true. These few residents are blatantly lying and will never be content.

We request that prior to any future hearings, the Commission meet with the park management on site and tour the property to see the truth for themselves.

Sincerely,

A handwritten signature in black ink, appearing to read 'BFitterer', written over a horizontal line.

Brian Fitterer
Owner

26-1

26



City of Camarillo

601 Carmen Drive • P.O. Box 248 • Camarillo, CA 93011-0248
(805) 388-5353 • Fax (805) 388-5318

December 29, 2014

To: Owner: Lamplighter Mobile Home Park Sent by Email
Investment Property Group
19772 MacArthur Blvd., Suite 200
Irvine, California 92612

Manager: Margaret & Daniel Pineda
Lamplighter Mobile Home Park
3905 Via Rosal
Camarillo, California 93012

Petitioner: Noyola McCarthy
155 Via Rosal
Camarillo, California 93012

Mary Ann Webster
65 Via Sintra
Camarillo, California 93012

Re: Rent Review Hearing – Docket 37 – Lamplighter Mobile Home Park -- McCarthy

The City of Camarillo Rent Review Commission met Thursday, December 3, 2014, for a hearing on the Rent Review Petition regarding noticed rent increases at Lamplighter Mobile Home Park. The Commission met, heard testimony regarding the petitions, deliberated and continued the matter to December 22, 2014. The Commission requested the park owner provide additional information regarding the basis for the noticed increase prior to the Commission's final recommendation.

The Rent Review Commission hearing reconvened on Monday, December 22, 2014. After consideration of the testimony and documentary evidence submitted and in accordance with Camarillo Municipal Code (CMC) Chapter 10.50, the Rent Review Commission made the following findings and recommendation:

- The noticed 4.5% rent increase for Petitioner McCarthy who is a month-to-month tenant is reasonable and supported by substantial evidence including the change in CPI, and demonstrated increases in park operating expenses and capital expenses;
- The remaining month-to-month leases in the park will be subject to a 5% increase beginning February 2015 until their next anniversary date, which amount, for the next 12-month period, is also found to be reasonable for the same reasons as stated above;

H-2



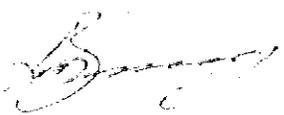

- There is a Rental Assistance Program available to all residents who qualify;
- The park owner is looking into on-site security as requested by the tenants;
- The new on-site managers appear to be working well;
- The park owner responded to tenants' concerns by modifying the terms of the annual rent increase in their long-term lease. The park owner advised the Commission that the lease with 15, 20 and 25 year options, for tenants currently in the park, now provides for a CPI-only adjustment, which has a minimum annual increase of 3.5% (floor) and a cap of 6%. According to the park owner, there will be no pass throughs for park operating expenses and capital improvements.
- According to the park owner, Petitioner Webster has entered into a long-term lease under the new terms;
- The managers are reaching out to the tenants, including Petitioner McCarthy, to explain the benefits of the long-term lease; and
- The Commission further noted that Petitioner McCarthy may wish to consider whether the fixed range of increases under a long-term lease would be of benefit and should also consider applying for the Rental Assistance Program if she believes that she may be qualified to receive such assistance.

If any party to the proceedings disagrees, in whole or in part, with the Commission's recommendation, then such party must submit a written notice to that effect to the City Clerk's office, at the address above, by January 6, 2015. Failure by either party to send a notice of rejection regarding the Commission's recommendation by the stated deadline will be deemed an acceptance of the Commission's recommendation.

The record of proceedings upon which the Commission's recommendation is based is maintained by the City Clerk's office and is available for review.

If you have any questions, please contact the City Clerk, Jeffrie Madland, at (805) 388-5315.

Sincerely,



Linda Braunschweiger
Chair, Rent Review Commission

cc: Commissioners
City Manager
City Attorney
City Clerk

LANTERNLIGHTER CAMARILLO MOBILE HOME PARK

2000 LANTERNLIGHTER CAMARILLO, CA 93013
949-453-8716

LANTERNLIGHTER CAMARILLO, IS AN "EQUAL HOUSING
OPPORTUNITY" MOBILE HOME PARK WITH NO AGE RESTRICTIONS

As of July 2016, the rent amount for any new resident moving into the
park is \$1,000.00 per month.

OWNER'S ADDRESS:

Lanternlighter Camarillo MHC, LLC
19772 MacArthur Blvd. Suite 100
Irvine, CA 92612

E-MAIL:

rentComments@IPGMHC.com

RE: Rent Review

Eviction & Move Concern:

The owners would like to know if you would like to stay in the park. If you are a tenant you would like to stay, please come into the office and we will be happy to go over the procedures for residency at Lanternlighter Camarillo MHC.

The office hours are Monday through Friday, 9:00am to 4:00pm. Office are closed on the weekend.

Thank you,

Manager/Owner

29

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 8, 2016

Matt Lorimer
98 Camino Algrave
Camarillo, CA 93012

Dear Matt Lorimer,

Effective June 1, 2016, your monthly base rent will increase by \$59.28 to \$971.31. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,



Amber Monte
Authorized Agent

RECEIVED

MAR 09 2016
2:07 PM
City of Camarillo
City Clerk

by Don Hart

The Growing Threat of Aggressive Large Corporations

The Large Corporations are Coming!

At the time GSMOL was formed, the mom-and-pop style of park ownership dominated California parks, and it still does today. But there are growing changes as more family-owned and community-minded parks are being sold to large corporate owners. The largest of these corporations owns several hundred parks. Some corporations are extremely aggressive in their profit-seeking.

This article is about the some of the worst of these corporate park owners. This article is not intended to scare park residents but to raise awareness of the increasing risk as more corporations buy parks aggressively.

One particular corporate owner has 6% minimum annual rent increases in their leases, with no stated maximum cap. Even at the minimum 6%, the annual lot-rent will have doubled in 12 years due to compounding.

It can be especially challenging when residents wake up one morning to find their mom-and-pop park has been sold overnight to a large corporation without any prior notice. Sudden changes may occur and residents may find themselves scrambling to handle rapid rent increases and the added problems of reduced park staff and reduced grounds maintenance. The enforcement of Rules and Regulations may suddenly change for the worse. Too often, existing staff is fired and replaced by the inexperienced and poorly trained. This usually results in reduced service and responsiveness to home owners and slowly deteriorating park infrastructure.

Residents on fixed income or limited financial resources are most vulnerable but a strong and active HOA with contacts to legal assistance can be helpful in combating overly-aggressive park owners. Residents with serious complaints should quickly

develop the habit of documenting their concerns in a professional manner that will help them get outside assistance if park owners prove unresponsive.

In a mom-and-pop style park, it can be challenging enough for residents to deal with individual, isolated grievances. But with predatory owners, they may find themselves assaulted on all sides and their resources strained. A few examples: unusually high rent increases, high utility bills, vulture-towing of vehicles, substandard homes moved into the park, infrastructure negligence, targeted harassment and failure to fairly enforce rules and regulations – all in a few months! As residents abandon homes due to high rent, park owners confiscate and flip them for profit while mortgage lenders withdraw from lending in the park - lest they be caught with an abandoned home on their hands!

These aggressive behaviors can be especially intense if the residents' HOA is not keeping its ear to the ground and acting quickly in the most effective ways possible. In such parks, the Chapter and HOA should regularly distribute flyers to all homes that inform residents about who to contact that represents THEIR interests. Residents must overcome fear and work in a coordinated way as a group to combat aggression and deterioration. It is important for these groups to use every resource available, both inside the park and outside the park.

Residents of such parks need to accept that until they are the legal owners of their park, or it is taken over by a benevolent non-profit, that they have new chores to add to their routine – keeping an eye on park owners and pushing back against aggression. Those who are not yet living in a large corporate-owned park have to consider the growing prospect that

// As residents abandon homes due to high rent, park owners confiscate and flip them for profit while mortgage lenders withdraw from lending in the park - lest they be caught with an abandoned home on their hands! //

Jurisdictions, especially those jurisdictions not likely to achieve a RSO.

Region Nine:

In Calimesa, residents of Rancho Calimesa MH park are facing a possible \$218/month rent increase from the new owner of their community. The park owners, a consortium of attorneys, has hired the Orange County law firm Hart King to represent them in the rent review process. As with any rent ordinance, effective enforcement depends on the will of the City Council to hold park owners to the full burden of proof for why they need and deserve the increase to achieve a "just and reasonable" return on their investment. Unfortunately, many rent review boards have "split the baby" and often granted around half of the amount requested by the park owner in an effort to reach a middle-ground compromise. Needless to say, it didn't take long for park owners to learn how to play the game with those rent review boards by simply asking for twice the amount

they wanted.

In the case of Rancho Calimesa, the City and homeowners have valuable court decisions that specifically reference reasonable "investment-backed expectations" of those who purchase manufactured home communities already subject to rent stabilization ordinances. You might recall GSMOL's reports on *Guggenheim v. City of Goleta* and *MHC Financing Limited Pship v. City of San Rafael* in which the U.S. Ninth Circuit Court of Appeal ruled in favor of Goleta and San Rafael and essentially declared "buyer beware" to those who purchase MH communities already subject to regulation. The Courts have repeatedly deemed that rent ordinances are "rationally related to a conceivable public purpose" and have used a similar standard as is applied to rate regulation for utility companies. Hopefully, the City of Calimesa will stand firm in its resolve to hold the owners of Rancho Calimesa to the full burden of proof and not cave to the threats of the park attorneys. 1

// Unfortunately, many rent review boards have 'split the baby' and often granted around half of the amount requested by the park owner in an effort to reach a middle-ground compromise. //

CALIFORNIA

LIVING IN THE SUBURBS

Tenants demand rent cap

By Robert

Millions help but
hard to solve

The January
rental price

ALBANY — Charming, well-kept, in a beautiful, well-maintained neighborhood, these homes are the envy of many. But tenants in these areas are demanding rent caps to help solve the housing crisis.

That's the view of the Albany Housing Action Committee, which is pushing for rent caps in the city. The committee says that rent caps are needed to help solve the housing crisis in Albany. The committee says that rent caps are needed to help solve the housing crisis in Albany.

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copy

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 8, 2016

Mathew Kohagen
45 Calle Paradora
Camarillo, CA 93012

Dear Mathew Kohagen,

6.5% ↑

Effective June 1, 2016, your monthly base rent will increase by \$61.94 to \$1,014.92. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

\$952.98
(Current)

Sincerely



Amber Monte
Authorized Agent

Copy

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 4, 2015

Mathew Kohagen
45 Calle Paradora
Camarillo, CA 93012

Dear Mathew Kohagen,

5% ↑ current \$907.60

Effective June 1, 2015, your monthly base rent will increase by \$45.38 to \$952.98. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,



Amber Monte
Authorized Agent

Request of Rent Review Commission

1. GRANT A 1.18 PER CENT INCREASE BASED ON CPI AUG. TO AUG.
2. REMOVE THE \$ 7.35 ASSESMENT (PAID DURING YEARS 2011 THRU 2015)
3. GRANT A \$2.22 ADJUSTMENT FOR VENTURA COUNTY TAXES

This adjustment (rent Increase) should be park wide for all non-lease Spaces for the year 2016.

EXAMPLE \$ 1000.00 X 1.0118 = \$ 1011.80 – \$ 7.35 = \$ 1004.45 + \$ 2.22 = \$ 1006.67

TOTAL INCREASE OF \$ 6.67

SUMMARY OF INFO PRESENTED

The residents of Lamplighter are being asked to pay the monthly fee of \$ 30, 000 (management fees consisting of 4 payed employees). Another example is the landscape contract for over \$20,000 per year . (needed ???). IPG will probably say “HOW LOVELY THE PARK LOOKS” . And with increased costs, (please provide) , market parameters (Lamplighter is the highest rent in the county , one park is \$695 and the other is \$ 1050 in Camarillo) and economic conditions (what are the demographics of a mobile home park ??) the park is such a bargain . Another item is cost of living in our community (LA COUNTY aug. to aug. equals % 1.81).

Yes, we like living in Camarillo and even in Lamplighter . What we don't like is the lack of input into our rent increases. We feel over staffed and that two maintenance workers in one truck around the park is a bit much.

A common sense approach, which I believe the members of the Commission will rule, is hopefully the best resolution.

Thank You

RESIDENTS OF LAMPLIGHTER

IPG INFO

The following is info from IPG documentation.

EXPENSES FROM IPG SPREDSHEETS FOR LAMPLIGHTER

NOV2012/NOV2013 \$ 292,386

NOV2013/NOV2014 \$ 361,897

2014/15 \$ UNKNOWN

VENTURA COUNTY TAXES = 2016/ \$ 259,884

BASED ON ABOVE FIGURES.

$\$ 361,897 / 227 = \$ 1594.26 / 12 \text{ months} = \$ 132.85$ per month per space

(this includes the \$67 that the new renters pay) so allocation would be \$ 65.85 for them.

Tax payment per space. $\$ 259,884 / 227 = \$ 1144.86 / 12 = \$ 95.41$ per space.

Administration Payments from our rent $\$ 132.85 + \$ 95.41 = \$ 228.26$ (the rest is IPG profit ?)

Since 2013 ?? renters paying for admin. = $\$ 65.85 + \$ 95.41 = \$ 161.26$ (the rest is IPG profit)

We also know that in the agreement from 2010 Rent Review Commission hearing that IPG was allowed

\$ 7.35 for 5 years. That 5 year period ended in 2015 !!! (in 2016 no word of **REDUCING** ???)

Also in the Dec. 2014 hearing the RRC allowed around a \$ 15 for 5 year increase. This figure is

noted in letters from IPG. So that started in 2015 !!!! SO 2020 SHOULD END THE \$ 15 ASSESSMENT !!!

IPG purchased Lamplighter AUG. 2010 for a little over \$ 22,500,000

According to Tax Rolls Lamplighters property is just under 29 ACRES.

With 227 lots, that's around \$ 99,119 per lot.

If we would have purchased our lots for \$ 100,000 each @ 5% by 15 years ?

PAYMENT would be \$ 791 + HOA dues (\$133) = \$ 924 PER MONTH FOR AT LEAST A FEW MORE YEARS !!!

HOA DUES \$132.85 (from IPG exp. reports for 2014.)

AND WE WOULD HAVE SOME VALUE TO OUR HOMES NOT AN NEVER ENDING AND INCREASING RENT PAYMENT !!!

OFFICE HOURS AT LAMPLIGHTER 9 AM TO 5 PM (CLOSED FOR LUNCH AND ERRANDS) 7 HOURS M-F..

MANAGER 'S SALARY \$ 54,600 PLUS RESIDENCE WITH UTILITIES. (2 INDIVIDUALS)

THAT SPACE RENT (RESIDENCE) IS NOT INCLUDED IN CALCULATIONS, (over \$5 per mo. per 226 sites)

New Buyers into Lamplighter are required to earn 3 times the rent space. So a buyer today should at least earn \$3,825 plus the \$67 mandatory utilities cost per month or \$3,900(\$46,800 yearly). In 5 years \$ 4600 (\$55+K yearly) , in 10 years \$ 5,467 (\$65+K yr.) and in 15 years \$ 6500 (\$78K yearly) per month to qualify .

Residents with 23 years in this park are paying on average \$900 per month. So \$1000 per month average would mean over \$225,000 (quarter million) is taken in monthly in rental receipts. That's 3 million a year.

All totaled IPG is getting a great return on investment. They are benefitting by the increase in value, increase in rent receipts and all major and even minor expenses can be passed on to the residents of Lamplighter. Also IPG could sell the property to current residents or a developer and easily recoup their investment. Did someone say WIN WIN !!!!

IPG PROFIT MARGIN (est.)

RENT AVG	RENT PER YEAR	#SPACES	TOTAL INCOME	2014 EXPENSES PER IPG. PLUS 2016 TAXES
\$ 900.00	\$ 10,800.00	226	\$ 2,440,800.00	\$ 621,781.00
\$ 950.00	\$ 11,400.00	226	\$ 2,576,400.00	\$ 621,781.00
\$ 1,000.00	\$ 12,000.00	226	\$ 2,712,000.00	\$ 621,781.00
\$ 1,050.00	\$ 12,600.00	226	\$ 2,847,600.00	\$ 621,781.00
\$ 1,100.00	\$ 13,200.00	226	\$ 2,983,200.00	\$ 621,781.00
\$ 1,150.00	\$ 13,800.00	226	\$ 3,118,800.00	\$ 621,781.00
\$ 1,200.00	\$ 14,400.00	226	\$ 3,254,400.00	\$ 621,781.00
\$ 1,250.00	\$ 15,000.00	226	\$ 3,390,000.00	\$ 621,781.00

RENT PROFIT {EST.} RETURN ON INVESTMENT \$ 22,500,000

PERCENTS

\$ 900.00	\$ 1,819,019.00	8.08%
\$ 950.00	\$ 1,954,619.00	8.69%
\$ 1,000.00	\$ 2,090,219.00	9.29%
\$ 1,050.00	\$ 2,225,819.00	9.89%
\$ 1,100.00	\$ 2,361,419.00	10.50%
\$ 1,150.00	\$ 2,497,019.00	11.10%
\$ 1,200.00	\$ 2,632,619.00	11.70%
\$ 1,250.00	\$ 2,768,219.00	12.30%

Who contributes to this " RETURN ON INVESTMENT " !!!!

LOW INCOME, RETIRES ON SOCIAL SECURITY, VETERANS , DISABLED , WIDOWERS ,
FOOD STAMP FAMILIES, MINIMUM WAGE EARNERS , SINGLE MOTHERS / FATHERS,

The Ventura County Tax Assesor increases the value of Lamplighter 1% to 2% a year. This increases the taxes around \$6,000 a year, which divided by 226 and the then 12 months equals \$2.22 per space.

The valuation increase is another profit benefit to IPG !!!

Since mid 2014 a new management team has come to Lamplighter. A manager and a paid assistant manager, who doesn't reside at the park . Lamplighter in its 40 years of existance has always had an onsite paid manager and an onsite assistant that received credit towards rent . The only reason for this assistant is to handle long term leases which I would say is of no

benefit to the residents. This alone has increased expenses about \$30,000.

Another issue is the \$20,000 increased expenses for landscape maintainence. The park has two paid capable personel to handle what landscape that is being watered in the park. The landscapape had been handled adequatley well before the new management had arrived that summer of 2014.

Another 2014 long term and expense item was a 2 doors and 1 pool gate system that costs over \$12,000 , that was of "NO" benefit to the residents.

So if someone wanted to invest in IPG and looked at this ROI of % 10. I would imagine you would have Investors lining up down the street, especialy in todays market!

" Also remember the %.6 increase in ROI. for every \$ 50 rental increase. "

LAMPLIGHTER
MOVE-IN RATES

	15 year lease	CPI	no lease	no lease
	3.50%	CPI FLOOR 2%	5%	6.50%
MOVEIN RENTS	\$1,275	\$1,275	\$1,275	\$1,275
PLUS \$67 UTILI	\$67	\$67	\$67	\$67
YEAR				
Jan-16	\$1,275	\$1,275	\$1,275	\$1,275
Jan-17	1320	1300	1339	1358
Jan-18	1366	1326	1406	1446
Jan-19	1414	1353	1476	1540
Jan-20	1463	1380	1550	1640
Jan-21	1514	1408	1627	1747
Jan-22	1567	1436	1708	1861
Jan-23	1622	1465	1793	1982
Jan-24	1679	1494	1883	2111
Jan-25	1738	1524	1977	2248
Jan-26	1799	1554	2076	2394
Jan-27	1862	1585	2180	2550
Jan-28	1927	1617	2289	2716
Jan-29	1994	1649	2403	2893
Jan-30	2064	1682	2523	3081
Jan-31	\$2,136.00	\$1,716.00	\$2,649.00	\$3,281.00
PLUS \$ 67	\$67.00	\$67.00	\$67.00	\$67.00
TOTALS	\$2,203.00	\$1,783.00	\$2,716.00	\$3,348.00
INCREASE	\$861.00	\$441.00	\$1,374.00	\$2,006.00
% INCREASE	67.53%	34.59%	107.76%	157.33%

HOME LOAN AT % 5 PERCENT FOR 30 YEARS PAYBACK(NO TAXES OR INS.)

2016 PURCHASE	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
2031 PURCHASE	\$410,000.00	\$332,000.00	\$506,000.00	\$623,500.00

\$ 1000 RENT

	15 year lease	NO LEASE	NO LEASE
RENT	3.50% \$1,000	5% \$1,000	6.50% \$1,000
YEAR			
Jan-16	\$1,000	\$1,000	\$1,000
Jan-17	1035	1050	1065
Jan-18	1071	1102	1134
Jan-19	1108	1157	1208
Jan-20	1147	1215	1287
Jan-21	1187	1276	1371
Jan-22	1229	1340	1460
Jan-23	1272	1407	1555
Jan-24	1317	1477	1656
Jan-25	1363	1551	1764
Jan-26	1411	1629	1879
Jan-27	1460	1710	2001
Jan-28	1511	1795	2131
Jan-29	1564	1885	2270
Jan-30	1619	1979	2418
Jan-31	\$1,676.00	\$2,078.00	\$2,575.00
INCREASE	\$676.00	\$1,078.00	\$1,575.00
% INCREASE	67.60%	107.80%	157.50%

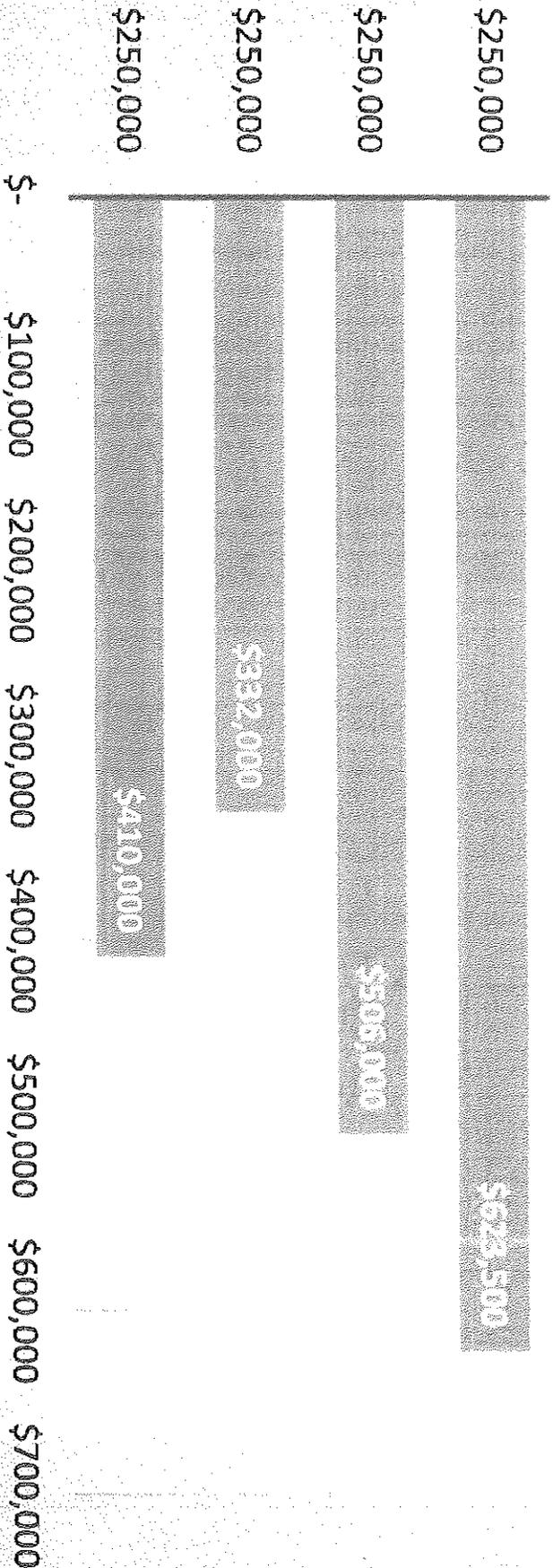
HOME LOAN AT % 5 PERCENT FOR 30 YEARS PAYBACK(NO TAXES OR INS.)

2016 PURCHASE	\$186,000.00	\$186,000.00	\$186,000.00
2031 PURCHASE	\$312,000.00	\$387,000.00	\$480,000.00

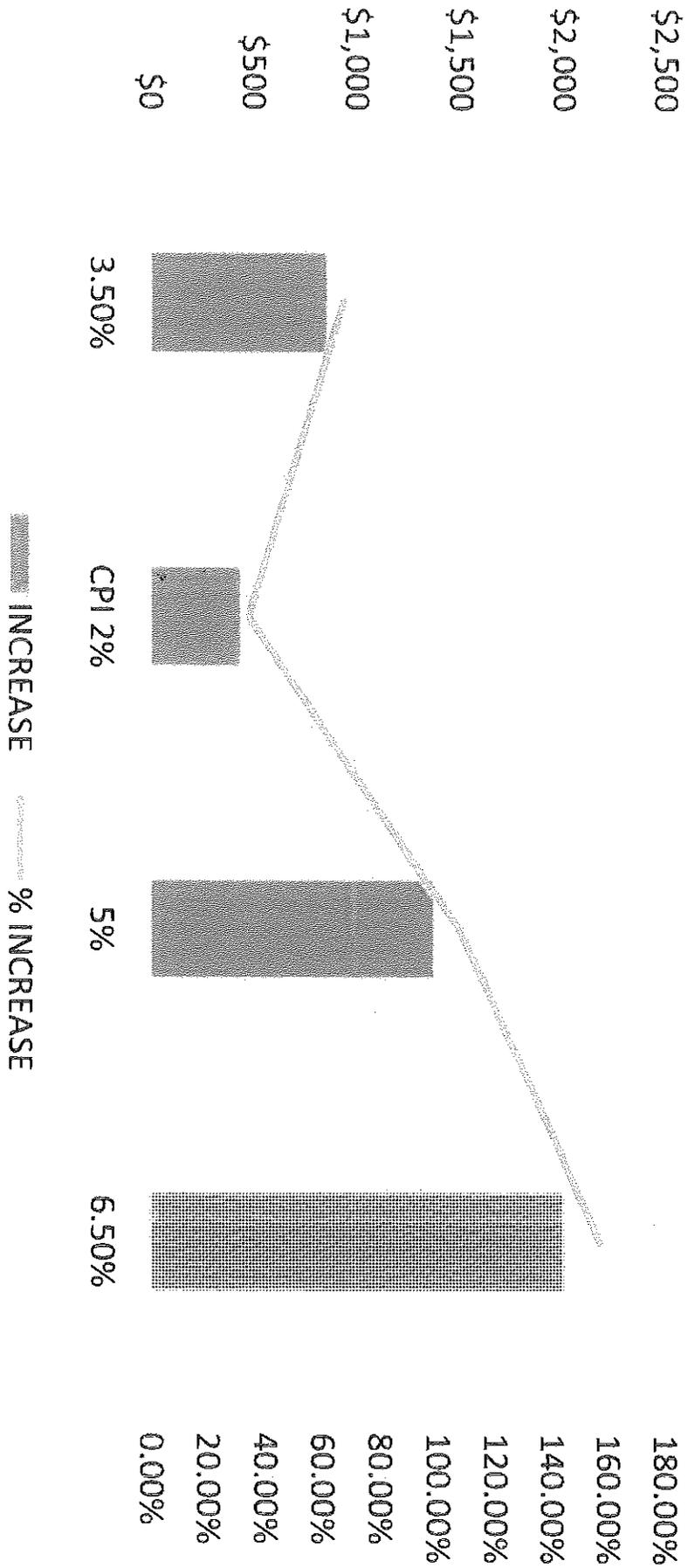
SUPPORTING INFO.

2016-2031

Home Loan @ 5% - 30 Yr. Payback
(No Taxes or Ins.)



Increases % at 2.0%, 3.5%, 5% & 6.5%



PERSONNEL	HOURS		EARNINGS		GROSS	STATUTORY DEDUCTIONS		VOLUNTARY DEDUCTIONS		NET PAY
	REG	OIT	REG	OIT		REG	OIT	REG	OIT	
ACVEDO, ARMANDO File: 000069 Dept: 100 Rate: 12.5000	69.00		868.75		983.75	115.47 FIT 61.61 SS 14.41 MED	16.01 CA 8.94 CA SU/DI	777.31	W CHECK1	Voucher# 1000001 eVoucher
ALDRIDGE, RONDA L File: 000070 Dept: 100 Rate: 325.00	12.00		325.00		325.00	.00 FIT 20.15 SS 4.71 MED	2.93 CA SU/DI	297.21	W CHECK1	Voucher# 1000002 eVoucher
<i>27.08 Hourly</i> Dept: 100 Rate: 325.00			650.00	5	650.00	162.50 FIT 40.30 SS 8.43 MED	56.49 CA 5.85 CA SU/DI	355.43	W CHECK1	Voucher# 1000003 eVoucher Pay 2
JACOBO, SANDRA File: 000071 Dept: 100 Rate: 12.0000	48.00		576.00		672.00	24.29 FIT 41.67 SS 9.75 MED	2.64 CA 6.05 CA SU/DI	387.60	W CHECK1 200.00 Y SAVING1	Voucher# 1000004 eVoucher
PINEDA, DANIEL File: 000073 Dept: 100 Rate: 1050.00	85.50		1,050.00		1,050.00	69.17 FIT 65.10 SS 15.23 MED	12.34 CA 9.45 CA SU/DI	774.08	W CHECK1 1.50 F GRNFEE 103.12 75 CHILD	Voucher# 1000005 eVoucher
YANEZ, PINEDA, MARGARITA File: 000072 Dept: 100 Rate: 1050.00	85.50		1,050.00		1,050.00	69.17 FIT 65.10 SS 15.23 MED	12.34 CA 9.45 CA SU/DI	878.71	W CHECK1	Voucher# 1000006 eVoucher
DEPT TOTAL 100	302.50 REG .00 OIT 18.00 HOURS 3 .00 HOURS 4		3,869.75 REG 871.00 EARNINGS 3 .00 EARNINGS 5 4,740.75 GROSS	.00 OIT .00 EARNINGS 4		440.80 FIT 293.03 SS 60.76 MED 109.82 STATE 42.67 SU/DI		3,784.97	TOTAL DEDUCTIONS	6 Pays

HOURS ANALYSIS:
 EARNINGS ANALYSIS:
 STATUTORY DED. ANALYSIS:
 VOLUNTARY DED. ANALYSIS:

15.00 H HOL
 650.00 B. BONUS
 109.82 25 CA
 42.67 25 DA
 1.50 F GRNFEE

2.00 V VAC
 196.00 H HOL
 3,480.35 W CHECK1

25.00 V VAC
 200.00 Y SAVING1
 103.12 75 CHILD

LAMPLIGHTER CAMARILL
 Company Code: EIK3
 Batch: 1486-070
 Service Center: 070
 Period Ending: 02/28/2015
 Pay Date: 03/10/2015
 Week 10
 Page 1

2 WEEKS PAYROLL

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

Check Request

DEC 1 2014

Jenna

Amount: \$1,700:00

W-9: Attached

On File

Check Payable to: JC Landscaping Co.
(Vendor name above must match vendor name on W-9)

Payee Address: 2390C Las Posas Rd. #245
Camarillo, CA 93010

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Landscaping November

Comments: _____

Space #(if applicable): Park Expense Type: General Maintenance

Date of Request: 12/02/14 Authorized by: Ronda Aldridge
(For Regional Manager Signature Only)

CORPORATE USE ONLY	
Memo:	<u>PAID</u>
Expense G/L Code: <u>0312</u>	<u>DEC 1 2014</u>
	BY: <u>2647 J</u>

- Check Request must be legible.
 - Always inform vendors that there is a 2 week turn around for all standard Check Requests.
 - Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
 - E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.
- DEC 1 2014

Company/SOP Manual/Forms/Check Request
Last Revision 07/29/2014



CORP. I.D. #95-2761304

1-800-698-6783
SERVICE CENTERS

INVOICE

01 - 844765-1

REMIT TO:

Vortex Industries, Inc.
File 1095

1801 W. Olympic Blvd., Pasadena, CA 91199-1095

PLEASE PAY FROM THIS INVOICE. NO STATEMENT SENT.

- Ventura, CA (805) 908-2255
- Van Nuys, CA (818) 788-4215
- Commerce, CA (323) 721-5545
- Industry, CA (909) 594-1901
- Riverside, CA (951) 369-1220
- West L.A., CA (310) 645-0941
- Long Beach, CA (310) 323-2960
- Fullerton, CA (714) 870-7600
- Santa Ana, CA (714) 543-7737
- San Marcos, CA (760) 471-7744
- San Diego, CA (858) 560-1507
- Las Vegas, NV (702) 222-9185
- East Phoenix, AZ (480) 598-1515
- West Phoenix, AZ (623) 938-5705

- Seattle, WA (425) 251-0225
- Portland, OR (503) 643-3384
- Salt Lake City, UT (801) 467-6113
- Dallas, TX (214) 459-6042
- Houston, TX (713) 996-7166
- No. Denver, CO (303) 287-0801
- So. Denver, CO (720) 529-8600
- Sacramento, CA (916) 920-3667
- Central Valley, CA (559) 233-0050
- San Leandro, CA (510) 352-3800
- San Jose, CA (408) 588-0890
- So. San Francisco, CA (650) 246-3657
- Home Office (714) 434-8955

Sold To: LAMPLIGHTER MOBILE HOME PARK
3905 VIA ROSAL
CAMARILLO, CA 93012
AMBER

Job: LAMPLIGHTER MOBILE HOME PARK
3905 VIA ROSAL
CAMARILLO, CA 93012
RONDA

CUSTOMER ORDER NO.

Customer No. 286660

DATE: 07/28/14

FOR REPAIRS TO YOUR DOORS AND GATE ON 7/22/14 AS QUOTED

- ✓ MAIN ENTRANCE AND REAR EXIT;
- ✓ FURNISHED AND INSTALLED TWO (2) ELECTRIC STRIKE, TWO (2) NEW KEYPADS,
- ✓ TWO (2) POWER SUPPLIES AND TIMERS
- ✓ POOL GATE:
- ✓ WELDED METAL AND WELDED LOCK HOUSING BOX
- ✓ FURNISHED AND INSTALLED ONE (1) NEW ELECTRIC LEVER SET, ONE (1)
- ✓ ARMORED LOOP, ONE (1) NEW POWER SUPPLY, TIMER AND KEYPAD
- ✓ BALANCED AND ALIGNED DOORS AS NEEDED
- ✓ LUBRICATED ALL POINTS OF FRICTION
- ✓ PERFORMED STANDARD QUALITY ASSURANCE AND SAFETY CHECK

GATE TOTALS 12,500

THANK YOU FOR THE OPPORTUNITY TO SERVE YOU!!!

INCLUDES MATERIAL AND LABOR:

\$10,061.50

RECOMMENDATIONS:

1. PREVENTIVE MAINTENANCE EVERY 6 MONTHS TO CHECK SAFE AND PROPER OPERATION. VORTEX IS NOT LIABLE UNLESS DOOR IS MAINTAINED ON SCHEDULE.

SEE GEN. REPAIRS.

REPAIRS ON acct. 8/26 THRU 11/12/2014 TOTALED ANOTHER \$2400

COMPLETE DOOR SERVICE SINCE 1937
TERMS: NET DUE AND PAYABLE UPON PRESENTATION

The relationship between VORTEX and Customer shall be subject to the additional terms and conditions set forth on the reverse side hereof.
Warranty void if invoice is not paid within 30 days & causes products to be sold as is with all faults.
NOTICE TO PROPERTY OWNER: If bills are not paid in full for the labor, services, equipment, or materials furnished or to be furnished, a mechanics lien leading to the loss, through court foreclosure proceedings, of all or part of your property being so improved may be placed against the property even though you have paid your contractor in full. You may wish to protect yourself against this consequence by (1) requiring your contractor to furnish a signed release by the person or firm giving you this notice before making payment to your contractor or (2) any other method or device which is appropriate under the circumstances.

©Vortex Industries, Inc. - License No. California #297935 • Arizona #RCC160964, RCC207996 • Nevada #30756, 39187, 58010 • Washington #VORTEX033DR • Oregon OR CORP#1633195
Vortex Colorado, Inc. • Utah License #380400-6601

Lamplighter Camarillo MHC, LP
Profit & Loss Detail
December 2013 through November 2014

Type	Date	Num	Name	Memo	Split	Amount	Balance
Bill	03/25/2014		Venco Power Sweeping, Inc.	March	20000 - Accounts Payable	324.82	1,259.28
Bill	04/22/2014		Venco Power Sweeping, Inc.	April	20000 - Accounts Payable	324.82	1,624.10
Bill	05/27/2014		Venco Power Sweeping, Inc.	May	20000 - Accounts Payable	324.82	1,948.92
Bill	06/23/2014		Venco Power Sweeping, Inc.	June	20000 - Accounts Payable	324.82	2,273.74
Bill	07/15/2014		Venco Power Sweeping, Inc.	July 2014	20000 - Accounts Payable	324.82	2,598.56
Bill	08/15/2014		Venco Power Sweeping, Inc.	August 2014	20000 - Accounts Payable	324.82	2,923.38
Bill	09/15/2014		Venco Power Sweeping, Inc.	September 2014	20000 - Accounts Payable	324.82	3,248.20
Bill	10/15/2014		Venco Power Sweeping, Inc.	October 2014	20000 - Accounts Payable	324.82	3,573.02
Bill	11/15/2014		Venco Power Sweeping, Inc.	November 2014	20000 - Accounts Payable	324.82	3,897.84
						<u>3,897.84</u>	<u>3,897.84</u>
Total 6318 - Street Sweeping							
6319 - Janitorial							
6319-1 - Pest Control							
Bill	07/11/2014		Ronald O'Brien	See removal at #39	20000 - Accounts Payable	100.00	100.00
Bill	08/14/2014		O'Connor & Sons, Inc.	fla extermination #143 Mgr	20000 - Accounts Payable	155.00	255.00
Bill	10/09/2014		HD Supply Facilities Maintenance	Inv# 9131954409 sprayer for pest control	20000 - Accounts Payable	33.85	288.85
						<u>288.85</u>	<u>288.85</u>
Total 6319-1 - Pest Control							
6319 - Janitorial - Other							
Bill	10/03/2014		Juan Carlos Garcia	slip & wax floors in bathroom & kitchen	20000 - Accounts Payable	700.00	700.00
Bill	11/14/2014		Juan Carlos Garcia	slip & wax floors in clubhouse	20000 - Accounts Payable	400.00	1,100.00
						<u>1,100.00</u>	<u>1,100.00</u>
Total 6319 - Janitorial - Other							
Total 6319 - Janitorial							
Total 6310 - General Maintenance (Contract)							
6320 - General Repairs							
6320a - Door/gate/fence repair							
Bill	12/10/2013		Joseph Daniel Salazar	repair storage gate	20000 - Accounts Payable	300.00	300.00
Bill	01/17/2014		Fred L. Dunlap	Emergency repair to 2 fire doors	20000 - Accounts Payable	259.51	559.51
Bill	02/10/2014		Fred L. Dunlap	repair door and replace lock on laundry room do.	20000 - Accounts Payable	323.62	883.13
Check	02/11/2014	2344	Investment Property Group	3627 MC Reimb.	1015 - US Bank	555.00	1,838.13
Check	03/13/2014	2383	Investment Property Group	3627 MC reimb.	1015 - US Bank	955.00	2,793.13
Bill	06/26/2014		Vortex Industries, Inc.	Repair pool entrance gate	20000 - Accounts Payable	418.00	3,211.13
Bill	09/15/2014		Vortex Industries, Inc.	Inv# 01-666126-1 repair pool entrance gate	20000 - Accounts Payable	177.00	3,388.13
Bill	09/15/2014		Vortex Industries, Inc.	Inv# 01-652772-1 pool gate repairs	20000 - Accounts Payable	847.98	4,236.11
Bill	09/30/2014		Vortex Industries, Inc.	Change gate codes	20000 - Accounts Payable	782.00	5,018.11
Bill	11/12/2014		Vortex Industries, Inc.	Change timer for daylight savings	20000 - Accounts Payable	177.00	5,195.11
						<u>5,195.11</u>	<u>5,195.11</u>
Total 6320a - Door/gate/fence repair							
6320b - Equipment Repair							
Bill	01/10/2014		David Baitor	Inv# LMH-PI 12613	20000 - Accounts Payable	662.50	662.50

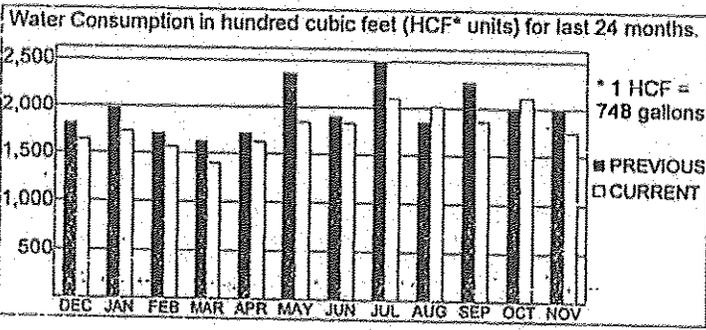
DATE

Utility Services Bill

Service Address: **3905 VIA ROSAL RD** Account No: **57805-93158** Cycle/Route: **01-10**
 Online PIN #: **0000302175** Last Bill Amount: **9,341.45**
 Bill Date: **11/18/2014** Last Payment Date: **11/3/2014** Payments: **-9,341.45**
 Delinquent Date: **12/10/2014** Last Payment Amount: **\$9,341.45** Adjustments: **0.00**
 (Applies to current charges only) Balance Forward: **0.00**

Meter Information	Service Days	Meter Number	Units	Current Read	Prior Read	Usage	Last Year Usage
WATER	29	70136372	HCF	4688	4029	659	2006
WATER	29	70136372	HCF2	75226	74134	1092	

Service	Consumption	Period	Charges
BF BF 1 UNIT	10/07/2014 - 11/05/2014	10/07/2014 to 11/05/2014	2.00
WA BASE RATE	1751 UNITS @ \$1.31/UNIT	10/07/2014 to 11/05/2014	186.90
WA 1ST TIER		10/07/2014 to 11/05/2014	2,293.81
SW SEWER MOBILE HOME PK <i>Jenna</i>		10/07/2014 to 11/05/2014	6,219.00 - <i>(6540)</i>



Total Current Charges: **8,701.71**
 Balance Forward: **0.00**
Total Amount Due: 8,701.71

Please save water by resetting your irrigation controller for winter time.
Have not received 11/6-12/6 billing as of 12/12

NOV 21 2014

PAID
 NOV 21 2014
 BY: CK 2024

PAYMENT MUST BE RECEIVED BY 5:00 PM ON **12/10/2014** OR PENALTY OF 10% WILL BE ADDED.
 ALLOW SUFFICIENT TIME FOR MAIL SERVICE. POSTMARK DATE IS NOT CONSIDERED DATE OF PAYMENT.

Lampighter Camarillo MHC, LP
Profit & Loss Detail
December 2013 through November 2014

Type	Date	Num	Name	Memo	Split	Amount	Balance
Bill	04/30/2014		City of Camarillo	Acct#57805-93158	20000 - Accounts Payable	6,219.00	29,704.09
Bill	05/27/2014		City of Camarillo	Acct#57805-93158	20000 - Accounts Payable	6,219.00	35,923.09
Bill	07/02/2014		City of Camarillo	Acct#57805-93158	20000 - Accounts Payable	6,219.00	42,142.09
Bill	07/21/2014		City of Camarillo	Acct# 57805-93158	20000 - Accounts Payable	6,219.00	48,361.09
Bill	08/20/2014		City of Camarillo	Acct# 57805-93158	20000 - Accounts Payable	6,219.00	54,580.09
Bill	09/18/2014		City of Camarillo	Acct# 57805-93158	20000 - Accounts Payable	6,219.00	60,799.09
Bill	10/21/2014		City of Camarillo	Acct# 57805-93158	20000 - Accounts Payable	6,219.00	67,018.09
Bill	11/19/2014		City of Camarillo	Acct# 57805-93158	20000 - Accounts Payable	6,219.00	73,237.09
Total 8540 - Sewer Expense						73,237.09	79,237.09

Type	Date	Num	Name	Memo	Split	Amount	Balance
Bill	12/23/2013		E.J. Harrison & Sons, Inc.	December 2013	20000 - Accounts Payable	5,551.54	5,551.54
Bill	01/20/2014		E.J. Harrison & Sons, Inc.	January 2014	20000 - Accounts Payable	5,551.54	11,103.08
Bill	02/24/2014		E.J. Harrison & Sons, Inc.	February 2014	20000 - Accounts Payable	5,726.54	16,829.62
Bill	03/29/2014		E.J. Harrison & Sons, Inc.	March 2014	20000 - Accounts Payable	5,551.54	22,381.16
Bill	04/21/2014		E.J. Harrison & Sons, Inc.	April 2014	20000 - Accounts Payable	5,776.54	28,157.70
Bill	05/27/2014		E.J. Harrison & Sons, Inc.	May 2014	20000 - Accounts Payable	5,351.54	33,709.24
Bill	06/23/2014		E.J. Harrison & Sons, Inc.	June 2014	20000 - Accounts Payable	5,351.54	39,260.78
Bill	07/14/2014	1095	E.J. Harrison & Sons, Inc.	July 2014	20000 - Accounts Payable	5,551.54	44,812.32
Bill	08/14/2014		E.J. Harrison & Sons, Inc.	August 2014	20000 - Accounts Payable	5,551.54	50,363.86
Bill	09/14/2014		E.J. Harrison & Sons, Inc.	September 2014	20000 - Accounts Payable	5,551.54	55,915.40
Bill	10/13/2014		E.J. Harrison & Sons, Inc.	October 2014	20000 - Accounts Payable	5,551.54	61,466.94
Bill	11/13/2014		E.J. Harrison & Sons, Inc.	November 2014	20000 - Accounts Payable	5,551.54	67,018.48
Total 6550 - Trash Expense						67,018.48	67,018.48

Type	Date	Num	Name	Memo	Split	Amount	Balance
Bill	01/27/2014		Communication Services	12/2013 Cable	20000 - Accounts Payable	2,847.60	2,847.60
Bill	01/27/2014		Communication Services	1/2014 Cable	20000 - Accounts Payable	2,847.60	5,695.20
Bill	03/06/2014		Communication Services	February 2014	20000 - Accounts Payable	2,847.60	8,542.80
Bill	03/25/2014		Communication Services	March 2014	20000 - Accounts Payable	2,847.60	11,390.40
Bill	05/01/2014		Communication Services	April 2014	20000 - Accounts Payable	2,847.60	14,238.00
Bill	05/03/2014		Communication Services	May 2014	20000 - Accounts Payable	2,847.60	17,085.60
Bill	07/02/2014		Communication Services	June 2014	20000 - Accounts Payable	2,847.60	19,933.20
Bill	07/20/2014		Communication Services	July 2014	20000 - Accounts Payable	2,847.60	22,780.80
Bill	08/20/2014		Communication Services	August 2014	20000 - Accounts Payable	2,847.60	25,628.40
Bill	09/20/2014		Communication Services	September 2014	20000 - Accounts Payable	2,847.60	28,476.00
Bill	10/20/2014		Communication Services	October 2014	20000 - Accounts Payable	2,847.60	31,323.60
Bill	11/20/2014		Communication Services	November 2014	20000 - Accounts Payable	2,847.60	34,171.20
Total 6560 - Cable Expense						34,171.20	34,171.20

Type	Date	Num	Name	Memo	Split	Amount	Balance
Check	12/09/2013		ADP	Payroll W/C	1015 - US Bank	385.07	385.07
Deposit	12/19/2013		ADP	w/c payroll refund	1015 - US Bank	-91.22	294.85
Check	12/20/2013		ADP	Payroll W/C	1015 - US Bank	261.61	56.46
Deposit	12/29/2013		ADP	Payroll W/C	1015 - US Bank	-13.50	542.96

8



City of Camarillo
Office of the City Clerk
Rent Review Commission
601 Carmen Dr.
Camarillo, CA 93011

December 17, 2014

Dear Commissioners,

Please find enclosed the expense documentation for Lamplighter Camarillo as per your request. In an effort to simplify the information, I have provided you with an excel spreadsheet that contains 4 pages as follows:

? CPI + EXPENSES ?

- Page 1 - 2015 Increase based upon CPI + expenses vs IPG increase ?
- Page 2 - Comparison of applicable operating expenses for 2014 vs 2013, including 2014 Capital Improvements
- Page 3 - Detail of expenses for 2014
- Page 4 - Detail of expenses for 2013

The first page provides a breakdown of how a 2015 increase would be calculated for Ms. McCarthy under a CPI plus expenses and capital improvements methodology. The CPI has floated between 1.7 and 2.0 for the past few months so I utilized 1.7 to be conservative. Then we calculated the increase in operating expenses between 2013 and 2014, which was \$69,510.70 or \$25.63 per space per month. Finally I added the capital improvement pass-through of \$15.01. These three figures total a CPI plus expenses and capital improvement increase of \$56.54 for Noyola McCarthy. Our proposed increase is for \$41.97, which is clearly much lower.

We incurred and will continue to incur significantly more operating expenses in 2014 and 2015 due to the age of the community as well as the demands of the homeowners. The HOA President provided us with a lengthy list of maintenance requests this summer, which we moved forward with in order to ensure our property remains highly desirable. In order to meet these demands, we had to increase staffing by hiring a landscaping service at the cost of \$1,700 per month, as well as hire a full time Assistant Manager for the property at a cost of \$2,080 per month. These two items alone have increased our annual operating expenses by \$45,360. Please note that these expenses are not fully realized in the 2014 expense figures provided because we implemented these changes mid-year. Furthermore, our sewer expense increased as did our pool operating expenses. We also applied slurry coat and crack sealant to an area of pavement that was extensively repaired 3 years ago in order to extend the life of the repairs. Slurry seal and crack sealant is not considered to be a capital improvement as the life of these treatments is estimated at 1-3 years on average depending



on weather and wear and tear. We anticipate additional slurry and crack sealant on a yearly basis in various areas of the property as needed.

Also on page 2 you will find a list of Capital Improvements that we completed in 2014. I have provided copies of those invoices for your verification. The largest expense was for repaving a large area of the streets at a total cost of \$155,000. Again, this work was done at the insistence of the HOA who was unsatisfied with the condition of the streets.

I have attached copies of recent invoices and payroll expenses that relate to 2014 operating expenses. If you would like copies of all invoices for 2013 and 2014, I'd be happy to provide those to you as well but did not want to overburden you with unnecessary paper work.

I am pleased to inform you that one of the petitioners, Ms Webster met with my staff last week and signed a long term lease. We modified the long term lease to set the permanent floor of the annual increase to 3.5% for the entire duration of the term of 15, 20 or 25 years. There are no additional operating expense or capital improvement pass-throughs under this lease with extremely limited exceptions. We also agreed to implement a cap of 6%.

As a gesture of goodwill, we rolled back Ms. Webster's February 2015 rent increase from 5% to 3.5% under the terms of the long term lease that she signed. Our policy is to never roll back a rent increase once the notice has been delivered. We made an exception to this policy in order to demonstrate to the Rent Review Commission that we do want to be reasonable and work directly with our tenants to resolve their concerns. We are willing to offer this same roll-back to Ms. McCarthy as well as any other homeowners who have already received a January, February or March increase notice. We are also offering the aforementioned lease to all current homeowners who are on month to month agreements.

I look forward to our hearing next week and answering any questions you may have.

Best Regards,

A handwritten signature in black ink, appearing to read "Amber Monte", written over the "Best Regards," text.

Amber Monte
President

10

	Dec '13 - Nov '14	Dec '12 - Nov '13			
6000 - Administrative Expenses					
6005 - Automobile Expense	2,291.92	1,925.98			
6010 - Advertising Expense	0.00	26.95			
6015 - Computer & Software Expenses	955.24	301.58			
6040 - Consultation	0.00	0.00			
6050 - Dues/Subscription & Misc/Supplies	4.99	0.00			
6060 - Education & Training Expenses	1,429.00	610.00			
6070 - Filing Fees	0.00	2,661.50			
6080 - Licenses and Permits	8,311.12	8,424.86			
6090 - Management Fees					
6100 - Office Supplies & Equipment	5,110.00	1,386.89			
6110 - Petty Cash	300.00	0.00			
6120 - Postage and Delivery	560.32	723.11			
6130 - Printing/Copies/Forms	6.95	0.00			
6140 - Rent/Screening	629.97	2,532.48			
6160 - Activities & Events	511.15	0.00			
Total 6000 - Administrative Expenses	20,201.72	18,619.46			
6300 - Maintenance & Repairs (Part)					
6310 - General Maintenance (Contract)					
6311 - Electric	624.11	0.00			
6312 - Landscaping	8,200.00	0.00	New Monthly Service at \$1,700 per month		
6314 - Painting	650.81	0.00			
6316 - Plumbing	70.00	1,420.00			
6316 - Pools/Spa	6,486.35	4,685.45			
6318 - Street Sweeping	3,697.84	3,697.84			
6318 - Janitorial					
6319-1 - Pest Control	289.85	75.00			
6319 - Janitorial - Other	1,100.00	0.00			
Total 6310 - General Maintenance (Contract)	1,399.85	75.00			
Total 6310 - General Maintenance (Contract)	23,729.86	9,879.26			
6320 - General Repairs					
6320 - Overhaul/repair	5,195.11	0.00			
6320 - Equipment Repair	1,337.05	646.16			
6321 - Electric					
6322 - Landscaping	90.27	0.00			
6324 - Car Repairs					
6325 - Plumbing	855.44	1,135.00			
6326 - Pools/Spa	8,723.31	650.00			
6328 - Street Repairs	28,400.00	6,803.63	Slurry Seal and Crack Sealant		
Total 6320 - General Repairs	44,891.18	9,638.73			
6400 - Payroll Expenses					
6410 - Payroll	69,648.44	57,216.29	Hired a Full Time Assistant Manager		
6420 - Payroll Taxes	8,842.04	5,341.38			
6430 - Payroll Processing	1,269.05	963.14			
6470 - Leased Employee	5,321.80	1,476.74			
Total 6400 - Payroll Expenses	85,222.38	64,987.46			
6500 - Utilities					
6540 - Sewer Expense	73,227.69	64,245.04			
6560 - Trash Expense	67,016.43	67,088.33			
6580 - Cable Expense	34,171.20	37,063.80			
Total 6500 - Utilities	174,426.77	168,397.37			

Lampighter Camarillo MHC, LP
Profit & Loss
December 2013 through November 2014

	Dec '13 - Nov '14	Dec '12 - Nov '13		
\$700 - Insurance				
\$710 - Workers Compensation	3,749.74	4,821.83		
\$720 - Liability Insurance	9,895.00	16,333.82		
Total \$700 - Insurance	13,794.74	21,055.75		
Totals	361,896.76	282,386.06	\$9,510.70 Increase from 2013 to 2014	\$5.63 Per Unit / Per Month
CAPITAL IMPROVEMENTS:				
Street Paving	135,000.00	35,801.09	capitalize - 5 yrs, 5%	
Wall Repair	6,894.00	1,592.34	capitalize - 5 yrs, 5%	
Pool & Spa	4,326.75	999.37	capitalize - 5 yrs, 5%	
Gate Repair	10,061.50	2,323.95	capitalize - 5 yrs, 5%	
Total Capital Improvements	176,282.25	40,716.76		
Per Space Per Month		15.01	five-year increase	

?

EXP
CAPITAL

Social Security

Official Social Security Website

Cost-Of-Living Adjustments

Automatic Determinations COLA determination SSI payment rates increase with COLA

Since 1975, Social Security general benefit increases have been cost-of-living adjustments or COLAs. The 1975-82 COLAs were effective with Social Security benefits payable for June in each of those years; thereafter COLAs have been effective with benefits payable for December.

Prior to 1975, Social Security benefit increases were set by legislation.

Social Security Cost-Of-Living Adjustments

<u>Year</u>	<u>COLA</u>	<u>Year</u>	<u>COLA</u>	<u>Year</u>	<u>COLA</u>
1975	8.0	1990	5.4	2005	4.1
1976	6.4	1991	3.7	2006	3.3
1977	5.9	1992	3.0	2007	2.3
1978	6.5	1993	2.6	2008	5.8
1979	9.9	1994	2.8	2009	0.0
1980	14.3	1995	2.6	2010	0.0
1981	11.2	1996	2.9	2011	3.6
1982	7.4	1997	2.1	2012	1.7
1983	3.5	1998	1.3	2013	1.5
1984	3.5	1999 ^a	2.5	2014	1.7
1985	3.1	2000	3.5	2015	0.0
1986	1.3	2001	2.6	2016	0.0
1987	4.2	2002	1.4		
1988	4.0	2003	2.1		
1989	4.7	2004	2.7		



July 14, 2015

John C. Prescott
Community Development Director

Lakestone Properties LLC
Triwell Properties Inc.
Nadia Geller
4857 W. 147th Street, Suite A
Hawthorne, CA 90250

RE: NOTICE TO OWNERS/MANAGERS – Revised April 29, 2015 letter

Dear Lakestone Properties LLC:

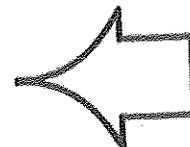
The City of Thousand Oaks is revising the letter dated April 29, 2015 to mobile home park owners / managers which stated: *"The amount of the automatic annual rent adjustment given during the period specified above must therefore be calculated as no more than 0.4% of the maximum base rent. Under the ordinance, the maximum base rent to be used for purposes of calculating the automatic annual increase dollar amount is the rent (excluding any approved capital improvement rent surcharges) charged November 1, 2005 (base year rent). If a space was subject to vacancy decontrol/recontrol after that date, then the maximum base rent would be the maximum legal rent charged on the first November 1 after recontrol."* **This letter should have read as follows:**

The amount of the automatic annual rent adjustment given during the period specified above must therefore be calculated as no more than 0.4% of the maximum base rent. Under the ordinance, the maximum base rent to be used for purposes of calculating the automatic annual increase dollar amount is the rent (excluding any approved capital improvement rent surcharges) charged **November 1, 2010** (base year rent). If a space was subject to vacancy decontrol/recontrol after that date, then the maximum base rent would be the maximum legal rent charged on the first November 1 after recontrol.

The 0.4% automatic adjustment can be applied during rent period of November 1, 2015 through October 31, 2016. The City collected the 11/1/2010 rent data back in 2011 and will be using this data as the **2010 Base Year Rent** for calculations this year. The 2010 base year applies until October 31, 2020. Please refer to Municipal Code Section 5-25.02 for the definition of the base year. If you have questions regarding this letter, please contact me at jprescott@toaks.org or at 805/449-2311.

Sincerely,


John C. Prescott,
Community Development Director





John C. Prescott
 Community Development Director

Park Name	Type	2015 Rents
Elms Plaza Mobile Home Park	Low	\$ 401.20
	High	\$ 965.03
Lakestone Properties LLC	Low	\$ 205.16
	High	\$ 637.35
Ranch Mobile Home Park	Low	\$ 83.19
	High	\$ 394.51
Thunderbird Oaks Mobilehome Club	Low	\$ 398.43
	High	\$ 897.12
Twin Palms Mobile Home Park	Low	\$ 336.71
	High	\$ 630.64
Vallecito Mobile Home Community	Low	\$ 568.56
	High	\$ 973.08
Ventu Estates Mobile Home Park	Low	\$ 406.42
	High	\$ 902.20
Ventu Park Villa Mobile Home Park	Low	\$ 420.71
	High	\$ 759.66

OXNARD MOBILE HOME PARK APPROVED SPACE RENTS
(As of 5/7/14)

<u>PARK</u>	<u>NUMBER OF SPACES</u>	<u>LOWEST RENT</u>	<u>HIGHEST RENT</u>	<u>AVERAGE</u>
Meadowlake	191	\$ 694	\$ 909	\$ 888
Kona Kai*	169	475	970	679
Oxnard Shores*	181	465	1058	677
Oxnard Pacific*	266	478	913	592
Valley Trailer Villa	83	404	670	582
The Colony	150	427	740	575
Country Club*	102	501	783	570
Imperial Oxnard	186	410	726	564
Villa Capri	136	402	804	544
Ocean-Aire*	181	323	749	540
Hollywood Beach	96	449	740	534
Royal Duke No. 1	136	418	720	525
Royal Duke No. 2	82	402	699	498
Royal Palms	154	275	779	480
Silverwheel	64	325	485	440
Sunny Acres	140	314	600	423
Evergreen	81	344	520	412
Cypress	54	298	444	373
Pleasant Valley	127	301	488	373
Oxn. Mobilehome Lodge	140	257	491	333
Sunshine Manor	39	112	322	162

NOTES:

1. These amounts are for approved base rents only, and do not include utility passthrough charges, which vary from park to park. "Lowest," "Highest," and "Average" rents are for the lowest, highest, and average base rent level for those spaces in the park covered by the City's ordinance

2. In the parks marked with an asterisk, some spaces are exempt from the City's rent stabilization program due to being covered by 5-year leases. Computation of average space rents does not include spaces exempt from ordinance.

3. Four parks have not completed processing application for the 0.84% C.P.I. rent increase for calendar year 2014 (Ocean-Aire, RoyalPalms, The Colony, Oxnard Pacific).

(Prepared by Karl Lawson, May 7, 2014)

4. Since it is early in the calendar year, many parks have not completed processing application for the 1.14% C.P.I. rent increase for calendar year 2016. I currently have in process applications from five mobile home parks, and another 6 have yet to submit their applications for 2016.

(Figures as of 2/1/16; notes updated by Karl Lawson, March 10, 2016)

From: Rene Ymzon
Sent: Friday, February 5, 2016 9:43 AM
To: FRED FOLDEN
Subject: Re: FW: Oxnard Space Rent Ranges/increases

Thank you Fred!
Rene

On Fri, Feb 5, 2016 at 8:54 AM, FRED FOLDEN <ffolden@msn.com> wrote:
FYI, Fred

Sent from [Mail](#) for Windows 10

From: [Lawson, Karl](#)
Sent: Friday, February 5, 2016 8:34 AM
To: [FRED FOLDEN](#)
Subject: Re: Oxnard Space Rent Ranges/increases

Dear Mr. Folden:

1.0014

The permissible CPI space rent increase for mobile home parks in Oxnard in 2016 is 1.14%. That is based on the increase in the CPI for Southern California from August of 2014 through August of 2015.

If you need any additional information, please feel free to contact me. Thank you. -- Karl

On Fri, Feb 5, 2016 at 7:43 AM, FRED FOLDEN <ffolden@msn.com> wrote:

Hi Karl, could you send the info for the 2016 permissible increases for Oxnard. The owner here

wants his % 5 increase again this year.

Thank You,

Fred Folden

Lamplighter Mobile Home Park, Camarillo

PAID SPACE
SEWER 1.94

1.0014

Sent from [Mail](#) for Windows 10

18

From: Karl Lawson

Sent: Tuesday, November 25, 2014 7:30 AM

To: FRED FOLDEN

Subject: Re: Oxnard Space Rent Ranges/increases

Dear Mr. Folden,

The permissible C.P.I. rent increase for mobilehome parks in Oxnard for calendar year 2015 is 1.81%. That amount is calculated pursuant to our Mobile Home Park Rent Stabilization ordinance, which sets the maximum permissible increase as equivalent to the increase in the C.P.I. for Southern California from August of one year to August of the next year. From August 2013 to August 2014, that C.P.I. increase was 1.81%.

Karl Lawson
City of Oxnard Housing Department

--

Karl Lawson
Oxnard Housing Department

1.0

SIMI VALLEY, CA.

MOBILE HOME PARK RENTAL RATES¹

Year	Friendly Village	Tradewinds	Crest	Simi Country/ Acres	Susana Woods
1980	\$189	\$146	\$115	\$169	\$187
1981	\$212	\$166	\$125	\$184	\$204
1982	\$237	\$166	\$125	\$196	\$221
1983	\$242-\$265	\$186	Not Avail.	\$206-\$216	\$234
1984	\$231-\$353	\$200	Not Avail.	\$206-\$225	\$234-\$244
1985	\$238-\$371	\$200	\$167.50-\$173	\$202-\$235	\$227-\$262
1986	\$238-\$364	\$217.50	\$182.50-\$188	\$224-\$245	\$262
1987	\$238-\$364	\$223.50	\$182.50-\$188	\$229-\$255	\$265
1988	\$238-\$364	\$230-\$235	\$182.50-\$188	\$248-\$282	\$261-\$296
1989	\$238-\$364	\$247	\$220-\$225	\$260-\$312	\$290
1990	\$238-\$364	\$247	\$217.50-\$235	\$290-\$330	\$320
1991	\$258-\$384	\$262-\$326	\$223-\$242	\$292-\$371	\$350
1992	\$258-\$384	\$276-\$383	\$238-\$300	\$280-\$406	\$350
1993	\$330-\$400	\$290-\$399	\$238-\$300	\$280-\$406	\$307-\$404
1994	\$330-\$400	\$290-\$399	\$238-\$300	\$286-\$425	\$307-\$404
1995	\$330-\$400	\$302-\$399	\$251-\$323	\$286-\$425	\$317-\$425
1996	\$330-\$400	\$302-\$399	\$251-\$323	\$286-\$425	\$320-\$425
1997	\$330-\$400	\$302-\$399	\$251-\$323	\$286-\$425	\$327-\$435
1998	\$330-\$400	\$295-\$437 ²	\$251-\$335	\$287-\$450	\$331-\$450
1999	\$353-\$439	\$295-\$467	\$251-\$335	\$300-\$500	\$360-\$500
2000	\$353-\$495 (\$412)	\$295-\$484 (\$365)	\$253-\$350	\$293-\$500 (\$398)	\$337-\$500 (\$398)
2001	\$353-\$520 (\$427)	\$295-\$504 (\$381)	\$253-\$350	\$308-\$525 (\$410)	\$337-\$525 (\$415)
2002	\$351-\$550 (\$453)	\$295-\$549 (\$391)	\$251-\$385 (\$313)	\$307-\$575 (\$415)	\$350-\$600 (\$450)
2004 ³	\$393-\$675 (\$503.83)	\$295-\$656 (\$451)	\$230-\$500 (\$319.85)	\$300-\$675 (\$487)	\$350-\$650 (\$475)
2005	\$397-\$725 (\$531.91)	\$295-\$686 (\$480)	\$230-\$500 (\$338.10)	\$300-\$700 (\$550)	\$350-\$700 (\$485.25)
2006	\$394-\$725 (\$547.03)	\$295-\$725 (\$481.05)	\$230-\$500 (\$362.54)	\$299.15-\$725 (\$481.47)	\$350-\$725 (\$429)
2007	\$398-\$725 (\$556.62)	\$295-\$750 (\$514.00)	\$230-\$500 (\$373.95)	\$288-\$750 (\$497.56)	\$350-\$750 (\$511.15)
2008	\$415-\$730 (\$566.84)	\$295-\$762 (\$521.58)	\$230-\$600 (\$386.29)	\$288-\$775 (\$507.59)	\$350-\$775 (\$528.79)
2009	\$420-\$735 (\$582.25)	\$295-\$780 (\$522.52)	\$230-\$600 (\$392.34)	\$288-\$775 (\$512.00)	\$350-\$775 (\$536.40)
2010	\$425-\$740 (\$596.25)	\$295-\$788 (\$555.00)	Information not provided	\$288-\$775 (\$521.07)	\$350-\$775 (\$557.65)
2011	\$430-\$745 (\$611.23)	\$295-\$788 (\$515.20)	Information not provided	\$304-\$775 (\$542.00)	Information not provided
2012	\$435-\$775 (\$623.11)	\$295-\$790 (\$572.93)	\$230-\$600	\$304-\$775 (\$551.18)	\$350-\$775
2013	\$453.02-\$775 (\$634)	\$308.06-\$790 (\$576.48)	\$230-\$600 (\$400)	\$319.58-\$790 (\$568.81)	\$338-\$795 (\$686)

¹ Some rental rates are shown as averages.

² Space rents were decreased by \$7 after management stopped using well water and connected the park to the public water system.

³ No survey conducted in 2003.

INFORMATION SUBMITTED BY IPG
(INVESTMENT PROPERTY GROUP)

Section I
Property Photos









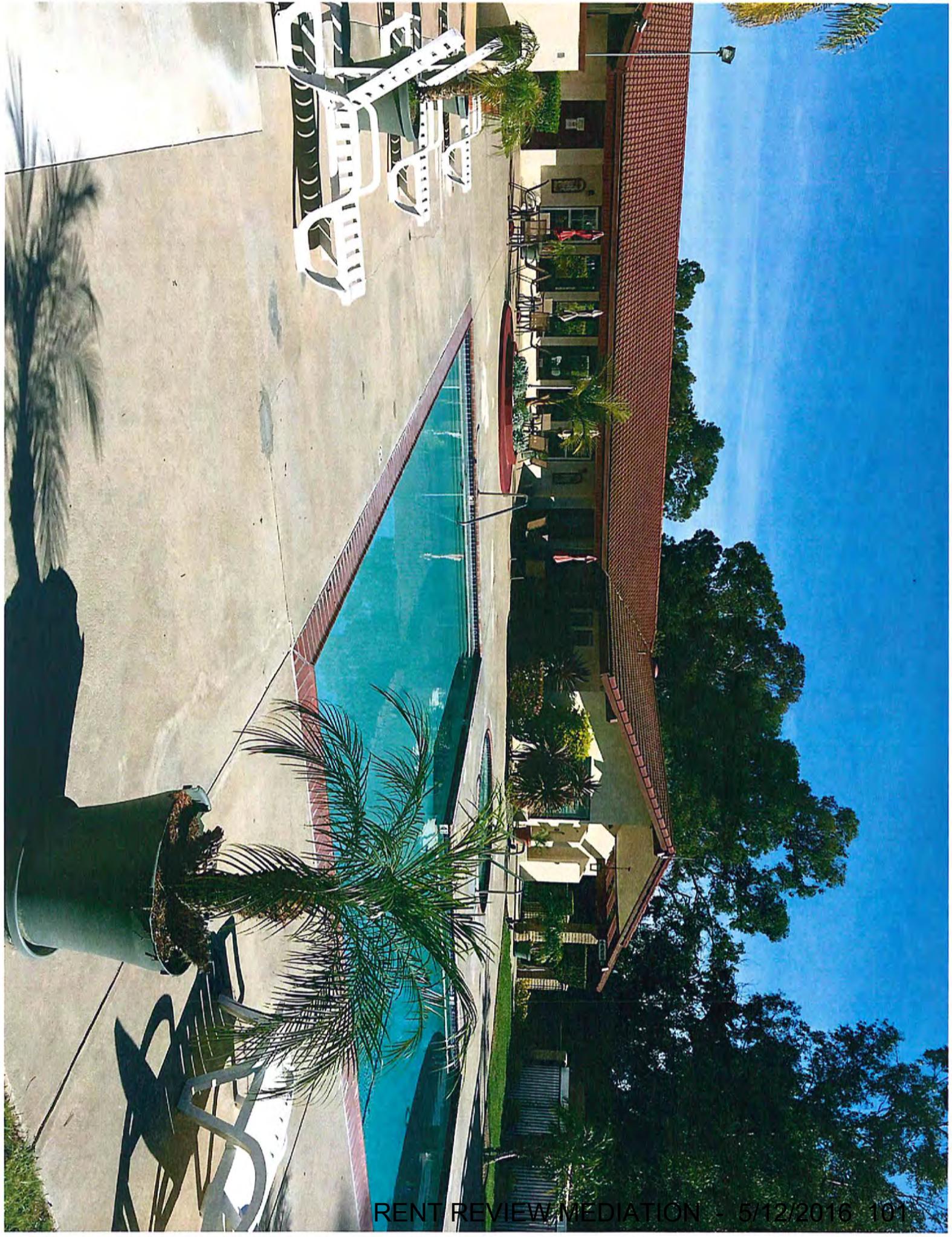


BILLIARD ROOM RULES

- CHALK MUST BE ACCOMPANIED BY AN ADULT
- GUEST MUST BE ACCOMPANIED BY AN ADULT RESIDENT
- NO FOOD OR BEVERAGES
- NO SMOKING
- NO SHARP POINTED METAL OBJECTS ARE ALLOWED
- DO NOT SET FEET ON TABLE
- DO NOT SET FEET ON WALLS
- PLEASE COVER TABLE AND REPLACE CUE STICK IN RACK AFTER PLAY

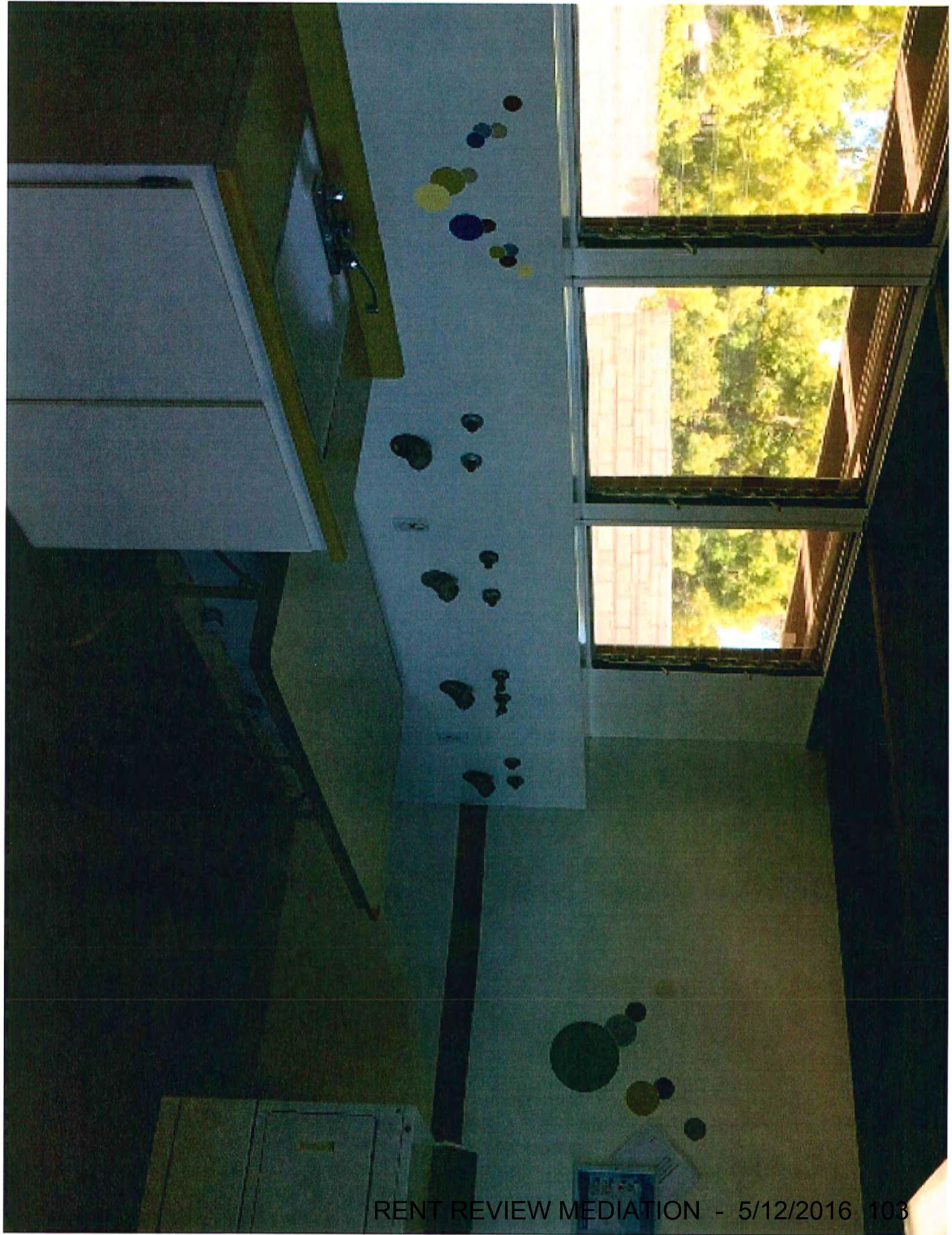








-PLEASE KEEP
-WIPE WASHING
AND LEAVE LID
CHECK TO SEE
-NO DYEING OR
-NO DRYING OF
-PLEASE REMOVE
MACHINES PROM



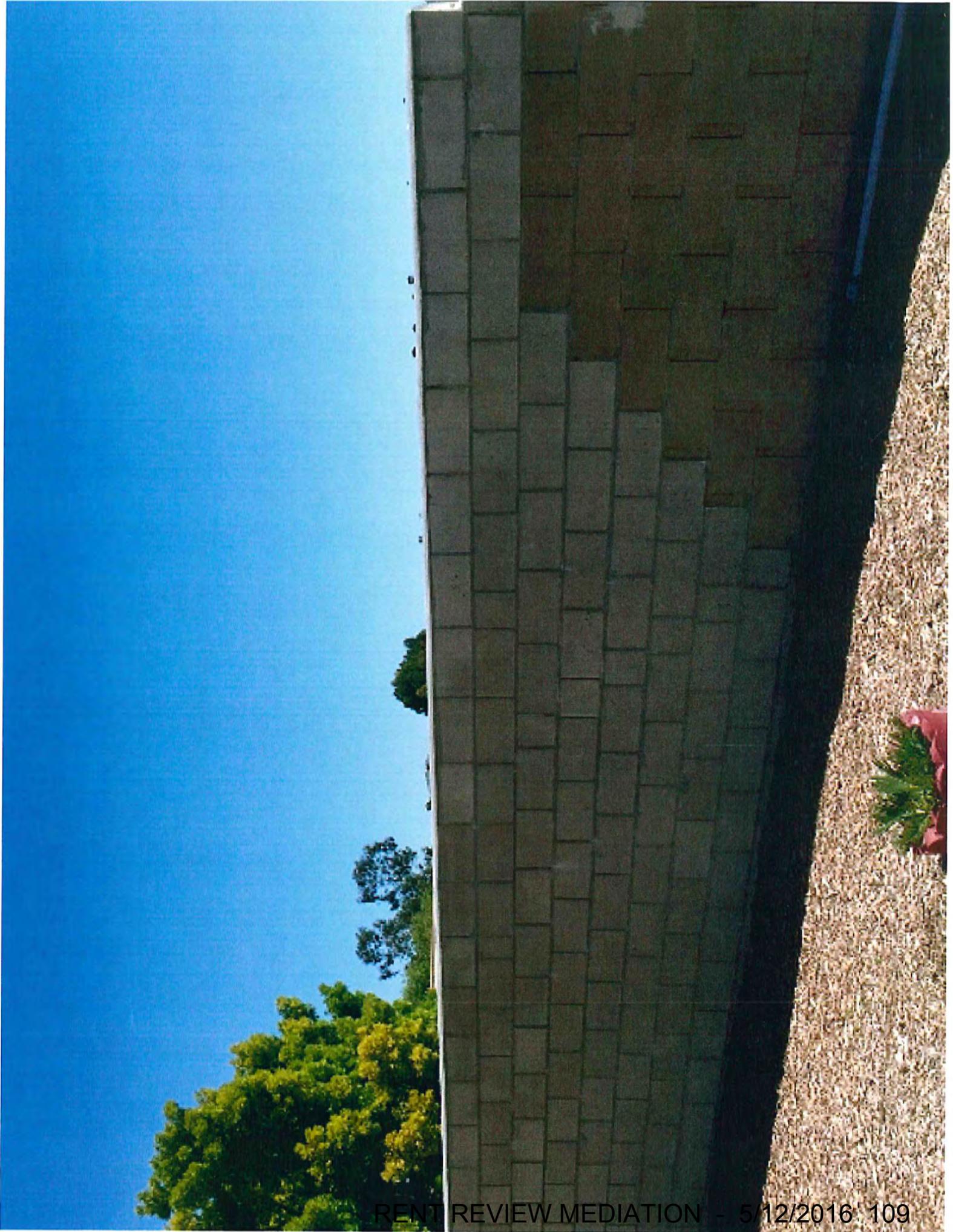




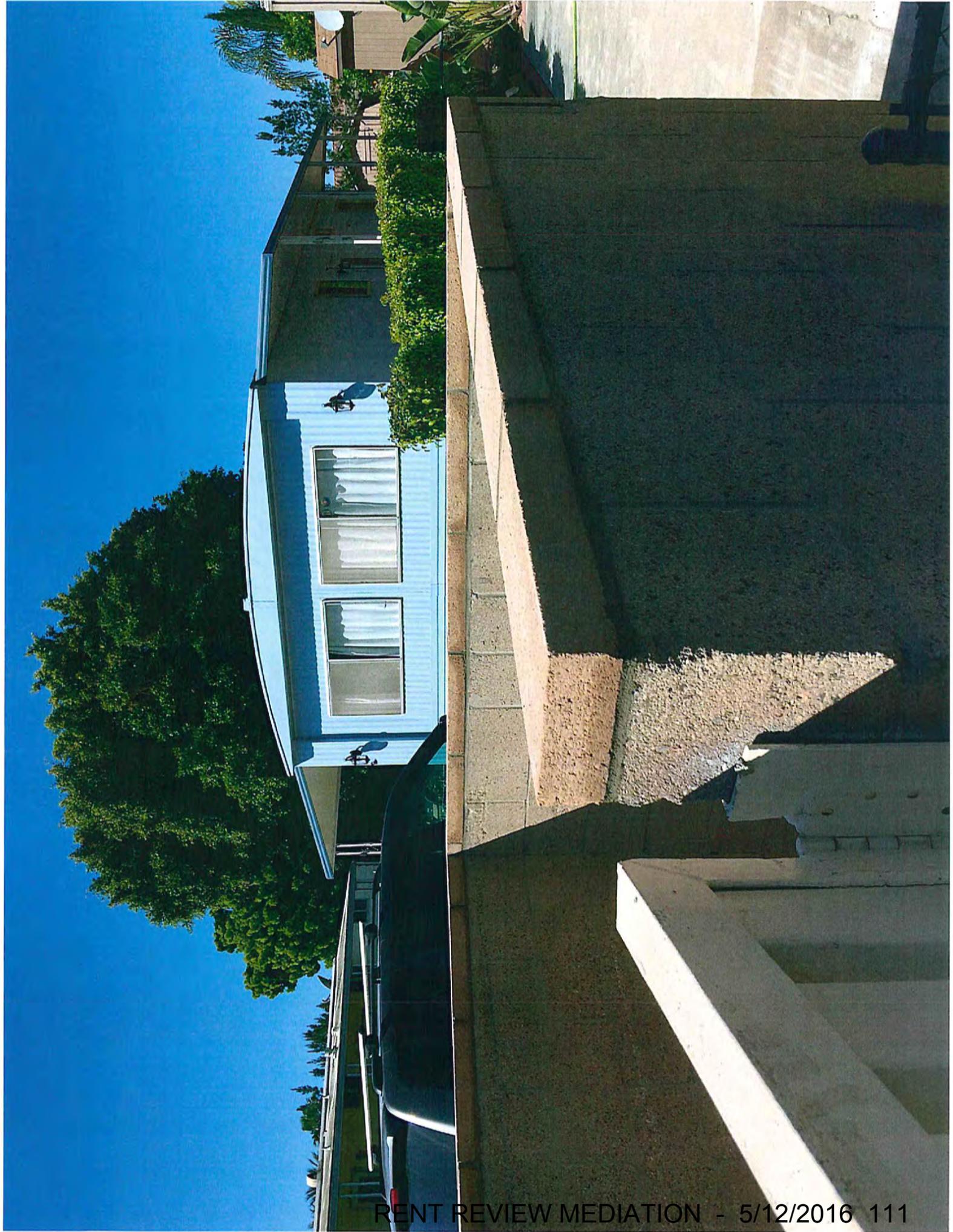














03.14.2016 15:44





Streets Before





Section II
Market Report

Market Summary

According to the U.S. Department of Housing and Urban Development the housing market has continued to show strength. Recent reports, on the multifamily depict that the industry will continue to rise in demand. As fewer people are qualified to buy houses (and as Millennials form households later in life), the apartment rental industry continues to be optimistic about the market.

A Quarterly Survey of Apartment Conditions released by the National Multifamily Housing Council defined local market conditions in during Q4 of 2015 as “tight”. “Tight” markets are defined as those with low vacancies and high rent increases. Conditions obviously vary greatly from place to place, but on balance, apartment market conditions in your markets today characterized the market as tighter than three months earlier.

Market trends for the first quarter of 2016 shows increased demand and growth in major apartment markets across the country.

One main contributor to the increased demand for apartments in this market is job growth. The average apartment rents are \$2,097.

2 BDRM APTS- \$2,097

3 BDRM APTS- \$2,452

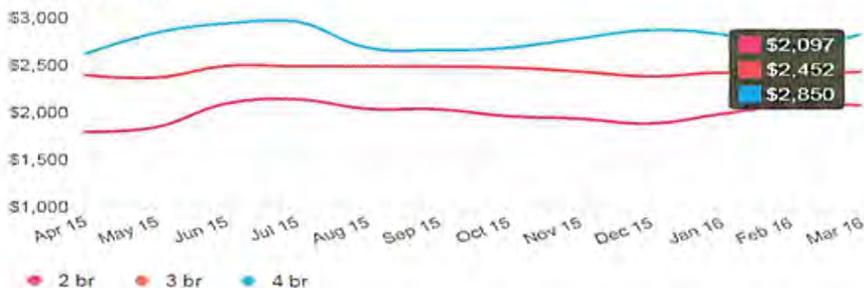
4 BDRM APTS- \$2,850

Overall, the growth in the apartment sector is looking like a long-term increase, with no signs of slowing down soon. However, the rate at which new units currently under construction are filled may slow down slightly. On the plus side the existing alternatives on the market will allow a prospective renter the ability to choose. The demand however will ultimately translate into higher prices.

Median Rent in Camarillo

1 Br 2 Br 3 Br 4 Br All properties

Median Rent



The graph above depicts market rents in Camarillo as of March 2016 (Source: Trulia)

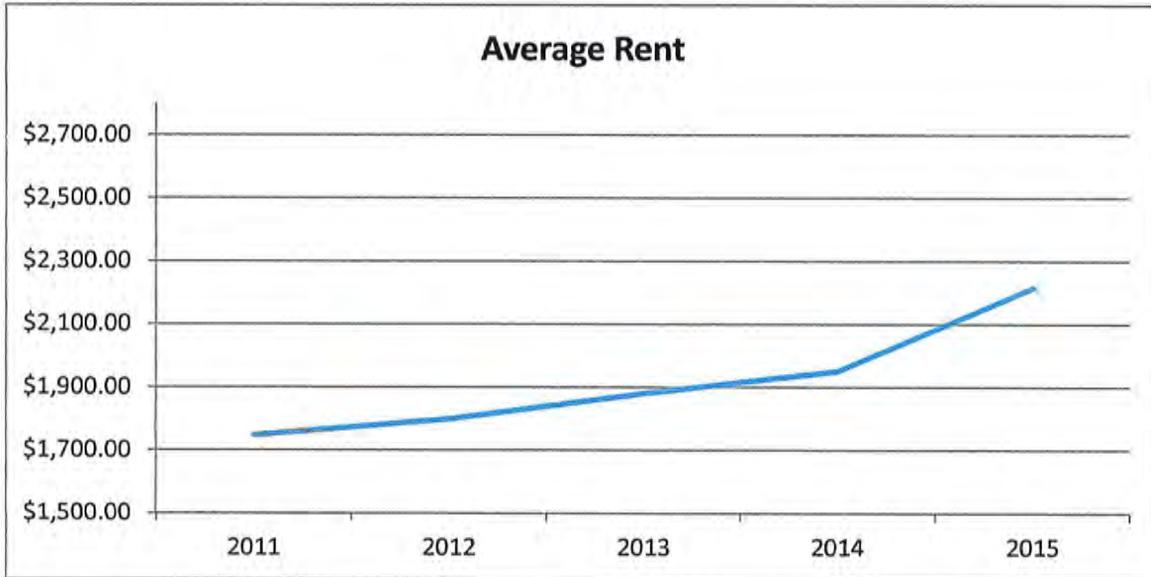
On average, pricing increases in areas described as “good areas” will basically match the performance in urban core markets. These “good areas” are those considered with strong markets, more jobs, higher house values and higher household incomes.

Camarillo
Apartments

	Name	2 BDRM Rate (2016)	3 BDRM Rate (2016)	Included Utilities
1	Rosewood Apartments 555 Rosewood Avenue Camarillo, CA 93010 866- 651-9754	\$1,869-\$3,516 860-980 Sq.Ft.	\$2,394-\$4,621 1040 Sq. Ft.	None
2	Avalon Mission Oaks 5240 Corte Bocina Camarillo, CA 93012 866- 439-3102	\$2165-\$4220 932 1012 Sq. Ft.	No 3 bedroom floorplan	None
3	Villa Camarillo 645 Lantana St. Camarillo, CA 93010 805-312-9366	\$1800-\$1975 1006-1160 Sq. Ft.	No 3 bedroom floorplan	Water, Trash, Sewer
4	Allure at Camarillo 390 Paseo Camarillo Camarillo, CA 93010 855- 306-9093	Starting at \$2,225 1034 Sq. Ft.	No 3 bedroom floorplan	None
5	Villa Carmen Apartments 1675 Chapel Dr. Camarillo, CA 93010 805- 482-7756	Starting at \$1595 870 Sq. Ft.	No 3 bedroom floorplan	None
6	AMLI Spanish Hills 668 Spring Oak Rd. Camarillo, CA 93010 805-918-4496	\$2099-\$2430 1143 Sq. Ft.	\$2920-\$2945 1395 Sq. Ft.	None
7	Avalon Camarillo 1571 Flynn Road Camarillo, CA 93012 866-829-0264	Starting at \$2250-\$3695 1004-1131 Sq. Ft.	No units/current pricing available	None

City of Camarillo Rental Trends
Average Asking Rents

	2011	2012	2013	2014	2015	% Change
Average	\$1,748.00	\$1,799.00	\$1,881.33	\$1,951.33	\$2,216.33	26.79%
2bd/2ba	\$1,638.00	\$1,695.00	\$1,756.00	\$1,772.00	\$1,916.00	16.97%
2bd TH	\$1,922.00	\$1,957.00	\$2,000.00	\$2,045.00	\$2,105.00	9.52%
3bd/2ba	\$1,684.00	\$1,745.00	\$1,888.00	\$2,037.00	\$2,628.00	56.06%



Data Source: Real Facts (415) 884-2480

Name	2x1.5 BDRM Rate (2016)	2x1.5 BDRM Rate (2016)	2x1 BDRM Rate (2016)	Included Utilities
Rosewood Apartments 555 Rosewood Avenue Camarillo, CA 93010 866-651-9754	\$1,869-\$3,312 860 Sq.Ft.	\$1,879-\$3,516 860 Sq.Ft.	\$1,869-\$3,312 980 Sq.Ft.	None

Cost of living in a 2BDRM Apartment at Rosewood:

Average cost of a **2BDRM** unit:

- \$1,879.00

Cost of Utilities: (approximate numbers)

- Trash \$25.00
- Sewer \$32.00
- Cable \$13.00
- Electric \$41.00
- Gas \$29.00
- Water \$12.00

Total Cost of Utilities-\$152.00

Total Rent: (Rent+ Utilities) = \$2,031.00

Cost of living in a 2BDRM Home at Lamplighter Camarillo:

Average Base rent at Lamplighter Camarillo:

- \$990.00

Cost of Utilities not included in rent:

- Electric \$39.06
- Gas \$68.83
- Water \$10.44

Total cost of Utilities: **\$118.33**

Cost of living in a 2BDRM Home at Lamplighter Camarillo: \$1,108.33

Cost of living in a 2BDRM Home at Lamplighter Camarillo (including Mortgage):

Mortgage on a 2BDRM home assuming a sales price of \$68,000 (#2 Via Rosal)

\$68,000 - 30%(Down)= \$47,600 @ 9% (interest rate) for 20 years= \$428

Base rent: \$990.00
Utilities: \$118.33
Mortgage: \$428.00
\$1,536.33

Apt 0902 (Montecito)



Bedrooms	Bathrooms	Sq. Ft.	Floor
2	1	980	2
Monthly Price		Available	
\$1869-\$3312		Apr 26	

Apartment Details

- Upgraded Bathroom
- Upgraded Kitchen
- Upgraded Kitchen Appliances
- Upgraded Kitchen Countertops

[View All Amenities](#)

Interior Photos | Find on Map

Apt 1015 (Carpenteria)



Bedrooms	Bathrooms	Sq. Ft.	Floor
2	1.5	860	1
Monthly Price		Available	
\$1869-\$3312		Apr 27	

Apartment Details

- Upgraded Bathroom
- Upgraded Kitchen
- Upgraded Kitchen Appliances
- Upgraded Kitchen Countertops

[View All Amenities](#)

Interior Photos | Find on Map

Apt 1113 (Carpenteria)



Bedrooms	Bathrooms	Sq. Ft.	Floor
2	1.5	860	1
Monthly Price		Available	
\$1879-\$3516		May 10	

Apartment Details

- Upgraded Bathroom
- Upgraded Kitchen
- Upgraded Kitchen Appliances
- Upgraded Kitchen Countertops

[View All Amenities](#)

Interior Photos | Find on Map

Name	3x2 BDRM Rate (2016)	Included Utilities
Rosewood Apartments 555 Rosewood Avenue Camarillo, CA 93010 866-651-9754	\$2,394-\$4,621 1040 Sq. Ft.	None

Cost of living in a 3BDRM Apartment at Rosewood:

Cost of a **3BDRM** unit:

- \$2,394.00

Cost of all utilities not included with rent: (approximate numbers)

- Trash \$25.00
- Sewer \$32.00
- Cable \$13.00
- Electric \$41.00
- Gas \$29.00
- Water \$12.00

Total Cost of Utilities-\$152.00

Cost of living in a 3BDRM Apt at Rosewood: (Rent+ Utilities) = \$2,546.00

Cost of living in a 3BDRM Home at Lamplighter Camarillo:

Average Base rent at Lamplighter Camarillo:

- \$990

Cost of Utilities not included in rent:

- Electric \$39.06
- Gas \$68.83
- Water \$10.44

Total cost of Utilities: \$118.33

Cost of living in a 3BDRM Home at Lamplighter Camarillo: \$1,108.33

Cost of living in a 3BDRM Home at Lamplighter Camarillo (including Mortgage):

Mortgage on a 3BDRM home assuming a sales price of \$100,000 (#22 Via Rosal)

100,000 - 20%(Down)= \$80,000 @ 9% (interest rate) for 20 years= \$720

Base rent:	\$990
Utilities:	\$118.33
Mortgage:	\$720
	\$1,828.33

Apt 0904 (Channel Islands)



Bedrooms	Bathrooms	Sq. Ft.	Floor
3	2	1040	2
Monthly Price		Available	
\$2394-\$4621		Now	

- Apartment Details**
- Upgraded Bathroom
 - Upgraded Kitchen
 - Upgraded Kitchen Countertops
 - Dishwasher
- [View All Amenities](#)

[Interior Photos](#) | [Find on Map](#)

Common up to 5 floor place

Name	3x2 BDRM Rate (2016)	Included Utilities
Rosewood Apartments 555 Rosewood Avenue Camarillo, CA 93010 866-651-9754	\$2,394-\$4,621 1040 Sq. Ft.	None

Cost of living in a 3BDRM Apartment at Rosewood:

Cost of a **3BDRM** unit:

- \$2,394.00

Cost of all utilities not included with rent: (approximate numbers)

- Trash \$25.00
- Sewer \$32.00
- Cable \$13.00
- Electric \$41.00
- Gas \$29.00
- Water \$12.00

Total Cost of Utilities-\$152.00

Cost of living in a 3BDRM Apt at Rosewood: (Rent+ Utilities) = \$2,546.00

Cost of living in a 3BDRM Home at Lamplighter Camarillo: (New Resident)

New Resident Base rent at Lamplighter Camarillo:

- \$1,275

Cost of Utilities not included in rent:

- Electric \$39.06
- Gas \$68.83
- Water \$10.44

Total cost of Utilities: \$118.33

Cost of living in a 3BDRM Home at Lamplighter Camarillo: \$1,393.33

Cost of living in a 3BDRM Home at Lamplighter Camarillo (including Mortgage):

Mortgage on a 3BDRM home assuming a sales price of \$100,000 (#22 Via Rosal)

100,000 - 20%(Down)= \$80,000 @ 9% (interest rate) for 20 years= \$720

Base rent:	\$1,393.33
Utilities:	\$118.33
Mortgage:	\$720
	\$2,231.66

Apt 0904 (Channel Islands)



Bedrooms 3	Bathrooms 2	Sq. Ft. 1040	Floor 2
Monthly Price  \$2394-\$4621		Available Now	

Apartment Details

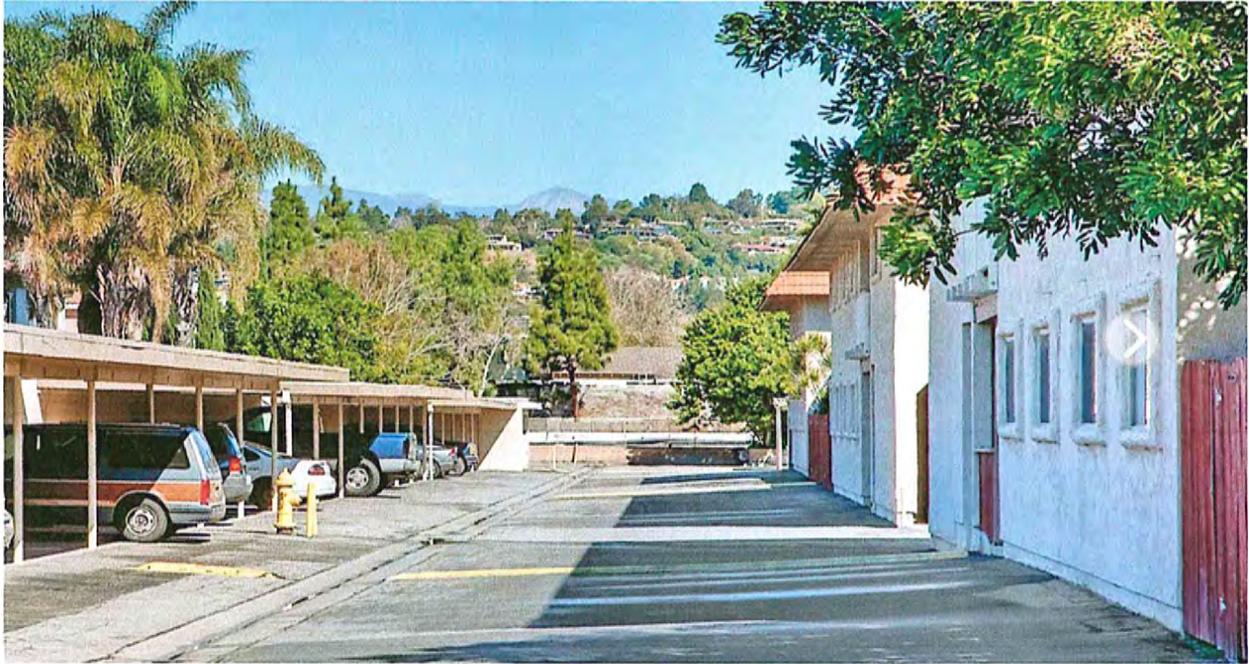
- Upgraded Bathroom
- Upgraded Kitchen
- Upgraded Kitchen Countertops
- Dishwasher

[View All Amenities](#)

[Interior Photos](#) | [Find on Map](#)

Connect us to 5 floor plan

Riv ROSEWOOD





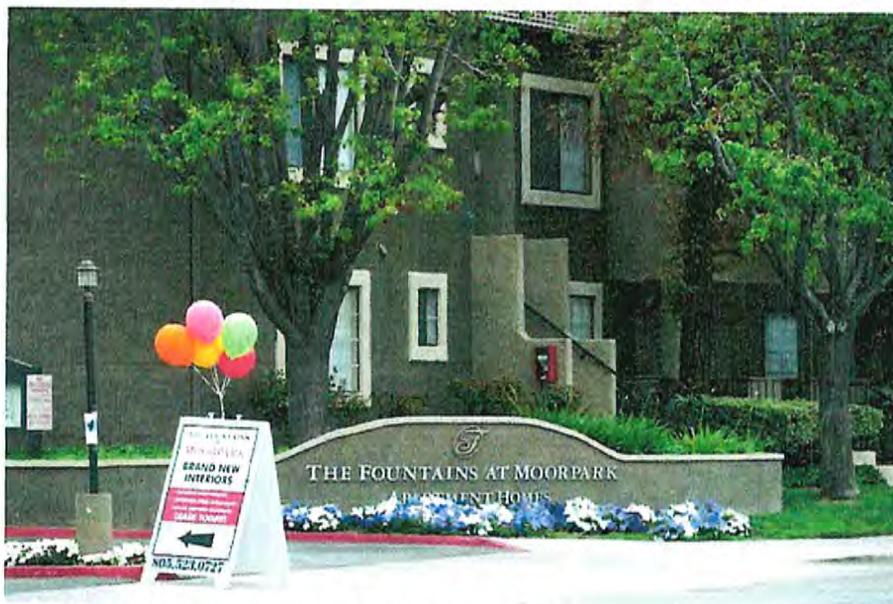


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 PRINT THIS

PRICE OF PARADISE | VENTURA COUNTY RENT SURVEY

Ventura County rents rose 8.4 percent in 2015, new report says



STAR FILE PHOTO The Fountains at Moorpark apartments.

By Mike Harris of the Ventura County Star

Posted: Feb. 18, 2016

Average apartment rents in Ventura County jumped 8.4 percent in 2015 to a record high of \$1,759 a month, rent analyst Dyer Sheehan Group said in a report released Thursday.

Rents outpaced the county's 2015 average salary growth rate — 5.2 percent, the biggest in recent years — and 1.7 percent

nonfarm job growth rate, according to the January 2016 Ventura County Apartment Market Survey.

The county's average rent in January 2015 was \$1,623. That climbed to \$1,759 last month. The county's rents rose less in 2014 — 5.7 percent.

Despite the growing gap between income and rents, "demand for rental housing continues to outpace supply of existing units," wrote Dawn Dyer, president of the Ventura-based group.

Local apartment construction has not kept pace with the increased demand from, among others, millennials and empty-nest baby boomers, resulting in rapid price escalation, Dyer wrote.

"Modest job growth and improved consumer confidence has led to accelerated household formation," she wrote. "Millennials are finally able to move out of their parents' homes and find a place of their own."

Despite mortgage interest rates near historic lows, many would-be home buyers are unable to do so because of tight loan qualification standards, large down payments and rising home prices, Dyer wrote.

"As a result, many local residents will remain renters for several more years," she wrote.

Additional demand for high-quality rental housing is being generated by baby boomers whose children have moved out and who are "seeking to simplify their lives by trading in the family home for a luxury apartment in a fun urban setting," she wrote.

As they have been historically, average monthly rents in 2015 were higher in east county than in west county.

The highest was in the Thousand Oaks/Westlake Village area, where the average rent rose 10.5 percent to a record high of \$1,993, according to the report.

The second-highest average rents were in Moorpark, which saw an 8.6 percent increase to \$1,898. Moorpark was followed by Simi Valley, a 6.6 percent hike to \$1,792; Camarillo, a 7.7 percent increase to \$1,769; and Ventura, an 8.6 percent rise to \$1,667.

Ventura was followed by the Oxnard/Port Hueneme area, which saw an 8.2 percent hike to \$1,627; and Ojai, a 9.5 percent increase to \$1,315.

The lowest rents in the county were in the Heritage Valley.

Santa Paula had a 2.8 percent increase to \$1,183 while Fillmore's increased 6.5 percent to a county-low \$1,109.

The county's overall 8.4 percent rate outpaced the national average of 4.9 percent, the report said.

About Mike Harris

Mike Harris is the Star's Simi Valley, transportation and one of its land-use (Price of Paradise) reporters.

 @mike__harris  mike.harris@vcstar.com  805-437-0323

Find this article at:

<http://www.vcstar.com/news/special/paradise/ventura-county-rents-rose-84-percent-in-2015-new-report-says-2c10896e-1ea0-16d3-e053-0100007f8343-369307691.html>

Check the box to include the list of links referenced in the article.



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 PRINT THIS

PRICE OF PARADISE

Ventura County home sales and prices rise in January, report shows



STAR FILE PHOTO Local home sales volume and prices rose in January compared to a year earlier, according to CoreLogic's monthly report.

By Staff Reports

Posted: Feb. 16, 2016

Ventura County home sales and prices rose in January compared to a year earlier, according to a report released by CoreLogic Inc. on Tuesday.

The data company counted sales of 609 new and existing homes and condominiums in Ventura County last month, a bump of 5.4

percent from a year earlier. The median sales price was \$499,000, up 8.5 percent from January 2015 when the median was \$460,000.

Ventura County's figures were roughly in line with averages for the six Southern California counties included in the report. Los Angeles, Orange, Riverside, San Bernardino and San Diego counties were also tallied.

For all six counties, sales volume rose 7.3 percent year over year, with 14,619 homes sold last month. The median price went up 6.7 percent to \$432,250. Orange County boasted the highest median at \$618,500.

January's median price for the six counties remained more than 14 percent below the market peak of \$505,000 reached in March-July 2007, the report said.

Monthly sales volume dipped considerably from December to January, which is normal for the season. In Ventura County, the monthly drop was almost 32 percent and the price drop 1.8 percent, both in line with the six-county average.

"Some people prefer not to buy and sell during the holidays or in the middle of winter, so January and February tend to be relatively weak months for closings," CoreLogic research analyst Andrew LePage said in the report.

In Santa Barbara County, January's median sales price stood at \$491,000, up more than 26 percent from a year earlier, with 304 homes sold. The monthly median price can fluctuate significantly in Santa Barbara County depending on the mix of homes sold, according to CoreLogic, because the market

Section III

Matt Lorimer Rent History

**5 Year Rent Increase Summary
98 Matt Lorimer**

Date	Base Rent	June-1 Increase	% Increase
12-Jun	\$814.60	\$25.00	3.00%
13-Jun	\$839.60	\$29.00	3.50%
14-Jun	\$868.60	\$43.43	5.00%
15-Jun	\$912.03	\$59.28	6.50%
16-Jun	\$971.31		
		Average Increase	4.50%

The base rent after the June 2016 increase will be \$971.31. The base rent includes the following utilities.

- Trash \$24.45
- Sewer \$31.06
- Cable \$12.64

Total value of: \$68.15

The following utilities are separate charges and vary each month. *Charges are from March 2016 usage.

- Electric* \$40.70
- Gas* \$28.32
- Water* \$11.41

Total \$80.43

Total Rent: (Base+ Utilities) = \$1,051.74

RENT REVIEW COMMISSION PETITION

MAR 09 2016
Dion
City of Camarillo
City Clerk

1. Petitioner's Name: MATTHEW WAYNE LUNNON
Address: 98 CAMINO ALGARVE CAMARILLO CA, 93012
Phone No.: 805-822-8133
Email address: MATTL01@Juno.com

2. Name of Complex: Lanplighton Camarillo mobilehomepark.
Complex Manager's Name: Margaret Pineda
Address: 3905 Via Royal Camarillo CA, 93012
Phone No.: 805 482-4718

3. Current Rent: \$ 912.03 New Rent per Notice: 971.31

Date of Receipt of Notice of Increase: MAIL on Feb 10 2016 Received Feb 14 2016

4. Explain why you feel the increase is unjustified or unfair: (1) Reduction in service
(2) Failure to maintain property (3) Failure to provide
proper notice on Rent Increase (4) Reduction Quality of
life (5) Loss of Home value even price Rents (6) Failure
to resolve issues (7) Failure to follow part RR guide
(8) Discrimination Rent's Owner is on trips.

5. Have you contacted Complex Owner? yes NO letters Complex Manager? At Anytime yes
6. If yes, what was the response? Ambor Mante is never Assist Manager need to call
Retains, calls site in meeting on away from Her Desk AMBOR MARIELA Camar

7. If not, why? _____

Please attach a copy of the Notice of Increase to this petition.

March 1, 2016
Date

[Signature]
Signature

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 8, 2016

Matt Lorimer
98 Camino Algrave
Camarillo, CA 93012

Dear Matt Lorimer,

Effective June 1, 2016, your monthly base rent will increase by \$59.28 to \$971.31. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Amber Monte
Authorized Agent

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 4, 2015

Matt Lorimer
98 Camino Algrave
Camarillo, CA 93012

Dear Matt Lorimer,

Effective June 1, 2015, your monthly base rent will increase by \$43.43 to \$912.03. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Amber Monte
Authorized Agent

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 6, 2014

Matt Lorimer
98 Camino Algrave
Camarillo, CA 93012

Dear Matt Lorimer,

Effective June 1, 2014, your monthly base rent will increase by \$29.00 to \$868.60. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Amber Monte
Authorized Agent

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

February 20, 2013

Matt Lorimer
98 Camino Algrave
Camarillo, CA 93012

Dear Matt Lorimer,

Effective June 1, 2013, your monthly base rent will increase by \$25.00 to \$839.60. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Management

Lamplighter Camarillo

DATE: February 16, 2012

Re: Ninety (90) Day Notice of Intent to Increase Rent

Dear Matt Lorimer:

We strive to keep Lamplighter Camarillo MHC in outstanding physical condition, which in turn increases the value of your investment in your home. However, the costs and overhead to maintain the Park have increased. This rent increase is necessitated by the fact that the property taxes have just been increased by \$150,000 a year. We are spending \$100,000 on street repairs this year and have additional work planned for coming years. We therefore regret that we must increase your rent.

Please note the following:

1. This is to give you ninety (90) days' prior written notice of an increase in your rent prior to the effective date of the increase;
2. Effective June 1, 2012 at 9:00 a.m., the amount of your monthly space rent obligation shall increase by \$25.00;
3. Therefore, beginning June 1, 2012 at 9:00 a.m., your new monthly space rent shall be in the amount of \$814.60. Please note that this effective date includes an additional four (4) days for service of this Notice upon you by first class, regular mail.

Please contact the Manager should you have any questions.

Very truly yours,

Mark and Wendy Jones
Lamplighter Camarillo, Property Managers

Section IV
Rene Ymzon Rent History

**5 Year Rent Increase Summary
163 Rene Ymzon**

Date	Base Rent	May-1 Increase	% Increase
12-May	\$881.60	\$25.00	2.80%
13-May	\$906.60	\$26.00	2.80%
14-May	\$932.60	\$32.64	3.50%
15-May	\$965.24	\$62.25	6.50%
16-May	\$1,027.49		
		Average Increase	3.90%

The base rent after the May 2016 increase will be \$1,027.49. The base rent includes the following utilities.

- Trash \$24.45
- Sewer \$31.06
- Cable \$12.64

Total value of: \$68.15

The following utilities are separate charges and vary each month. *Charges based on March 2016 usage.

- Electric * \$39.06
- Gas * \$68.83
- Water * \$10.44

Total \$118.33

Total Rent: (Base+ Utilities) = \$1,145.82

RENT REVIEW COMMISSION PETITION

1. Petitioner's Name: Rene Ymzon
Address: 163 Via Rosal
Phone No.: 805-405-5612
Email address: rene.ymzon@gmail.com

2. Name of Complex: Lamplighter Mobile Home Park
Complex Manager's Name: Margaret Pineda, Amber Monte
Address: 3905 Via Rosal
Phone No.: 805-482-4718

3. Current Rent: \$965.24 New Rent per Notice: \$1027.49
Date of Receipt of Notice of Increase: 1/25/2016

4. Explain why you feel the increase is unjustified or unfair: CPI averaged over the last year has been 0.89%. County of Ventura rent increase for 2016 is 2%. City of Oxnard is ^{1.14%} ~~less than 2%~~. Lamplighter didn't follow ruling of Rent Review Board in 2015 to limit increase to no more than 1.7% and they raised rent by 5% last year. My increase is 6.5% which is outrageous!

5. Have you contacted Complex Owner? yes (Amber Monte) Complex Manager? yes see attached letter.

6. If yes, what was the response? No response

7. If not, why? _____

Please attach a copy of the Notice of Increase to this petition.

2/5/2016
Date

Rene Ymzon
Signature

RECEIVED
FEB 05 2016
City of Camarillo
City Clerk

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

January 21, 2016

Rene Ymzon
163 Via Rosal
Camarillo, CA 93012

Dear Rene Ymzon,

Effective May 1, 2016, your monthly base rent will increase by \$62.25 to \$1,027.49. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Amber Monte
Authorized Agent

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

January 29, 2015

Rene Ymzon
163 Via Rosal
Camarillo, CA 93012

Dear Rene Ymzon,

Effective May 1, 2015, your monthly base rent will increase by \$32.64 to \$965.24. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

If this increase places an undue financial burden on you and your family, please be advised that we have a Rental Assistance Program available to you. Applications are available upon request in the Lamplighter office. Please see the manager for additional information.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Amber Monte
Authorized Agent

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

January 6, 2014

Rene Ymzon
163 Via Rosal
Camarillo, CA 93012

Dear Rene Ymzon,

Effective May 1, 2014, your monthly base rent will increase by \$26.00 to \$932.60. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Amber Monte
Authorized Agent

Lamplighter Camarillo

3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

January 8, 2013

Rene Ymzon
163 Via Rosal
Camarillo, CA 93012

Dear Rene Ymzon,

Effective May 1, 2013, your monthly base rent will increase by \$25.00 to \$906.60. Any additional charges for utilities, storage or any other accessory items will be in addition to the base rent. Pursuant to California Civil Code S. 798.30, this notice satisfies the 90-day notification requirement. In addition, this notice was served via hand-delivery or first class mail to ensure delivery to you.

The rent increase is a function of increased costs, market parameters and general economic considerations. The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Management

Lamplighter Camarillo

DATE: January 16, 2012

Re: Ninety (90) Day Notice of Intent to Increase Rent

Dear Rene Ymzon:

We strive to keep Lamplighter Camarillo MHC in outstanding physical condition, which in turn increases the value of your investment in your home. However, the costs and overhead to maintain the Park have increased. This rent increase is necessitated by the fact that the property taxes have just been increased by \$150,000 a year. We are spending \$100,000 on street repairs this year and have additional work planned for coming years. We therefore regret that we must increase your rent.

Please note the following:

1. This is to give you ninety (90) days' prior written notice of an increase in your rent prior to the effective date of the increase;
2. Effective May 1, 2012 at 9:00 a.m., the amount of your monthly space rent obligation shall increase by \$25.00;
3. Therefore, beginning May 1, 2012 at 9:00 a.m., your new monthly space rent shall be in the amount of \$881.60. Please note that this effective date includes an additional four (4) days for service of this Notice upon you by first class, regular mail.

Please contact the Manager should you have any questions.

Very truly yours,

Mark and Wendy Jones
Lamplighter Camarillo, Property Managers

Lamplighter Camarillo

DATE: January 17, 2011

Re: Ninety (90) Day Notice of Intent to Increase Rent

Dear Rene Ymzon:

We strive to keep Lamplighter Camarillo MHC in outstanding physical condition, which in turn increases the value of your investment in your home. However, the costs and overhead to maintain the Park have increased. This rent increase is necessitated by the fact that the property taxes have just been increased by \$150,000 a year. We are spending \$100,000 on street repairs this year and have additional work planned for coming years. We therefore regret that we must increase your rent.

Please note the following:

1. This is to give you ninety (90) days' prior written notice of an increase in your rent prior to the effective date of the increase;
2. Effective May 1, 2011 at 9:00 a.m., the amount of your monthly space rent obligation shall increase by \$31.60;
3. Therefore, beginning May 1, 2011 at 9:00 a.m., your new monthly space rent shall be in the amount of \$856.60. Please note that this effective date includes an additional four (4) days for service of this Notice upon you by first class, regular mail.

Please contact the Manager should you have any questions.

Very truly yours,

Greg and Debbie Johnston
Lamplighter Camarillo, Property Managers

Section V
Calls for Service

Calls for Service - Public Request Report

Ventura County Sheriff's Department
Calls for Service Report - Citizen Request

Page 1 of 2

RD: _____
Event Location: 3905 VIA ROSAL
Event Address: 3905 VIA ROSAL

Jurisdiction: Camarillo
Date Range: 01/01/2015 to 01/14/2016

Date:	Event Location:	Disposition:	Activity Code:	CFS ID:
Time:	City:	Disposition Remarks:		RB Number:
01/07/2015 19:07:22	3905 VIA ROSAL Camarillo	Assignment Completed	Narcotics Violation	150070679
01/12/2015 11:38:53	3905 VIA ROSAL #51 Camarillo	Assignment Completed	Tow	150120336
01/17/2015 01:44:18	3905 VIA ROSAL Camarillo	Gone On Arrival	Suspicious Vehicle	150170043
01/26/2015 12:49:34	3905 VIA ROSAL Camarillo	Assignment Completed	Request	150260340
02/17/2015 14:05:12	3905 VIA ROSAL Camarillo	Assignment Completed	911 Hang Up	150480469
02/23/2015 10:06:46	3905 VIA ROSAL Camarillo	Assignment Completed	Tow	150540207
03/03/2015 09:25:24	3905 VIA ROSAL Camarillo	Report	Vandalism	150620205 150004891
03/07/2015 21:46:05	3905 VIA ROSAL Camarillo	Gone On Arrival	Suspicious Subject	150660598
03/09/2015 13:41:49	3905 VIA ROSAL Camarillo	Report	Vandalism - Just Occurred	150680420 150005374
03/14/2015 22:42:20	3905 VIA ROSAL Camarillo	Assignment Completed	Narcotics Violation	150730726
03/31/2015 10:34:45	3905 VIA ROSAL Camarillo	Assignment Completed	Tow	150900291
07/01/2015 21:25:42	3905 VIA ROSAL Camarillo	Duplicate Call	Disturbance Fireworks	151820745

In order to comply with California Government Code 6254(f)(1) the following activity codes may be redacted: Child Crimes, Domestic Violence, Rape, Suicidal Subject, and Suicide.

Calls for Service - Public Request Report

Ventura County Sheriff's Department
Calls for Service Report - Citizen Request

Jurisdiction: Camarillo
Date Range: 01/01/2015 to 01/14/2016

RD:
Event Location: 3905 VIA ROSAL
Event Address: 3905 VIA ROSAL

Date:	Event Location:	Disposition:	Activity Code:	CFS ID:
Time:	City:	Disposition Remarks:		RB Number:
09/23/2015	3905 VIA ROSAL	Assignment Completed	Suspicious Circumstances	152040970
22:17:02	Camarillo			152040970
10/28/2015	3905 VIA ROSAL	Gone On Arrival	Suspicious Subject	152059597
11:00:16	Camarillo			152059597
11/04/2015	3905 VIA ROSAL	Assignment Completed	Accident Non-Injury	152063473
08:48:16	Camarillo			152063473
11/24/2015	3905 VIA ROSAL	Assignment Completed	Keep the Peace	152074593
11:57:27	Camarillo			152074593
01/06/2016	3905 VIA ROSAL #38	Disturbance Subject		160002642
21:18:31	Camarillo			160002642

Calls for Service - Public Request Report

Ventura County Sheriff's Department
Calls for Service Report - Citizen Request

Jurisdiction: Camarillo

Date Range: 01/01/2016 to 03/11/2016

Page 1 of 1

RD:

Event Location: 3905 VIA ROSAL

Event Address: 3905 VIA ROSAL CAMARILLO

Date:	Event Location:	Disposition:	Activity Code:	CFS ID:
Time:	City:	Disposition Remarks:		RB Number:
01/06/2016	3905 VIA ROSAL #38		Disturbance Subject	160002642
21:18:31	Camarillo			160002642
01/16/2016	3905 VIA ROSAL	Assignment Completed	Disturbance Subject	160007973
21:04:18	Camarillo			160007973
01/17/2016	3905 VIA ROSAL	Assignment Completed	Busy	160008414
21:06:22	Camarillo			160008414
02/12/2016	3905 VIA ROSAL		Traffic Related	160022380
22:16:53	Camarillo			160022380
02/29/2016	3905 VIA ROSAL #10	Assignment Completed	Disturbance Subject	160031045
01:42:50	Camarillo			160031045

VENTURA COUNTY SHERIFF
CAMARILLO STATION COPY
NOT TO BE DUPLICATED
TO: Maria Casas
BY: SIV2
DATE: 3/11/16

Section VI
Employee Record

Lamplighter Camarillo Employee Record

Property	Payroll Name	Hire Date	Job Title	EE Type
Lamplighter	Acevedo, Armando	03/04/14	Maintenance Tech	F/T-Regular
Lamplighter	Canas, Mariela	06/29/15	Assistant Manager	F/T-Regular
Lamplighter	Pineda, Daniel	08/25/14	Maintenance Supervisor	F/T-Regular
Lamplighter	Yanez Pineda, Margarita	08/25/14	Property Manager	F/T-Regular
Corporate Office	Aguilar, Richard	05/19/15	Regional Manager	F/T-Regular

Section VII

Sample Long Term Lease for Current Residents

Benefits of a Long Term Lease

- Rent increase tied to CPI with a floor of 3.5% and a ceiling of 6%. This is the same for the 15, 20 or 25 year options. All three LTL options are inclusive of most operating expense increases and all capital improvements.
- Turnover rate is a maximum of 25% when a resident sells their mobile home. This helps to maintain a higher resale value for homes on the market. Average rent is currently \$990.00 x 25% = \$247.50
 $\$990.00 + \$247.50 = \$1,237.50$
- Resident will receive a \$500.00 Home Improvement Bonus upon signing a new Long Term Lease.
- Long Term Leases are assumable when a home is being sold to a new resident or if the home is removed from the community.

Lamplighter Camarillo

**3905 Via Rosal
Camarillo CA 93012
(805) 482-4718**

Date

Resident

Dear Resident,

We would like to thank you for your request to sign a Long Term Lease with Lamplighter Camarillo Mobilehome Park. With the signing of a Long Term Lease we would like to present you with a Home Improvement Bonus in the amount of \$500.00. This bonus is a gift that you may use however you choose and will not have to be repaid under any circumstances, even if you move.

The cost of living in a community such as Lamplighter Camarillo continues to provide excellent value for your housing dollar compared to alternative types of housing in the Camarillo area. This offer is good for only 30 days and will expire on Date.

Thank you for making Lamplighter Camarillo your home.

Sincerely,

Management

LAMPLIGHTER CAMARILLO MOBILEHOME PARK

3905 Via Rosal, CAMARILLO, CALIFORNIA 93012

CALIFORNIA LAW PROVIDES THAT THIS AGREEMENT IS EXEMPT FROM ANY ORDINANCE, RULE, REGULATION, OR INITIATIVE MEASURE ADOPTED BY ANY LOCAL GOVERNMENTAL ENTITY WHICH ESTABLISHES A MAXIMUM AMOUNT THAT WE MAY CHARGE YOU FOR RENT.

EQUAL HOUSING OPPORTUNITY

WE DO BUSINESS IN ACCORDANCE WITH THE FEDERAL AND STATE FAIR HOUSING LAWS. IT IS ILLEGAL TO DISCRIMINATE BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP OR DISABILITY, FAMILIAL STATUS OR NATIONAL ORIGIN.

1. Homesite/Space: # _____ (hereinafter "space")
Mobilehome Registration Decal # _____ (hereinafter "mobilehome")

2. TERM OPTIONS:

- A. Date agreement signed: _____
- B. Date the term of the agreement begins: _____
- C. Length/Term of this Agreement: (Select One) 180 MONTHS (15 YEARS)
 240 MONTHS (20 YEARS)
 300 MONTHS (25 YEARS)

subject to termination per "MRL" as defined herein). *term of 1 to 12 months has also been offered, and Resident declines it in favor of electing to enter this lease.*

PLEASE NOTE: If Resident desires a term of from 1 to 12 months, an agreement for 1 to 12 months will be provided. The rent increase restrictions herein **DO NOT** apply to the 1 to 12 month agreement after the first 12 months of the term. Please read further information respecting term options at paragraph 53. The offer of this agreement is for a minimum of 30 days; it may be rescinded by notification to management within 72 hours after execution.

Resident Initials to Acknowledge: _____

Rent Adjustment Date: the first day of each: _____ (month lease is signed).

3. RESIDENT(S): _____

The term "Resident" shall mean and refer to the registered owner who executes this agreement and makes the mobilehome a personal and actual place of residence. Other residents include all other persons who lawfully occupy said mobilehome. (Civil Code §798.11) The persons who are listed above, referred to individually and jointly in the balance of this document as "Resident," agree to lease the identified space/ homesite in Lamplighter Camarillo Mobile Home Park (hereinafter "Park) for the period and according to the terms and conditions set forth in this Agreement.

4. DEFINITIONS: The term "Space" refers to the footprint occupied by the mobilehome and accessory structures, plus a setback area as required by regulations of the California Mobilehome Parks Act (*Health and Safety Code §§18250, et seq.*). Maintenance duties of Resident include the area to the marked lot lines (entire area from curb (including side curb) to rear lot line and side yard party line: including the driveway, yards, fencing, patios, trees (including roots trunks, and limbs even if located outside the Space), landscaping and parking areas; and whenever the context concern conduct upon the Space the term shall also include conduct and activities within the manufactured home itself. Notwithstanding the foregoing, the term "Space" does not apply to the common areas adjoining the Space. The term

Lampighter Camarillo Lease Agreement

"Management" refers to the owner of the Park and includes all owners, partners, directors, representatives, officers, employees and agents. The Term "Resident" refers to the registered owner of the home which you occupy in the Park and to someone Management has approved to lawfully occupy a manufactured home and includes the person(s) signing this Agreement, including all members of that person's household who resided with that person at the time or who are subsequently approved by Management for residency in the Park. The term "Guest" means anyone living with Resident or occupying the space who has not been approved by Management for tenancy and who does not have the right to occupy residents manufactured home on an ongoing basis as a member of your household. The term "Park" means this Park, Lampighter Camarillo Mobile Home Park, and "Park Facilities" means those areas and facilities of the Park generally open to Residents and their Guests. These definitions shall apply unless the term is defined in a different manner or the context in which the term is used indicates that a different meaning is intended. The terms "Sublease", "Sublet", or "Subleasing" means any renting regardless of the time period, of the mobilehome or space or rooms within the mobilehome.

5. **RENT AND OTHER CHARGES:** Resident shall pay beginning rent in the amount of \$ _____ per month on the first day of each month and plus any pro-rated rent due if moving in after the 1st of the month commencing at the start of the term of this Rental Agreement. In addition, Resident shall pay the utility and other charges billed by the Management to the Resident on the first day of each month following the receipt of the bill from the Management. Rent is due in advance on the first day of each month and all other charges including utilities increases are due on the first day of each month. If the entire amount owed by resident is not paid by 5:00 p.m. on the 6th day of each month, Resident must pay as additional rent, an administrative (late) charge of \$35.00 as further set forth in section 12. Payment for either rent or other charges must be paid without deduction or offset whatsoever and all payments shall be made at the Park office or at such other location as the Management may designate from time to time. The above payment schedule includes a five-day grace period following the date on which the payment is due and shall include holidays and weekends. Accordingly, any rent or other charges not paid by 5:00 p.m. on the 6th day of any given month, late and the administrative charge shall accrue. Rent will only be accepted during posted business hours.

A. RENT AND ANNUAL RENT ADJUSTMENTS PROVISIONS: PLEASE NOTE: There is no rental increases based on owner's costs and expense, or insurance, common area maintenance expense, capital expenses, uninsured losses and operating expense; owner shall pay for all such items. This benefit may be assigned on sale. These advantages are not available in the offer of rental agreement for 1 to 12 months.

Adjustments to monthly rent, specified below, will be added to the monthly rent statement and payable by Resident each Rent Adjustment Date or as otherwise effective as provided and all other charges may or will be increased and payable when owner receives notice of the increase of the specific item and as billed. Such further rent adjustments are part of the monthly rent and are only identified separately for the purpose of explaining how rent adjustments will be calculated. Additional adjustments to rent will be made for CPI Adjustment, Government Services and Facilities and Property Taxes. Fixed adjustments are also periodically allowed, as upon sale of the mobilehome, and as otherwise further provided.

(1) CPI ADJUSTMENT:

FIFTEEN (15) YEAR OPTION

(1) The beginning monthly rent shall be \$ _____, which shall remain in effect until the first anniversary date (or rent adjustment date), which is DATE of each calendar year. Each anniversary date, then current monthly rent shall be adjusted based upon 100% of the annual increase in the Consumer Price Index (CPI) for the County area (1982-1984 = 100), utilizing the "All Urban Consumers" index as of the most recent month available at the time of the giving notice of the increase to Tenant. In no event shall the annual increase in the rent be less than **three and half percent or more than six percent** per month last charged monthly rent. In the event that the CPI index is discontinued or revised, another governmental index then in existence shall be selected by Owner and used to obtain substantially the same result as if the CPI index had not been discontinued or revised.

Tenants' Initials

TWENTY (20) YEAR OPTION

(2) The beginning monthly rent shall be \$_____, which shall remain in effect until the first anniversary date (or rent adjustment date), which is DATE of each calendar year. Each anniversary date, then current monthly rent shall be adjusted based upon 100% of the annual increase in the Consumer Price Index (CPI) for the County area (1982-1984 = 100), utilizing the "All Urban Consumers" index as of the most recent month available at the time of the giving notice of the increase to Tenant. In no event shall the annual increase in the rent be less than **three and half percent or more than six percent** per month last charged monthly rent. In the event that the CPI index is discontinued or revised, another governmental index then in existence shall be selected by Owner and used to obtain substantially the same result as if the CPI index had not been discontinued or revised.

Tenants' Initials

TWENTY-FIVE (25) YEAR OPTION

(3) The beginning monthly rent shall be \$_____, which shall remain in effect until the first anniversary date (or rent adjustment date), which is DATE of each calendar year. Each anniversary date, then current monthly rent shall be adjusted based upon 100% of the annual increase in the Consumer Price Index (CPI) for the County area (1982-1984 = 100), utilizing the "All Urban Consumers" index as of the most recent month available at the time of the giving notice of the increase to Tenant. In no event shall the annual increase in the rent be less than **three and half percent or more than six percent** per month last charged monthly rent. In the event that the CPI index is discontinued or revised, another governmental index then in existence shall be selected by Owner and used to obtain substantially the same result as if the CPI index had not been discontinued or revised.

Tenants' Initials

(1) a. Discretionary Rent Discounts: Owner reserves the right to discount any CPI rent increase after the first 12 months under this agreement and retain or release rights to the full increase; **this benefit is inapplicable for short term (12 month or less) Residents.**

b. Future Changes to CPI: If the CPI is changed so that the 1982-1984 base year changes, the CPI will be converted per the conversion factor published by the U.S. Bureau of Labor Statistics. If the CPI is discontinued or revised during the term, another governmental index or computation which replaces it will be used to obtain substantially the same adjustment which would occur if the CPI had not been discontinued or revised.

(2) GOVERNMENT SERVICES AND FACILITIES, PROPERTY TAXES: Property tax increases together with governmental services, facilities and expenses (as defined in ¶43. "APPENDIX TO RENT ADJUSTMENT FORMULAE") will also be used to measure rent increases. Notwithstanding any term to the contrary, rent increases for property taxes may be added on 90 days advance written notice. Owner reserves the right to increase rent by accumulated property tax increases where owner defers pass-throughs for one or more years of the term. In the event of a rent adjustment for property tax increases, Resident pays only a *pro rata* portion of these increases, which is the total amount thereof divided by 12 months and then the number of spaces in the Park. These increased costs will be computed by calculating the difference in total cost for insurance for each of the two immediately preceding 12 month policy periods. The difference divided by 12 and then the total number of spaces in the Park will equal this rental adjustment for insurance.

EXAMPLE: Assume 200 homesites. If government required services increases by \$480, the increase is divided by 200 and then 12 (months) which equal \$.20. This \$.20 would be added to the next monthly rent statement following our receipt of notice of the increase.

(3) CHARGES FOR TOW AWAY OF VEHICLES: No vehicle is permitted to be in the park or parked on a driveway or designated parking space if it is not maintained in normal operating condition, neat and clean in

Lamp Lighter Camarillo Lease Agreement

appearance, in compliance with all *Vehicle Code* equipment requirements, bears current registration, not containing unsightly loads that are visible to other persons and not "stored" (left parked and unused for more than one month). The foregoing vehicles include, but are not limited to, "Junkers" or other vehicles whose exterior appearance has deteriorated to a point where they are unsightly and detract from the appearance of the Park, any vehicle dripping oil, gasoline or other automotive fluid and excessively noisy vehicles. Any vehicle not meeting these standards may be removed from the Park by management at Resident expense in accordance with the *Mobilehome Residency Law*, after applicable notice is given. In the event that the vehicle poses a danger to others, no notice is required prior to removal by the management. A drip pan may be used if cleaned regularly by prior written agreement. If it is returned to the driveway or designated parking space in violation of this rule, the vehicle may be removed without further notice. Management may refuse admittance to the Park of any vehicle that does not comply with these Rules and Regulations and remove it in accordance with law.

(4) **REMOVAL OF PROPERTY FROM SPACE:** If management determines that the removal of personal property from the space is necessary to bring it into compliance with the rules and regulations or applicable law (*Mobilehome Parks Act* or Title 25 of the *Code of Regulations*), management may remove the property to a reasonably secure storage facility. Management, in such case, will provide written notice of at least fourteen (14) days of intent to remove the personal property, including a description of the property to be removed. The notice shall include the rule, regulation, or code justifying the removal and shall provide an estimate of the charges to be imposed. In such case, the following requirements apply:

a. Resident shall be responsible for reimbursing the actual and reasonable cost of any, of removing and storing the property. Costs in correcting the rules violation associated with the removal and storage of the property, are deemed reasonable incidental service charges and may be collected as allowed by the *Mobilehome Residency Law*.

b. Within seven (7) days from the date the property is removed to a storage area, management shall provide written notice that includes an inventory of the property removed, the location where the property may be claimed, and notice that the cost of removal and storage shall be paid. If, within sixty (60) days, Resident does not claim the property, the property shall be deemed to be abandoned and management may dispose of the property in any manner. The Resident's liability for storage charges shall not exceed sixty (60) days. If Resident claims the property, but has not reimbursed management for storage costs, management may bill those costs in a monthly statement which shall constitute notice of nonpayment, and the costs shall become the obligation of the Resident. If a Resident communicates in writing his or her intent to abandon the property before sixty (60) days has expired, management may dispose of the property immediately and no further storage charges shall accrue.

(5) **REGISTRATION AND TITLING RETRIEVAL COSTS:** Resident shall furnish Park with copies of the registration and titling information issued by the Department of Housing and Community Development for Resident's mobilehome within ten (10) days after Resident receives same. Failure of Resident to provide Park with copies of title and registration information required for giving of legal notices requiring management to pay for retrieval; Resident agrees to pay the fee required by the Department of Housing and Community Development, currently \$25.00 and as may increase as further rent, on demand and together with rent and other charges stated on the monthly statement, where Resident fails to provide titling and registration information within 10 days of request and therefore, accordingly, management is required to do so for proper noticing of Resident, not more than once per annum. Resident further covenants to inform management of any change in the ownership of the mobilehome, including the names of all registered and legal owners and judgment lien holders, within 7 days of change.

PLEASE NOTE: The ADMINISTRATIVE CHARGE and CHECK RETURN CHARGE may be demanded in a three day "pay or quit" or "perform covenants or quit" notice in the month in which such charges became due and payable. The late charge is not a grace period or offer to pay late. These charges may be adjusted on 90 days notice to Resident.

(6) **PROJECTIONS:** In some instances, an increased cost used as a basis to increase rents may occur mid-year, or between Rent Adjustment Dates. When this occurs, owner may project the increase in cost (where the cost is not yet accrued or billed, but the imposition of the increased cost is certain and subject to only passage of time and accrual); then, owner may increase rent such that the increase in cost is recovered in the same period as billed to owner and not reimbursed in arrears. For example, if an assessment is made known to apply at a certain date (for e.g., lighting, streets curbs gutters or water district), owner may calculate the resulting increase to be incurred in the forthcoming 12 month period, prorate the cost to all park spaces and collect that amount so that collection and payment are contemporaneous and not in arrears. In the event any such projection proves to be inaccurate, an appropriate adjustment to the monthly rent, whether further increased or decreased, will be made as of the next succeeding annual rent adjustment date, without interest.

B. VERIFICATION OF COSTS: To verify the amount of the rent increase each year where a pass-through is added to rent, owner will have on hand copies of the bills and statements or summaries which show the amount of increased costs which are used to increase rents. Since CPI adjustments may be easily verified, the inspection terms do not apply.

C. SPECIFIED CHARGES INCREASE WITHOUT NOTICE:

(1) Increases in specified charges, rates, costs, assessments, and expense, for example, as to utilities and government required services and expense, sewer, trash, utilities and services such as telephone and cable TV, and other government / quasi-governmental required services shall apply and be charged as they occur, and shall be immediately reflected on monthly statements. Additional costs may be added to this Lease as provided by *Civil Code* §798.32 through, to, and including *Civil Code* §798.41 and §798.49. As per this agreement, the rent adjustments and dates thereof, with means of calculation thereof, are all specified herein, and no further formal rent increase notice is provided but notice may still be given as a courtesy to the resident prior to the Rent Adjustment Date.

(2) Management may, at any time, elect to charge Resident for any of the utilities or services presently provided which are not separately charged to Resident. If such an election is made, the charge for any utility or service will be based upon either a separate meter installed to measure Resident's use or proportionate share of the changes allocable to Resident space and Resident's monthly base rent shall be reduced based on a determination of the proportionate share of such charges which Park incurred for such utility or service during the previous calendar year. Management shall make a determination of the proportionate share or charges which shall reduce the monthly base rent by reasonable allocation of the charges attributable to the Space and those attributable to the common areas. This determination shall be reasonable and binding upon Resident.

6. **FACILITIES** to be provided by Park for Resident during the term of this Agreement, unless changed shall be listed in the Mobilehome Park Rental Agreement Disclosure form (hereinafter --Agreement Disclosure--) that is attached to this rental agreement upon signing and which Agreement Disclosure is incorporated by reference as though fully set forth herein.

7. **SERVICES** to be provided by Park for Residents during Term of this Agreement, unless changed:

Utilities	Included in Rent	Paid by Resident Directly to Utility	Management will Bill Resident Monthly	Unavailable
CHECK MA				
Natural Gas			X	
Electricity			X	
Water			X	
Cable TV	X			
Trash	X			
Sewer	X			

Owner will provide submeter and separately charge for water, electricity and gas on a monthly basis, in arrears, to be paid with then-due rents. Owner will also bill monthly for sanitary services (trash, sewer service, etc., as listed). Increases in the rates and charges for these items will be passed through as they occur. Any increase in the cost of items which are submetered or separately billed on a per space basis shall be immediately passed through and paid on the next monthly billing without any further notice. Resident will contract with and pay directly for all other utilities required.

8. **SECURITY DEPOSIT:** \$ NONE (Shall not exceed an amount equal to two months rent)

9. **TERM:** If tenancy continues after the term and no new rental or lease agreement is executed, resident shall continue tenancy on a month-to-month basis. Owner may, however, increase the rent or charges you pay or change any other terms of this Agreement upon 90 days' written notice to you. On expiration of this Lease, an offer of a 12 month agreement is hereby automatically made on the same terms and conditions as this agreement as it may have been then amended, as provided by *Civil Code* §798.18, subject to the right to adjust rents at any time on ninety days advance

written notice as per the Mobilehome Residency Law and any holdover capital improvement payment yet to be retired, which will continue in effect.

10. RENTAL PAYMENTS:

A. The name, address and telephone number of the persons to whom payment must be delivered is as follows: The responsible person on site pursuant to Health and Safety Code §18603(a). Currently, that person is the resident manager whose name is Margaret Pineda, 3905 Via Rosal, Camarillo, Ca 93012, 805-482-4718. This is subject to change on advance written notice to all residents. Park office is located at 3905 Via Rosal, Camarillo, California 93012. If payment is made personally, the usual days and hours of the person available to receive payment of rent and other charges are:

[] Monday through Friday: Hours: 9:00 a.m. [to] 4:00 p.m. or:

[] Monday [] Tuesday [] Wednesday [] Thursday [] Friday [] Saturday [] Sunday
__a.m. - __p.m. __a.m. - __p.m.

(Only if the aforementioned addresses do not allow for personal delivery of payment [such as a Post office box], then payment is to be made to that address by U.S. mail to that address. The last of the five days in which to make timely payment falls on a Saturday, Sunday or other legal holiday, time to pay is extended to the next following business day.)

B. Owner hereby discloses the name, telephone number, and usual street address, subject to change on three (3) days advance notice, at which personal service may be effected of each person who is: Authorized to manage the premises and to whom rent payments shall be delivered (the "responsible person" defined pursuant to Health and Safety Code §18603(a)). Currently, that person is the resident manager(s) whose name is the same person(s) stated in paragraph (A) immediately preceding this paragraph. This is subject to change on advance written notice to all Residents; and Authorized to receive service of process and for the purpose of receiving and receipting for all notices and demands: the resident manager whose name is the same person(s) stated in paragraph (A) immediately preceding this paragraph, Margaret Pineda, 3905 Via Rosal, Camarillo, Ca 93012, 805-482-4718.

11. ADMINISTRATIVE CHARGE: As additional rent, a charge shall be assessed by the Management in the amount of \$35.00 whenever rent and other charges are paid after 5:00 p.m. on the 6th day of the month for which they are due. This charge is to cover the added administrative costs associated with processing a late payment.

12. CHECK RETURN CHARGE: As additional rent, a check return charge shall be assessed by the owner whenever a check from Resident for rent or other charges is returned unpaid from the bank or financial institution upon which the check is drawn. The check return charge shall be in the minimum amount of \$35.00, and up to the maximum amount as allowed by law.

PLEASE NOTE: The ADMINISTRATIVE CHARGE and CHECK RETURN CHARGE may be demanded in a three day "pay or quit" or "perform covenants or quit" notice in the month in which such charges became due and payable. The late charge is not a grace period or offer to pay late. These charges may be adjusted on 90 days notice to Resident.

13. SECURITY DEPOSIT: On execution of this Agreement, but only upon initial occupancy, Resident shall deposit with Management the total sum of the security deposit specified on Page Five of this Agreement, as security for the performance by the Resident of the provisions of this Agreement. If the Resident is in default, owner may, but is not obligated to, use the security deposit, or any portion thereof, to cure the default or to compensate the Park for any damage sustained by the Park resulting from the Resident's acts, omissions and or default. Following the termination of Resident's tenancy from the Park, owner will make a detailed accounting of any compensation due to Park and deducted from Resident's security deposit by owner and as a result of act, omissions or default of Resident, if applicable, and Resident's security deposited or any amounts remaining therefrom shall be returned to Resident. The deposit will be returned as required by law during tenancy. Management can maintain the security deposit separate and apart from, or commingle the security deposit with, the Park's general and other funds. Regardless of the term of Resident's tenancy within the Park, Resident's security deposit shall not accrue interest. Park shall not be required to pay Resident interest on Resident's security deposit upon the termination of Resident's tenancy or when returned during tenancy.

14. **PARK RULES:** The Park Rules, including all terms and conditions set forth therein, are attached and incorporated by reference as though fully set forth herein.

A. By signing this agreement, Resident acknowledges that they have read, understand and agree to comply with the Park Rules both as they now exist and also such additional Rules as may be promulgated by the Park from time to time in accordance with the *Mobilehome Residency Law* or any other law now in effect or as amended. Therefore, no term, covenant, condition, promise, or provision of this agreement or rules and regulations and all other residency documents, memoranda, signs and postings is essential to tenancy; none is the "heart" of the tenancy except payment of rents and the right to occupy the home site; none is an inducement for tenancy; and, all are subject to change by owner.

B. No term or provision of this agreement or the rules and regulations and all other residency documents, memoranda, signs and postings, or modification, addition to or deletion of any content thereof, affects the "very nature of the holding," or "goes to the very heart of ownership and residency." Failure to comply with the rules and regulations, now and in the future, will constitute good and sufficient cause for eviction of the mobilehome owner. Thus, owner may add new terms and charges to this agreement under Civil Code section 798.32, 798.41, 798.49, or, as permitted by this agreement; amend age restrictions for residency and use of facilities, if any, as the law allows; amend subleasing restrictions; or, change any other term or provision. Owner shall not be restricted in any way from imposing such additions, deletions and modifications and it is agreed that the holdings in *Rancho Santa Paula Mobilehome Park, Ltd.v. Evans* (1994) 26 Cal.App.4th 1139 shall have no application to tenancy.

15. **MOBILEHOME RESIDENCY LAW:** Resident hereby acknowledges receipt of the *Mobilehome Residency Law*, a part of the *Civil Code* of the State of California, a copy of which is attached hereto. Terms and provisions of the *Mobilehome Residency law* are specifically made a part of this Agreement, and are incorporated herein by reference as though fully set forth at this point.

16. **COMMON FACILITIES AND SERVICES:**

A. By signing this agreement Resident acknowledges that Resident has been requested to and has been given the opportunity to inspect the Park and surrounding areas; that Resident has independently inspected the Park and surrounding areas; and that Resident acknowledges the existence of physical conditions which may have an adverse effect on living in the Park. This includes, by way of example, proximity to high voltage power lines, freeway noise, air traffic noise, railroads and other environmental matters such as soil conditions and other similar matters that may have an adverse effect on living in the Park. Resident has made independent inquiry as to how these and other types of similar matters might impact Resident and Resident's manufactured home and Resident accepts these conditions without limitation.

B. Management is responsible for providing and maintaining the existing services and existing physical improvements located in common areas of the Park in good working order and condition. The improvements include *the following: Clubhouse with kitchen, swimming pool, spa, billiards, ping pong table, shuffleboard, and laundry room.* Resident agrees that these responsibilities of Management are as defined and limited by this Agreement, in particular, this paragraph

16.B: Resident also agrees that if at any time Resident does not believe Management is fulfilling these responsibilities, Resident will immediately give Management a certified written notice mailed to the main office which will describe in detail how Resident believes Management has failed to fulfill these responsibilities. Rules applicable to the use of such facilities are posted and may, but are not required to be, contained in the Rules and Regulations. Use of such facilities by Resident and Resident's guest(s) is conditional upon compliance with all Rules and Regulations, all applicable law, ordinances, regulations and any amendments to the Rules and Regulations or this Agreement.

C. The swimming pool and spa temperatures will not remain constant at all times. Rather, these temperatures will vary because of a variety of factors. Management will use reasonable efforts to keep the swimming pool and spa reasonably heated during the times of the year that these facilities are open; however, Management, will abide by and conform to energy conservation programs established by government or utility companies. The cost of providing services and improvements may be used to increase Resident's rent per the rent adjustment provisions in this agreement.

D. Resident agrees that from time to time the physical improvements in the common facilities, including Park utility systems might breakdown, become temporarily unavailable or provide less than full capacity service. Resident acknowledges and understands that these breakdowns and/or other such temporary interruptions in service are inevitable as part of the normal expected operating conditions within the Park. Resident expressly waives any and all rights to assert any claim against the Park for loss, inconvenience, damages etc. should any such breakdown, temporary disruption of service or temporary reduction in full capacity of services occur. With respect to a sudden or unforeseeable breakdown, or deterioration of the physical improvements in the common facilities, Management shall have a reasonable period of time to investigate, assess, and incorporate a plan for repair. It is expressly acknowledged by Resident that

anything less than 72 hours is considered reasonable. The Management shall use reasonable efforts to reinstate or repair any services which has been interrupted as set forth hereinabove. Resident understands that utility emergencies on weekends may require an extra amount of time to repair and therefore a time period of greater than seventy two hours to investigate, assess and incorporate a plan for repair might also be reasonable. Resident will remain responsible, without abatement or reduction, for the rent, utilities, and other charges to be paid by Resident per the terms of this Agreement. This release is not intended to release owner from its negligence or willful misconduct, but only operate to release owner to the fullest extent permitted by law.

E. Resident acknowledges that the Park is not a "security" park. Management has not made any representations or warranties to Resident that the Park is secure from theft or other criminal acts which may be perpetrated by any resident of the Park or other persons.

17. MAINTENANCE BY RESIDENT:

A. If Resident does not maintain the mobilehome or space as required by the Rules and Regulations and this Agreement, management may give Resident a notice requiring Resident to comply in fourteen (14) days. A written notice shall state the specific condition to be corrected with an estimate of the charge to be imposed by the Park. If Resident does not comply, then Park may, but is not obligated to, charge Resident a reasonable fee for having this maintenance, repair or replacement work done. Resident also agrees that the reasonable fee Park may charge Resident for having this work done shall be the cost of having the work performed by a third party contracted service provider (regardless of whether Management's own personnel perform the work). Resident agrees that Resident will pay, within ten (10) days from the date of invoice, any fee for maintenance charged to Resident by management related to this section, as further rent. Notwithstanding the foregoing provisions of this paragraph 17. A., Resident's failure to maintain the mobilehome and/or the Space constitutes a default under this Agreement and management may seek any and all legal remedies available against Resident for said default. No remedy sought by management is exclusive, all are cumulative and, for example, no clean up for a charge constitutes a waiver of the rule violated.

B. All trees, shrubs and other landscaping shall be maintained and trimmed so as to not become a hazard or safety violation. If a tree, shrub or other landscaping becomes a hazard or safety violation the Park maintains the right to trim or remove said violating item from the Resident's property and may also at Park's sole discretion to replace the violating item.

C. Resident must maintain the mobilehome and other improvements and the Space subject to this Agreement in good condition and repair and including but not limited to replacement of any items which are missing or damaged and repainting of the mobilehome when needed as per management requirements.

D. So long as management does not unreasonably interfere with use of the space, management shall have the right to enter onto the space for any legitimate purpose, including, but not limited to, the following: maintenance of utilities, maintenance of the space, to gain access to other spaces or areas of the park or other improvements to make repairs or undertake other maintenance, inspect for compliance with rules and regulations, and to add or replace improvements. Management may enter the mobilehome or other structures without prior written consent in the case of an emergency or where resident has abandoned the mobilehome. Management may enter the space without notice, and enter the mobilehome or other structures only as permitted by the MRL or other laws.

18. UTILITIES:

A. Resident is responsible for making sure that Resident's mobilehome and all appliances and or equipment in and or around Resident's mobilehome are compatible with electric lot service and capacity now available at Space, and Park shall have no liability or responsibility to Resident if the available electrical supply is incompatible with or inadequate to properly operate, any appliances and / or equipment chosen by Resident. Resident agrees not to install electrical appliances which will use energy in excess of the electrical service and capacity available to Resident's Space.

B. If Resident's electrical demands exceed the capability of the Park, or are otherwise inconsistent with the capabilities of the Park, Resident shall be in default under this Agreement, and Resident shall, in addition to all other remedies available to the Park, reimburse owner within 10 days for any for any cost or expense owner incurs in correcting Resident's breach due to Resident's excessive, inconsistent and / or unauthorized electrical demands or modifications to Park's equipment or electrical supply. Resident is responsible to ensure that the mobilehome is brought into conformance with lot service, by de-amping the mobile home or updating lot service and equipment necessitated by Resident, after obtaining permission and all required permits. If the lot service is required to be modified by the Park operator (whether by repair, replacement, upgrade or other material and labor) based on citation of any governmental

authority including but not limited to the Department of Housing and Community Development, Resident shall reimburse and indemnify Park operator for all such costs and pay within 10 days of demand.

C. Resident agrees then from time to time service may be interrupted for a variety of reasons, which may include routine maintenance, emergency maintenance and or service interrupted from supplier to Park. In the case of emergency maintenance, Management may not have time to notify Resident in advance. Resident agrees not to hold Park responsible for any damages that would arise from an emergency service interruption. Resident agrees not to hold Park responsible for any loss due to lack of service for said maintenance.

D. CAUTION - INTERMITTENT POWER INTERRUPTIONS: INTERMITTENT POWER INTERRUPTIONS ARE FOLLOWED BY RESTORATION OF ELECTRICITY WHICH MAY CAUSE SURGES IN ELECTRICAL POWER. POWER SURGES OFTEN AFFECT UNPROTECTED CONSUMER HOUSEHOLD APPLIANCES SUCH AS ELECTRONIC EQUIPMENT (COMPUTERS, STEREOS, RADIOS, ETC.). OWNER IS NOT RESPONSIBLE FOR THE DISRUPTIONS, OUTAGES, SURGES, OR OTHER IRREGULARITIES IN THE PROVISION OF ELECTRICAL SERVICE TO THE PREMISES WHICH ARE CAUSED BY THE SERVING PUBLIC UTILITY. RESIDENT AGREES THAT OWNER IS FULLY AND UNCONDITIONALLY RELEASED AND DISCHARGED FROM ANY AND ALL LIABILITY WHICH ARISES AS A RESULT OF THE ACTS AND OMISSION OF THE SERVING PUBLIC UTILITY. IT IS THE RESPONSIBILITY OF THE RESIDENT, EXCLUSIVELY, TO EXERCISE PRUDENT CARE FOR PROPERTY WHICH MAY BE AFFECTED BY DISRUPTIONS, OUTAGES, SURGES, OR OTHER IRREGULARITIES IN THE PROVISION OF ELECTRICAL SERVICE TO THE PREMISES. ACCORDINGLY, RESIDENT HAS THE RESPONSIBILITY TO TAKE THE FOLLOWING PRECAUTIONS:

E. SURGE PROTECTORS: RESIDENT HAS THE RESPONSIBILITY, ALWAYS, TO USE SURGE PROTECTORS FOR THE PROTECTION OF RESIDENT'S PROPERTY, ESPECIALLY FOR COMPUTER EQUIPMENT, STEREO EQUIPMENT, RADIOS AND OTHER ELECTRICAL APPLIANCES, DEVICES AND PRODUCTS WHICH MAY BE AFFECTED BY DISRUPTIONS, OUTAGES, SURGES, OR OTHER IRREGULARITIES IN THE PROVISION OF ELECTRICAL SERVICE. UNPLUG HEAT-PRODUCING ITEMS SUCH AS IRONS OR PORTABLE HEATERS TO PREVENT A FIRE WHEN POWER IS RESTORED.

F. RESIDENT INSURANCE POLICY: IT IS RECOMMENDED THAT RESIDENT OBTAIN A RESIDENT'S INSURANCE POLICY TO COVER DAMAGE, LOSS AND LIABILITY ASSOCIATED WITH THE DISRUPTIONS, OUTAGES, SURGES, OR OTHER IRREGULARITIES IN THE PROVISION OF ELECTRICAL SERVICE TO THE PREMISES AND OTHER RISKS.

19. **TERMINATION OF RENTAL AGREEMENT BY PARK:** This Agreement, at the option of owner, may be declared forfeited and the tenancy may be terminated and or Resident's right to possession terminated in accordance with the *Mobilehome Residency Law* and other applicable law. Any such rights granted the Park due to any amendments, deletions, or modifications of the *Mobilehome Residency Law* and other applicable law may be enforced by the Park.

20. **TERMINATION OF RENTAL AGREEMENT BY RESIDENT:** Resident understands that this Agreement will remain in effect and Resident will be liable to pay rent as set forth in this Agreement whether or not the Resident occupies the space or maintains a mobilehome at the space for the term of this Agreement, unless the Resident terminates this agreement as required by law, removes the mobilehome and all other property, disconnects utilities and gives written notice required by *Civil Code §798.59* of not less than 60 days.

21. **SALES:**

A. Removal on Sale (*Civil Code §798.73*): Management may, at its option, in order to upgrade the quality of the Park, require the removal of mobilehome from the space and Park upon its sale to a third party, in accordance with the provisions of the *Mobilehome Residency Law* and any other applicable law. Any new rights or entitlements granted the Park due to amendments, deletions, or modifications of the *Mobilehome Residency Law* and any other applicable law may be enforced by the Park.

B. Resident acknowledges that for this document to be valid Management must receive upon signing this document within 30 days a certified receipt from the Department of Housing and Community Development for verification that the mobilehome has been registered to the new homeowner listed above as Resident.

C. No signs shall be placed on the space except for signs with Resident's name and address advertising the sale or exchange of the mobilehome, limited in size, number and location as provided in the *Mobilehome Residency Law*. No

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signs may be placed on other spaces, or in common areas such as in the streets. A bulletin board, as it may exist from time to time, may be available in the clubhouse for notices or bulletins. Residents may display a political campaign sign relating to a candidate for election to public office or to the initiative, referendum, or recall process in the window or on the side of the mobilehome, or within the space on which the home is located or installed. The size of the face of a political sign may not exceed six square feet, and the sign may not be displayed in excess of a period of time from 90 days prior to an election to 15 days following the election, unless local ordinance imposes a more restrictive period of time for the display of such a sign.

22. APPROVAL OF PURCHASER AND SUBSEQUENT RESIDENTS: Resident may sell his or her Mobilehome at any time pursuant to the rights and obligations of Resident and Park under the *Mobilehome Residency Law* and other applicable law. Resident must, however, immediately notify the Park 60 days prior in writing of Resident's intent to sell his or her mobilehome if the prospective purchaser intends for the mobilehome to remain in the Park.

A. The written notification of intent to sell shall be substantially in the following form:

60 DAY NOTICE OF INTENT TO SELL MOBILEHOME
"I, _____ (insert resident name) _____, intend to offer my mobilehome, space no. _____ (insert space number), for sale beginning 60 days after service on the management of this notice. I understand that I may not complete the sale of the mobilehome without first having been notified by the management that the prospective purchaser has been accepted by the management for tenancy as provided by Civil Code §798.74 and §798.75. Dated: _____, 20____, By: _____ (Resident Signature) _____"

B. Buyer shall complete an application for tenancy;

C. Owner shall obtain a credit report from a credit reporting agency or other source as to buyer's credit history to which buyer shall consent in writing if requested and does approve by the submission of a tenancy application;

D. Owner may charge a fee as permitted by law for such credit investigation;

E. Owner shall interview the buyer;

F. If qualified, Owner may then accept buyer for prospective tenancy in writing;

G. Owner will then, after all documentation then required is completed by buyer and seller, consent to an assignment of this agreement in writing, and provide same, no less than at least three days after buyer's execution of such required documents, to seller or buyer to delivery into escrow to prove that buyer has been accepted as a prospective tenant on condition that the mobilehome purchase is completed;

H. The assignment of this Agreement shall only become effective after buyer is approved for prospective tenancy on condition that (i) your transfer is consummated and (ii) at the time of recordation of title no prior breach of this Agreement (including non-payment of rent, violation of the rules and regulations, or commission of substantial annoyance or any other basis for the termination of tenancy under *Civil Code* §798.56) has occurred;

I. Resident or buyer must put the Agreement into escrow, together with the rules and regulations, and other residency documents as may then be required; In the event there is no escrow, State law requires that a copy of this fully executed Assignment be made a part of the purchase and sale contract. Therefore, the assignment of this Agreement or substitute agreement (if applicable) must be made a part of the contract of sale for the purchase of the mobilehome.

J. Prospective assignee shall not take possession of the mobilehome or space if owner does not expressly approve buyer for tenancy, or should the sale not be completed; in such case, buyer has no right of tenancy. Resident must provide evidence of the purchase/transfer of title of the mobilehome which occupies the premises.

K. Previous Resident Indebtedness: In the event there is any debt still owing to Owner from the previous resident, owner may deem such amounts to have been delegated to the purchaser and charged by owner as further monthly rent.

L. Note: In the event there is no escrow, State law requires that a copy of this fully executed Rental Agreement be made a part of the purchase and sale contract. Therefore, the assignment of this Agreement or substitute agreement (if applicable) must be made a part of the contract of sale for the purchase of the mobilehome.

M. Upon sale/transfer of the manufactured home or assignment of the homesite, after execution of this

Agreement, the then-current rent for the Space shall be immediately increased by up to 25%. All of the rent increases provided for in this Agreement will also continue to apply to the rent to be charged any assignee / new purchaser. All other increases continue to also and additionally apply.

23. RENTING OR SUBLETTING: Other than as specifically authorized by *Civil Code* §798.73.5, Resident shall not sublease or otherwise rent any portion of Resident's mobilehome or the space. Resident shall not assign or encumber his or her interest in this Agreement or the premises. No consent to any assignment, encumbrance, sublease or other renting shall constitute a waiver of the provisions of this paragraph. If Resident consists of more than one person a purported assignment, voluntary, involuntary or by operation of law, from one person to the other shall be deemed an assignment within the meaning of this paragraph.

24. GUESTS:

A. Resident agrees to acquaint all guests with the conditions of tenancy of the Park, including, but not limited to, the Rules and Regulations. Resident is personally responsible for all the actions and conduct of Resident's guests. Guests will not have any rights of tenancy in the Park. Owner may require the guest to register with Owner and sign the Rules and Regulations or other documents reasonably necessary to protect Owner's interests and the interests of others in the Park. These requirements apply to any guest who stays with Resident more than a total of twenty (20) consecutive days or a total of thirty (30) days in the calendar year.

B. **Guest Charges:** Except as limited by California law, a guest staying beyond said period of time shall be charged a guest fee in the beginning amount of 1/30 of the then-charged monthly space rent per day. For example, if monthly space rent is \$300.00, the guest charge is \$10.00 per day. These guest charges may be increased at any time by Owner giving Resident 90 days' written notice and without reducing the rent or affecting other terms of this Agreement. Payment may be deferred and charged as further rent in the monthly statement provided to homeowner.

C. A "guest" is anyone who was not a member of the household at the time Resident signed this Agreement or signed a document accepting an assignment of this Agreement unless that person is under the age of 18, and had subsequently become a permanent part of the household. If Resident wishes to add as a member of the household a person who is age 18 or older so they are not considered a "guest," Resident may only do so with Owner's prior consent, and provided that the person also signs a copy of this Agreement as well as Owner's Rules and Regulations and other documents which are normally signed by new purchasers when they first establish tenancy. If at any time in the future Resident and others who originally signed this Agreement or signed a document accepting an assignment of this Agreement move from the Park for any reason other than that Resident is dead or disabled and the Resident whom Owner approves to live with Resident remains in the Mobilehome, this shall be treated as a sale or other transfer of the Mobilehome or assignment of the Space to that remaining adult Resident, and all rent increases provided for in this Agreement will be immediately applicable and effective as to that remaining adult Resident.

D. If Resident is living alone and wishes to share the mobilehome with one person, pursuant to *Civil Code* §798.34(b), Resident may do so and no charge will be made. Although this additional person will be treated as a guest and will not have any rights of tenancy in the Park. This shall not apply to immediate family as described by *Civil Code* §798.35. Owner may require this person to register with the Park and sign the Park Rules and Regulations or other documents reasonably necessary to protect the Owner's interest and the interest of other resident of the Park. This is done to, among other things, allows Owner to be assured that this person will comply with all of the Park's Rules and Regulations. This person will be restricted from use of and access to the recreational and other common facilities of the Park or property without being accompanied by Resident.

E. If Resident qualifies for having a live-in support person as permitted by *Civil Code* §§ 798.34(c) or (d), Resident may do so and no charge will be made. This additional person will not have any rights of tenancy in the Park. Owner may also require this person to register with the Park and sign the Park Rules and Regulations or other documents reasonably necessary to protect Owner's interests and the interests of others. This is done to, among other things, allows Owner to be assured that this person will comply with all of the Park's rules and regulations. This person will be restricted from use of and access to the recreational and other common facilities of the Park or property without being accompanied by Resident.

25. USE PROHIBITED:

A. The mobilehome and premises shall be used only for private residential purposes and no business, or commercial activity of any nature shall be conducted thereon. Local laws allowing for home occupations are excluded from this restriction, on condition of maintaining a permit and giving proof thereof to the management. If the park is age-restricted for "older persons," no childcare is permitted in order to manifest owner's intention to operate the park as "housing for older persons." Resident agrees not to do anything that will constitute waste, nuisance, or unreasonable annoyance to the others. Resident also agrees not to do anything which will cause damage to the Space or the Park.

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Resident also agrees not to permit any act or maintain or permit to be maintained any condition on the space which may cause an increase in the rate of insurance Owner pays or increase Owner's costs of maintenance and repair or in any way increase the risk of damage to the space, or the Park, or any person.

B. With the exception of household cleaning solvents which are to be used for normal household purposes only, Resident shall not cause to be brought or stored upon the space any hazardous materials. Resident shall at all times and in all respects comply with all federal, state and local laws, ordinances and regulations ("hazardous materials law") relating to hygiene, environmental protection or the use, storage or transportation of any oil, flammable explosives, or other hazardous, toxic, contaminated or polluting materials, substances, or wastes.

26. **IMPROVEMENTS:** All plants, shrubs, and trees planted on the premises as well as all structures, including fences and walls permanently embedded in the ground (if allowed in the Park pursuant to the Rules and Regulations), blacktop or concrete or any structures permanently attached to the ground shall all become the property of the Park's as soon as installed (in accordance with California law regarding ownership of improvements) and may not be removed by the Resident without the prior written consent of the Park. Other than in cases of parks responsibility for certain hazardous trees and certain park installed driveways pursuant to *Civil Code* §798.37.5, Resident shall maintain, repair, and when necessary, at Park's sole discretion, remove and or replace all of the above when located on or bordering Resident's marked lot, at Resident's sole expense and responsibility and shall be completely responsible for each of them although they are the property of the Park, which may remove them at its option. This covers all rules, regulations and further specification is set forth in the rules and regulations.

27. ALTERATIONS AND ADDITIONS TO MOBILEHOME:

A. Resident agrees not to make any alterations, improvements, additions or utility installations to or on or about the home site or mobile home, nor install, remove or change any existing improvements, or modify the drainage or landscaping nor make any contract for such work without owner's prior written consent and approval.

B. Specifically, prior to the commencement and contracting for work to be performed on the mobilehome, including the exterior of the mobilehome (including painting), Resident must:

(1) Submit to management, in writing, the proposal for the work to be performed, specifying what is proposed to be done, the materials to be used, the identity of the person to do the work, the length of time to do the work, proof of permits where required by the local enforcement agency; all in substantially the following form:

"PROPOSAL FOR WORK:"

"I, _____ (insert Resident name) _____, propose to contract for and to do the following work: (describe what Resident proposes to do) _____ on space number _____ (insert space number), beginning _____ (insert date). The work is expected to be completed by _____, 20____. I propose to contract with the following contractor for the work: _____ (insert contractor name) _____, California License Number _____. Contractor carries liability insurance and workers compensation insurance with the following insurers. I understand that I may not commence any work until this proposal is reviewed and approved by the management and where required, all permits from the local enforcement agency have been obtained. I understand that this proposal may be disapproved if the proposed work would result in the violation of the rules and regulations of the Park. I understand that I am responsible for any harm, injury or damage which results from the work I propose to do or have done. Dated: _____, 20____, By: _____ (insert Resident signature) _____."

(2) Submit a true copy of a (i) valid and current state contractor's license; (ii) Proof of liability and workers compensation insurance.

(3) Nothing may be attached to the mobilehome. Prohibited alterations and additions include, by example, changes in paint color, addition of anything to the space or mobilehome such as burglar bars, awnings, skirting, storage sheds, lot changes, modifications or additions, or any other alterations of the existing exterior appearance or condition of the mobilehome or space.

(4) Resident is responsible for all conditions under the manufactured home including grading, compaction, subsidence, drainage, moisture, and ventilation. In giving or withholding consent to any such work, Owner may, at its option, consider and base consent or refusal of consent entirely upon aesthetic considerations and the compatibility of such changes to the Park. If Resident fails to obtain prior written consent and approval, all such alterations, improvements, additions or utility installations shall be promptly removed at Resident's sole expense, upon Owner's request.

28. **NOTICE:** The following notice is provided for the information of all residents, "Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this

information will include either the address at which the offender resides or the Park of residence and ZIP Code in which he or she resides." The law further provides that based on this notification, the lessor (owner and management), seller, or broker is not required to provide information in addition to that contained in the notice regarding the proximity of registered sex offenders; the information in the notice shall be deemed to be adequate to inform the lessee or transferee about the existence of a statewide data base of the locations of registered sex offenders and information from the data base regarding those locations. The information in the notice shall not give rise to any cause of action against the disclosing party by a registered sex offender.

PLEASE NOTE: Owner and management are permitted to investigate the ability of the prospective Resident to pay rent and to comply with the rules and regulations of the Park pursuant to *Civil Code* §798.74. Under California law, management is not permitted to reject a tenancy due to sex offender registration of a prospective Resident. Residents can seek further information to the extent deemed necessary and appropriate and hold owner harmless from the duties required by such law.

29. WAIVER:

A. No waiver by management of management's right to enforce any provision hereof after any default on the part of Resident, shall be deemed a continuing waiver or a waiver of management's right to enforce each and all of the provisions hereof upon any further or other default on the part of the Resident. The acceptance of rent shall not be, or become construed to be, a waiver of any breach of any term, covenant or condition of Resident's lease or affect any notice, demand or suit hereunder.

B. Acceptance of rent shall not reinstate or create a tenancy. Conditional acceptance of rent pending approval of tenancy shall not be deemed to create a tenancy or waive any requirements applicable to tenancy, purchaser application or approval requirements or assignment or transfer requirements. Acceptance of rent shall constitute no waiver of rule violations or any rule, substantial annoyance, or other grounds for the termination of tenancy specified under the Mobilehome Residency Law or other rights. Acceptance of rent after service of a notice to terminate tenancy shall not waive, affect or prejudice the notice. Nor shall routine servicing of other notices, management communications, or other actions or omissions of the management waive, prejudice, or affect the right to terminate tenancy, process a purchaser application and approve a Resident for tenancy or otherwise affect the rights of management. Possession of rent by management shall not be acceptance until actually approved by the owner; accordingly, the receipt by or the tender of payment to the resident manager shall be conditional and for custody purposes only until approved and accepted by the owner.

C. Owner may exercise any right under the terms of this Agreement, or these rules and regulations as amended or modified or any other right of the management under applicable law, and do so at any time subsequent to the date such right became effective hereunder, and do so retroactively to the date the right initially became effective or enforceable and demand performance from such receipt through to and including the date of the demand and thereafter; any such delay, forbearance, whether intentional or inadvertent in enforcing any such right shall not be construed as a waiver, estoppel, laches, or settlement in whole or part; shall not constitute an estoppel, or laches; and, shall not render any such right unenforceable or be a defense against enforcement of such rights from the time such right could first be exercised and thereafter.

30. ATTORNEY'S FEES AND COSTS: Owner and Resident shall mediate any dispute or claim arising between them arising from tenancy, before resorting to alternate dispute resolution, such as arbitration, reference and before initiating court action. This mediation duty does not apply to evictions when termination of this Agreement has been declared, suits for injunctive relief or to claims arising under the *Mobilehome Residency Law* (if purporting to subject MRL-based claims to required mediation would nullify this section). Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to mediate, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney's fees even if they would otherwise be available to that party in any action (except for any claims governed by *Civil Code* §798.85). Attorney's fees and costs may be awarded per the provisions of the *Mobilehome Residency Law*, or other laws, including changes to these laws which may occur in the future. The same is true of any litigation between the parties to this agreement even if not arising under the *Mobilehome Residency Law* or other laws. However, the prevailing party shall be entitled to such fees only if the parties have first mediated the dispute as provided by this agreement. The provision for required mediation shall be interpreted consistent with the California Association of Realtors forms and decisional law upholding such required mediation clauses in residential real estate contexts.

THIS ABOVE MEDIATION PROVISION APPLIES WHETHER OR NOT THE FOLLOWING SPEEDY RESOLUTION OF DISPUTES PROVISION IS INITIALED.

31. NEUTRAL AND FAIR DISPUTE RESOLUTION:

A. To resolve disputes fairly, quickly and inexpensively between lessee and lessor, all "qualified disputes" will be arbitrated before an impartial arbiter (per the FAA *). The arbitration is private and arranged at the parties' convenience. The arbiter will be selected jointly by lessor and lessee from a list supplied from an alternate dispute resolution organization such as the AAA ** supplied from either party within 10 days after one side gives written notice of an arbitral dispute. If more than one alternate dispute organization is proposed, the closest and least expensive shall apply; if two or more are equally so, then, the first contacted shall apply. Completion of hearing and award shall be within 120 days of selection of the arbiter.

B. The arbiter shall have no less than thirty (30) years experience as an attorney or shall be a retired judge. A "qualified dispute" is a dispute with respect to common area maintenance, repair, restoration, operation, utilities, sewer and trash services and facilities, business practices, compliance with laws or regulations such as Title 25, the Mobilehome Residency Law (Civil Code §§798, et seq.) or the Mobilehome Park Act (Health and Safety Code §§18250, et seq.), or housing discrimination under federal or state laws, including the Americans with Disabilities Act. Also included as a "qualified dispute" is a claim, suit or demand which relates to personal or bodily injury and property damage, rent adjustments, rent levels or fees, and any terms or provisions of tenancy, where the amount claimed exceeds small claims court jurisdiction, with the exception of unlawful detainer, forcible detainer, foreclosure, or injunctive relief actions. "Qualified disputes" include legal compliance in park operation, and community conditions, repair, and maintenance. This agreement covers homeowner and all residents occupying the home site.

C. The arbiter will decide all aspects of the dispute including arbitrability and enforceability of this clause. AAA ** Commercial Rules will apply, and available at www.adr.org (choose "rules and procedures," choose "rules," scroll down to "commercial arbitration rules and mediation procedures"). A copy is also on file in the office. No joinder of claims with lessees from other home sites, no consolidation of claims or actions, class actions, representative actions or multiple party litigation is allowed. This agreement is governed by the FAA*, not state law such as set forth in Code of Civil Procedure, §§1280, et seq. Decisions to be made based on competent and admissible evidence in a court of law, not in equity. Arbitrator shall split advance costs between the parties equitably so as not to cost lessee more than comparable court litigation. Costs to be awarded to prevailing party; no attorney's fees are to be awarded to either side. The arbitrator may order specific relief, injunctive relief, and punitive damages per applicable law. Discovery is permitted as allowed by the arbitrator for good cause and by arbitrator's rules, under applicable federal rules. The award may be entered in any proper court and may be specifically enforced and supervised in the continuing jurisdiction of the court (by, e.g., Code of Civ. Proc. §64.6). If any portion of the arbitration clause is not enforceable, the remainder shall remain in force and effect and the clause shall be severable so long as the intent to arbitrate is preserved.

C. * "FAA" refers to the "Federal Arbitration Act." ** "AAA" refers to the "American Arbitration Association."

Agreed: _____ 2015 _____
Homeowner

32. TIME OF THE ESSENCE, COUNTERPARTS, EXHIBITS, WHOLE AGREEMENT: Time is of the essence with this Agreement. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute but one and the same instrument. Each exhibit, addendum or other document referred to in this Agreement is attached or enclosed and incorporated in this Agreement by this reference. The resident manager, other personnel, mobilehome dealers, and the salesperson who sold Resident the mobilehome and other persons are not authorized to make any representations to or agreements with Resident about the Park unless those agreements and representations are contained in this Agreement, the incorporated documents, and posted signs referred to herein. Therefore, resident agrees that this agreement, the incorporated documents, and posted signs referred to herein are the entire agreement between resident and owner regarding Resident's tenancy.

33. **INTERPRETATION, PARTIAL INVALIDITY:** Each provision of this Agreement is separate, distinct, and individually enforceable. In the event any provision is declared to be unlawful or unenforceable, the validity of all other provisions shall not be affected.

34. **EFFECT OF THIS AGREEMENT:** Resident agrees that this Agreement contains the entire agreement between the parties regarding the rental of the space with the Park. All prior negotiations or stipulations concerning this matter which preceded or accompanied the execution of this Agreement are conclusively deemed to have been superseded by this written Agreement.

35. **INSPECTION OF THE PREMISES:** Owner is not agreeing to provide a Park which supplies other than low to moderate-cost housing opportunities. Owner is also not warranting or representing that the mobilehome will appreciate in value. By signing this Rental Agreement, Resident acknowledges that Resident has carefully inspected the space to be rented and all the Park's facilities and has found them to be in every respect as represented by Park to the Resident, either orally or in writing, and to the extent that they are not exactly as represented, either orally or in writing, accepts them with the following comments: _____.

36. **ALTERATION OF THIS AGREEMENT:** This Agreement may be altered only by notice of the owner as provided, by written agreement signed by both of the parties, by operation of law, or in any manner provided for by the Mobilehome Residency Law or other applicable law.

37. **ESTOPPEL CERTIFICATE:**

A. Within ten (10) days following any written request which Owner may make from time to time, Resident shall execute and deliver to Owner a statement certifying: (a) the date of commencement of this Agreement; (b) the fact that this Agreement is unmodified and in full force and effect (or, if there have been modifications hereto, that this Agreement is in full force and effect, as modified, and stating the date and nature of said modifications); (c) the date to which the rental and other sums paid under this Agreement have been paid; (d) the fact that there are no current defaults under this Agreement by either Owner or Resident and Owner did not violate any law or regulation affecting Resident except as specified in Resident's statement; and (e) any other matters requested by Owner. Owner and Resident intend that any statement delivered pursuant to this paragraph may be relied upon by Owner or any mortgage, or purchaser of the Park or any other person having an interest in the financial condition of Owner or the Park.

B. Resident's failure to deliver such statement within such time shall be conclusive upon Resident (a) that this Agreement is in full force and effect and unmodified except as may be represented by Owner, (b) that there are no uncured defaults in Owner's performance, and Owner did not violate any law or regulation affecting Resident and (c) that no more than one (1) month's rent has been paid in advance.

38. **CHANGED CONDITIONS, AMENDMENTS AND MODIFICATIONS:** Changes in conditions, management practice, custom, usage, or conditions may precipitate amendments, additions, deletions and other changes therein in a manner foreseeable or not foreseeable. Some changes may be material, substantial, and affect the nature or value of the leasehold. Some changes may alter common area appearance, usage or condition, or the Park as a whole. Resident is advised that tenancy in the park is subject to such change in terms and conditions. The Mobilehome Residency Law provides that rules and regulations may be amended after consultation on six months' notice and on 60 days' notice as to recreational facilities, and without consultation on 60 days' notice as to mandated changes in law. Accordingly, owner may unilaterally amend, add to or delete any rule under Civil Code §§798.25 or 798.25.5, add or delete services, facilities, improvements and amenities, at any time during the initial or hold-over term and do so without reduction, discount, off set, or deduction from then charged rents and other charges of tenancy.

39. **COMPLIANCE WITH LAW AND RULES AND REGULATIONS:** Resident agrees to comply with all applicable laws, ordinances, regulations and all terms and provisions of this Agreement, the Rules and Regulations, and all rules, regulations, terms and provisions contained in any document referred to in this Agreement, the Rules and Regulations, and all rules, regulations, terms and provisions contained in any document referred to in this Agreement, as said rules, regulations, terms and provisions may from time to time be amended, modified or otherwise changed by Owner as permitted by the terms of this Agreement and the *Mobilehome Residency Law* and other laws.

40. **CONDEMNATION:** If any portion of the Park is taken under the power of eminent domain, or is sold to any authority having the power of eminent domain, either under threat of condemnation or while condemnation proceedings

are pending or the utility systems or other portions of the park are or will be affected by the condemnation to the point where, in owners sole opinion, it is not economically practical to continue operations, owner will have the right to terminate this Agreement. The entire amount of any award for taking of all or any part of a space or the park or for any other reason under the power of eminent domain will be owner's property, whether such award shall be made as compensation for diminution in value of the leasehold or for taking the fee or the taking of any interest resident may have because of this agreement or tenancy. Nothing contained in this paragraph, however, will preclude Resident from obtaining, or giving owner any interest in, any award for the loss of or damage to the mobile home or other personality.

41. DRUG ENFORCEMENT POLICY: THE PARK COOPERATES WITH ALL LAW ENFORCEMENT AGENCIES IN THE IDENTIFICATION AND APPREHENSION OF ALL PERPETRATORS INVOLVED IN THE USE, POSSESSION, MANUFACTURE OR SALE OF CONTROLLED SUBSTANCES AND OTHER ILLEGAL SUBSTANCES. Owner will cooperate to the fullest extent of the law with any efforts to prosecute such persons and in the seizure of any mobilehome or other property as an instrumentality of such crimes. Resident shall be subject to termination of tenancy for any "drug-related criminal activity" at or near the space or in any common areas; this includes conduct of any household member or guest. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act(21 U.S.C. 802) and all comparable provisions of state law as set forth in the California Penal Code and the Health and Safety Code. **ANY VIOLATION OF THE ABOVE PROVISIONS SHALL BE GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this policy shall be deemed a serious violation and a material noncompliance with the terms of tenancy.

42. REASONABLE ACCOMMODATION POLICY: Management has the affirmative obligation to operate the park in a nondiscriminatory manner as provided by state and federal law. Management must, accordingly, consider requests for reasonable accommodations from applicants and Residents with disabilities. A disability is a physical or mental impairment which substantially limits one or more major life activities, such as caring for oneself, performing major tasks, walking, seeing, hearing, speaking, breathing, learning and working; a record of such an impairment; or being regarded as having such an impairment. There must be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability, such that a requested accommodation is necessary. There must be a verifiable disability involved in order to qualify for a reasonable accommodation.

A. Management will consider requests for reasonable accommodations as each need arises. A request for reasonable accommodation can be made by the person with the disability, a family member, or someone else acting on the individual's behalf. A request can be made orally or in writing. If needed, management would provide assistance for the individual, to put this request in writing.

B. For example, a reasonable accommodation may include:

1. A change in the rules or policies or how we do things.
2. A change in structural modification or repair in your mobilehome.
3. A change in how we communicate with you or give you information.
4. Altering a mobilehome or space so that it can be used by a person who uses a wheelchair.
5. Permitting a service animal.

C. When a request for reasonable accommodation has been received, management will respond in a timely manner. If a request for an accessible feature(s), policy modification or other reasonable accommodation to accommodate a disability would result in a fundamental alteration in the housing, compelling management interests or an undue financial and administrative burden, then other action would be investigated and taken to accommodate the Resident. The determination of undue financial and administrative burden will be made on a case-by-case, involving various factors such as the cost of the reasonable accommodation, the financial resources of the management, the benefits the accommodation would provide the requester, and the availability of alternative accommodations that would adequately meet the requester's disability-related needs.

D. If a requested accommodation is rejected because it is not reasonable, then management would engage in an interactive dialogue with the requester to determine if there is an alternative accommodation that would adequately address the requester's disability-related needs. If an alternative accommodation is reasonable and meets the individual's needs, then owner would grant this accommodation.

E. Requester must make a request before any modification is made, before any expense is incurred for a modification and, in the case of an applicant for tenancy, before completing the purchase of a mobilehome. Expenditures made prior to completing the process of submitting a request and engaging in dialogue with management cannot be considered in determining what a reasonable accommodation is.

43. APPENDIX TO RENT ADJUSTMENT FORMULAE:

A. "Property taxes" include any tax levied against the Park which are normally payable to the County tax collector on the tenth day of December and on the tenth (10th) day of April of each calendar year, including any item contained or billed on the property tax bill or statement. Such taxes shall not include our income taxes or assessments subject to pass-through to you as "Government Required Services." New Real Property Taxes assessed to us as a result of new construction or remodeling of our common or maintenance areas after the effective date of this Agreement shall be passed through to you in the same manner as other real property tax increases. For purposes of this Agreement "Real Property Taxes" also include all real estate taxes, personal property taxes, bonds, fees, charges, surcharge assessments, or other charges made in lieu of any of the items described in this paragraph or other charges made in lieu of Real Property Taxes owner is required to pay, including any item contained or billed on the property tax bill or statement. "Real Property Taxes" also include any tax or excise on rents or any other tax, which is assessed against the Park as a direct substitution for any Real Property Taxes.

B. "Government services and facilities" are defined as all expenses for any existing, new, additional or changed facilities, improvements, services or expense which Owner provides, incurs or pays due to orders, invoices, demands, requirements, decrees, judgments, or recommendations of any federal, state or local government or entity or quasi-governmental entity thereof, including fees, bonds, assessments, licenses, permits, exactions, costs, charges or other amount, for e.g., water, sewer, trash pickup or bin rental, utilities, compliance with codes, standards, laws and regulations. Further examples include any services, expense or cost required by any governmental or public source (including but not limited to any agency, commission, department or other entity, or an agent, authorized employee, or representative), or other expense to Owner which has been incurred as a result of any demand or requirement thereof, including services, expense or improvements which have increased, or which are new or additional to those services, expense or improvements legally required to be provided by Owner to Resident or in the Park; any expense which results from any government demand, requirement or action, inclusive of all expense or cost paid by Owner or on behalf of Owner in compliance with such demand, requirement or action. Further, such expense includes amounts expended for compliance with government requirements in the absence of express demand therefrom; fees, bonds, assessments and charges levied upon Owner by an agency of the federal, state or local government, and includes without limitation, any existing or new, additional or changed services, improvements, which Owner is required to provide or which Owner does in fact otherwise provide in or near the Park, charges or other costs and expenses such as for potable water and supply equipment and improvements, fire suppression or prevention (hydrants, sprinklers, underground lines, permits, labor and materials and other costs which relate thereto), sewer, trash pickup, consumer safety, paramedic charges, hazardous material treatment or clean up, mold suppression or treatment in common areas, individual homesites or adjacent grounds, trash bin rental and utilities (cost of use, repair and maintenance) provided by Owner or any health and safety related requirement. For further example, Owner shall be permitted to increase rents by reason of any new or increased costs or expense incurred which relate to compliance with the Americans with Disabilities Act or state or local laws dealing with the disabled or handicapped, the Mobilehome Parks Act, the Mobilehome Residency Law, Occupational Safety and Health, environmental protection and air quality regulations, and the Federal or State fair housing acts, as amended, local fire laws and ordinances, and all labor, materials, permits, fees, engineering, consulting, attorney's and other expert fees and costs which are incurred in connection therewith. Any services or facilities, or expense required by government to provide or pay, or do provide or pay voluntarily, including services provided by utility companies, private parties and quasi-governmental entities as well (such as utilities, fire protection and paramedic services or facilities); lighting and landscape districts, water districts, power districts, curbs, gutters, streets, or other assessments, exactions, tolls, or fees. All labor and other costs incurred to comply with any governmental laws, regulations or other directives regarding employees, contractors or subcontractors or others employed to perform work or services for the Park.

C. "Insurance" includes any insurance which we purchase for the operation of the Park, any deductible portion of an insured loss; comprehensive general liability insurance and workers compensation and health insurance for employees and agents of the owner, including all any umbrella policies or supplemental insurance purchased by the owner.

D. "Capital expenses" include all costs for items owner estimates to have a useful life of longer than 12 months. Capital expense is any cost to owner which is required to be amortized and as defined by the laws, regulations, rulings and decisional law of the United States including without limitation, Title 26 of the United States Code, §§263(a)(1) and (2) (Subtitle A, Chapter 1, Subchapter B, Part IX of the Internal Revenue Code), and the regulations thereunder including without limitation Treas. Reg. § 1.263(a)-1 and §1.263(a)-2 of Title 26 (Chapter I, Subchapter A, Part 1 of the Code of Federal Regulations), as may be amended, including any successor codes or regulations (such as, for example,

for the cost of acquisition, construction, erection or restoration of Park property having a useful life of more than one year; any amount paid out for improvements, replacements or betterments made to increase the value of a Park; any amounts expended in restoring Park property or in making good the exhaustion thereof; capital expenditures also include, for example, amounts paid or incurred to add to the value, or substantially prolong the useful life, of Park property). Capital expenses which may be used for rent adjustments include all investments which have not previously been used for an adjustment of rents during the term of this agreement.

E. "Uninsured loss" is defined as any loss for which we are not actually compensated for by insurance. Included are any loss for which the owner, management or employees is/are ordered by any court, agency, reference or arbitrator to pay as damages or to compensate any person or group of persons because of any claim, lawsuit, arbitration or administrative action brought against management including Park, its owner, managers or other employees and which is for any reason not paid by an insurance company (including but not limited to any good faith and reasonable settlement of any claim with or without litigation or arbitration). Uninsured losses shall be limited to losses related to connect with or concerning the operation, management, maintenance, leasing or ownership of the Park. The total cost to Owner for uninsured losses will be verified by written summary provided by management. Any uninsured loss specifically prohibited by Civil Code §798.42 or other applicable laws will not be used to increase your rent.

44. RESIDENT RESPONSIBLE FOR MOISTURE ACCUMULATED WATER: Resident shall maintain the space so water does not accumulate. Water must drain off in a fashion as to avoid runoff onto another space or common area. The skirting shall not extend into the grade because moisture or water may accumulate under the mobilehome. All watering systems shall be installed, maintained and adjusted as necessary to avoid water run-off and standing water. All beams shall be maintained to avoid the accumulation of water on the homesite. Any masonry skirting must contain sufficient ventilation to prevent accumulation of water under the mobilehome. Resident warrants maintaining their mobilehome and areas under the mobilehome and homesite free from and from conditions which produce mold, standing water, or accumulation of moisture.

45. LIENS AND CLAIMS: Resident will not allow any lien, claim or demand arising from any work of construction, repair, restoration, maintenance or removal done by resident, or for the mobilehome or space, to be enforced against owner, and resident will pay all liens, claims, and demands before any action is brought to enforce them. Resident agrees to hold owner free and harmless from all liability for any and all such liens, claims or demands, together with all costs and expenses, including but not limited to, attorney's fees and court costs incurred by owner in connection with them. This Agreement shall not be recorded. Resident's memorandum of this Agreement may, however, be recorded by owner or a secured lender owner authorizes to do so, whom owner is obligated in respect to the financing of the Park. Resident shall not release any homestead claim on the title to the Park property, nor allow any mechanic's lien, material man's lien or other lien to be filed against the Park property. Resident shall not file any Lis Pendens (a claim notice recorded against title to the Park regarding a lawsuit). If any of such liens as described in this paragraph is filed, Resident shall immediately cash it, pay it, and indemnify and defend owner from and against such lien(s).

46. ACKNOWLEDGMENT OF OWNER OCCUPIED RESIDENT REQUIREMENT AND COSTS FOR WILLFUL VIOLATION: Lamp Lighter Camarillo Mobilehome Park (the "Park") has spent considerable time, effort and cost in making the Park a desirable place to live. One of the reasons for the desirability of the Park is that we do not allow subletting or "Drop offs." It has been the Park's experience that occasionally someone will try to deceive the Park. They will try to circumvent the Rental Agreement and the intent of the Rules & Entry Standards by signing a rental agreement with no intent of ever living in the Park as their primary legal residence. Their intent is to act as sort of a co-signer to the Rental Agreement, intending to allow other members of their immediate or extended family who would not otherwise qualify or be allowed to live in the park to move in. This is commonly referred to in the industry as a "Drop Off." This is a violation of our Rental Agreement, Park Rules, and will void (nullify) the Rental Agreement. This conduct is intentional interference with the Parks business and damages the Parks desirability. Additionally, any transferring of title to give ownership to an unapproved resident in an effort to establish residency will result in termination of this lease and immediate removal of the mobilehome.

I/(we), acknowledge that I/(we) have read and understand that by signing the rental agreement, I/(we) agree that the park will be my/(our) primary legal residence and that I/(we) intend to actually physically live in the park. I/(we) further acknowledge that I am/(we are) not "dropping off" others to live in the park. I/(we) further agree, that if I/(we) do not move into and actually reside in the park, as our primary residence, after signing the rental

agreement, that the rental agreement may be considered null and void by the park and that I/(we) will be responsible for all costs expended by the park in the removal of the mobile/manufactured home and any tenants occupying the space, including all damages for loss of space rent, utilities, associated litigation costs and attorney fees. I/(we) understand that this will be interference with the landlord's normal business operations. Further, I/(we) agree and acknowledge that if I (we) fail to actually physically reside in the park, as our primary residence, the park may rely on that failure as "prima facie" evidence of my/(our) willful and intentional conduct to knowingly deceive the park, (i.e. Fraud), interfering with the parks normal business operations and thereby subjecting me/(us) to punitive damages, over and above any costs, the park may suffer.

Dated: _____, 20____ Signed: _____
Dated: _____, 20____ Signed: _____

47. **ACKNOWLEDGMENT:** Resident understands that by executing this Rental Agreement. He and/or she will be bound by the terms and conditions thereof. Resident acknowledges that he and or she have received, read and understands the following documents:

- | | |
|-------------------------------------|--------------------------------------|
| 1. Copy of this Rental Agreement | 5. Copy of Pet Rules |
| 2. Copy of Rules and Regulations | 6. Parking Instruction/ Rules |
| 3. Copy of Mobilehome Residency Law | 7. Camarillo Municipal Code Ch 10.50 |
| 4. Pool and Spa info and Rules | 8. Exhibit 798.15 |

48. **PATRIOT ACT COVENANT:**

A. Resident hereby represents and warrants to management and management hereby represents and warrants to Resident that each and every "person" or "entity" affiliated with the respective party or that has an economic interest in the respective party or that has or will have an interest in the transaction contemplated by this agreement and the purchase or occupancy of the manufactured home or any property that is the subject matter of this agreement and the purchase or occupancy of the manufactured home or will participate, in any manner whatsoever, in the leasing of the premises and the purchase or occupancy of the manufactured home located thereon, is: (A) not a "blocked" person listed in the Annex to Executive Order Nos. 12947, 13099 and 13224; (B) in full compliance with the requirements of the Patriot Rules and all other requirements contained in the rules and regulations of the Office of Foreign Assets Control, Department of the Treasury ("OFAC"); (C) not a person who has been determined by competent authority to be subject to the prohibitions contained in the Patriot Rules.

B. Anti-Money Laundering. At all times throughout the term of tenancy, none of the funds of Resident or any member of the Resident's household, as applicable, that are used to pay the rents and other charges of the tenancy and for the purchase or occupancy of the manufactured home shall be derived from any unlawful activity, with the result that the investment of Resident or any member of the Resident's household, as applicable (whether directly or indirectly), is prohibited. This agreement is in violation of law and subject to immediate cancellation or termination.

C. The provisions of this paragraph and its sub-paragraphs shall survive the term of this agreement and shall remain in effect at all times during tenancy.

49. **DISCLOSURE STATEMENTS RECEIVED BY NEW RESIDENT AND REGISTERED OWNER:** IF THIS AGREEMENT IS ENTERED INTO WITH A NEW PURCHASER, RESIDENT WARRANTS THAT THIS AGREEMENT HAS BEEN CAREFULLY READ AND REVIEWED, AND THAT RESIDENT HAS RECEIVED A:

A. "MOBILEHOME PARK RENTAL AGREEMENT DISCLOSURE STATEMENT" AT LEAST THREE (3) DAYS PRIOR TO THE EXECUTION OF THIS AGREEMENT; AND,

B. "INFORMATION FOR PROSPECTIVE HOMEOWNERS," WITHIN TWO BUSINESS DAYS OF RECEIVING A REQUEST FROM PROSPECTIVE HOMEOWNER FOR AN APPLICATION FOR RESIDENCY FOR A SPECIFIC HOMESITE.

Please initial here to acknowledge: → _____

C. NOTE TO NEW RESIDENTS: THIS AGREEMENT WILL NOT BE EFFECTIVE UNLESS YOU COMPLETE THE PURCHASE OF THE MOBILEHOME, AND IF YOU DO NOT, YOU WILL HAVE NO RIGHTS OF TENANCY IN THE PARK. PLEASE READ CAREFULLY BEFORE SIGNING THIS AGREEMENT AND ALL OF THE OTHER DOCUMENTS REFERRED TO IN THIS AGREEMENT.

50. INFORMATION CONCERNING MANUFACTURED HOME WHICH PRESENTLY OCCUPIES THE HOMESITE WHICH IS SUBJECT OF THIS RENTAL AGREEMENT IS AS FOLLOWS:

MAKE OF MOBILEHOME: _____ DECAL# _____
MODEL OF MOBILEHOME: _____ YEAR BUILT: _____
REGISTERED OWNERS' NAME(S): _____
REGISTERED OWNERS' ADDRESS: _____
LEGAL OWNER'S NAME: _____ Phone No. _____
LEGAL OWNERS ADDRESS: _____
JUNIOR LIEN HOLDERS NAME: _____ PHONE NO. _____

RESIDENT AGREES THAT ONLY THE ABOVE LISTED MOBILEHOME, AND NO OTHER, SHALL "REMAIN IN THE PARK" DURING THE TERM OF LEASE UNLESS OTHERWISE MUTUALLY AGREED UPON IN WRITING BETWEEN RESIDENT AND MANAGEMENT.

51. 30 DAY INSPECTION PERIOD, 72 HOUR RIGHT OF RESCSSION: RESIDENT HAS 30 DAYS TO ACCEPT OR REJECT THIS AGREEMENT. RESIDENT HAS THE RIGHT TO CANCEL THE AGREEMENT BY GIVING WRITTEN NOTICE TO MANAGEMENT WITHIN 72 HOURS AFTER EXECUTION BY THE RESIDENT.

Please initial here to acknowledge: → _____

52. NOTICE: "Some spaces are governed by an ordinance, rule, regulation, or initiative measure that limits or restricts rents in mobilehome parks. Long-term leases specify rent increases during the term of the lease. By signing a rental agreement or lease for a term of more than one year, you may be removing your rental space from a local rent control ordinance during the term, or any extension, of the lease if a local rent control ordinance is in effect for the area in which the space is located. A fully executed lease, rental agreement, or statement signed by the park's management and by you stating that you and the management have agreed to the terms and conditions of a rental agreement, is required to complete the sale or escrow process of the home. You have no rights to tenancy without a properly executed lease or agreement or that statement. (Civil Code Section 798.75) If the management collects a fee or charge from you in order to obtain a financial report or credit rating, the full amount of the fee or charge will be either credited toward your first month's rent or, if you are rejected for any reason, refunded to you. However, if you are approved by management, but, for whatever reason, you do not purchase the mobilehome, the management may retain the fee to defray its administrative costs. (Civil Code Section 798.74) We encourage you to request from management a copy of the lease or rental agreement, the park rules and regulations, and a copy of the Mobilehome Residency Law. Upon request, park management will provide you a copy of each document. We urge you to read these documents before making the decision that you want to become a mobilehome park resident."

Please initial here to acknowledge: → _____

53. ALTERNATE RENT AGREEMENT OFFERS: RESIDENT ACKNOWLEDGES THAT OWNER HAS OFFERED RESIDENT THE OPTION OF: A RENTAL AGREEMENT HAVING A TERM OF TWELVE (12) MONTHS, OR A RENTAL AGREEMENT HAVING A TERM WHICH IS LONGER THAN A MONTH- TO-MONTH TENANCY BUT LESS THAN TWELVE (12) MONTHS IN LENGTH. RESIDENT ACKNOWLEDGES RESIDENTS UNDERSTANDING THAT RESIDENT COULD HAVE ELECTED TO ACCEPT ANY ONE OF THOSE THREE (3) OPTIONS AND THAT, SOLELY AT YOUR ELECTION, RESIDENT HAS OPTED FOR THIS RENTAL AGREEMENT.

Please initial here to acknowledge: → _____

54. PROPOSITION 65 WARNING: The Premises as well as the common areas in and around the Community may contain at least one of the following chemicals known to the State of California to cause cancer or reproductive toxicity and for which warnings are now required. These chemicals include, but are not limited to: tobacco, smoke, lead and lead components, asbestos, carbon monoxide and gasoline components.

55. EXECUTION: You warrant that all information provided to us is true and correct, constituting material inducements for this agreement. You shall promptly notify us in writing of any change in this information. Provision of false information is fraud, and justifies rescission, damages, and other remedies.

I/WE AGREE THAT WE HAVE READ, UNDERSTOOD AND VOLUNTARILY AGREED TO ALL OF THE PROVISIONS OF THIS AGREEMENT WHICH CONSIST OF THIS MOBILE HOME RENTAL AGREEMENT AND THE OTHER DOCUMENTS REFERRED TO IN IT.

RESIDENT(S):

BY: → _____ → _____ Dated: → _____, 20 _____.
Signature Print Name

BY: → _____ → _____ Dated: → _____, 20 _____.
Signature Print Name

Additional Persons, in addition to the above, who will OCCUPY the space.

BY: → _____ → _____ Dated: → _____, 20 _____.
Signature Print Name

Accepted:

LAMPLIGHTER CAMARILLO MOBILE HOME PARK

BY: → _____ → Amber Monte _____ Dated: → _____, 20 _____.
Amber Monte: Authorized Agent Print Name

Sample

Section VIII

MHET



March 25, 2016

Dear Homeowners,

We are excited to announce that we are expanding our eligibility guidelines for Lamplighter Mobile Home Park's Rental Assistance Program. We have also partnered with Manufactured Housing Educational Trust (MHET) to administer the program for you. The MHET Mobile Home Assistance Program has been working successfully since 1988.

Previous eligibility requirements only took your base rent into consideration. Our expanded program now takes the sum of your rent, mortgage and all utilities into account in order to calculate your housing costs! Eligibility was also previously based on having no more than \$10,000 in personal property. We've now increased this limit to \$20,000.

If you are having financial difficulty, we urge you to contact MHET for a confidential application. More information is available on the attached Lamplighter Mobile Home Park Eligibility Guidelines. If you are currently receiving assistance, your benefit will remain in effect as previously approved. Your renewal will be processed by MHET however.

Thank you for making Lamplighter Mobile Home Park your home.

Sincerely,

Amber Monte
President



Mobile Home Assistance Program

25241 Paseo de Alicia • Suite 120 • Laguna Hills, CA 92653 • (949) 380-3311

Lamplighter Mobile Home Park Eligibility Guidelines

To qualify for temporary rental assistance sponsored by MHET, all of the following guidelines need to be met. If you meet these criteria, you may be eligible to receive a subsidy equal to 10% of your monthly space rent. To request an application to apply for rental assistance call (949) 380-3311 or write to the address above.

1. The applicant needs to be a homeowner who has owned and lived in the mobile home and community they are currently residing in for at least the past three consecutive years.
2. Applicants need to meet the very low-income guidelines* used by the local Housing Authority for the Section 8 rental assistance program (Gross annual income from all sources is 50% of the median income or less).
3. Applicants must meet one or more of the following criteria: (1) be at least 62 years of age or older; (2) be a family of two or more; (3) or be disabled.
4. Monthly housing costs (rent, mortgage and utilities: gas, water, electric, trash, sewer) need to exceed 40% of the total monthly income of all residents in the home.
5. Real property (land, rental property, second home, etc.) may not exceed \$10,000.
6. Personal property (bank accounts, automobiles, stocks and bonds, jewelry, etc.), except for the mobile home in which the applicant lives, may not exceed \$20,000.
7. The applicant does not receive assistance from any other rental assistance program.
8. Not more than 10% of the residents in the Park are already receiving assistance.
9. All of the forms provided in the Rental Assistance Application packet must be completed with every question answered.
10. The applicant must be in compliance with the park rules and regulations and the mobile home or manufactured home may not be in foreclosure by any financial institution or in bankruptcy proceedings.

* Qualification guidelines for Section 8 (for more information call Sacramento County Housing Authority at (916) 440-1390). Current gross annual income from all sources within the following limits for family size:

1 person	\$31,750	5 people	\$48,950
2 people	\$36,250	6 people	\$52,550
3 people	\$40,800	7 people	\$56,200
4 people	\$45,300	8+ people	\$59,800

This assistance program is strictly voluntary on the part of the park owners and may be changed, revised, or discontinued at any time with or without notice.



Section IX
Laundry Room Flooring

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office
Camarillo, CA 93012

RECEIVED
AUG 13 2015

Check Request

Jenna
WIL REG 8/14

Amount: \$3,401.17

W-9 : Attached On File

Check Payable to: Seamless Flooring LA, LLC;
(Vendor name above must match vendor name on W-9)

Payee Address: 8926 Comanche Ave.
Chatsworth, CA, 91311

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed:
(Emergencies Only)

Reason for Check: Installation of new Flooring in both laundry rooms
OCT 01 2015

Comments: Complete flooring repairs in both laundry rooms on site.

Space #(if applicable): _____ Expense Type: General Maintenance

Date of Request: _____ Authorized by: *R. Aguilar*
(For Regional Manager Signature Only)

CORPORATE USE ONLY
Memo: _____
Expense G/L Code: 6320

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

Accounting/SOP 7B Check Request Form
Last Revision 07/29/2014



INVOICE

SEAMLESS FLOORING LA, LLC.
8926 COMANCHE AVENUE,
CHATSWORTH, CA 91311 USA
(877) 373-3858

INVOICE: 42648
 PAGE: 1
 DATE: 8/7/2015
 LOC:
 TERMS: Due Upon Receipt

JOB NUMBER:

Bldg#: Laundry RV Apt#: Move 8/6/2015

S Lamplighter Mobile Homes
 O C/O Investment Prop. Group
 L 19772 Mac Arthur Blvd.
 D Irvine, CA 92612 USA

S Lamplighter Mobile Homes
 H V # - Laundry RV and Club
 I Camarillo, CA 93012 USA
 P

T
O

T
O

Customer	Salesperson	Customer P.O.	Ship Via	Date Wanted	F.O.B.	Order
10753		Wilfredo	Vinyl Install	8/6/2015	(None)	43685
Order	BO	Ship	UM	Item Number / Description		Total

(RV LAUNDRY, CLUB HOUSE LAUNDRY)

790.90	0.00	790.90	SF	Reward XL Tropical Teak	\$1,344.53
240.00	0.00	240.00	LF	4" vinyl cove base Almond	\$120.00
7.00	0.00	7.00	HR	Floor Prep Hours Floor Prep Hours	\$245.00
790.90	0.00	790.90	SF	Vinylk Plank All in Labor	\$1,581.80

UNIT IS VACANT

Order Sub-Total:	\$3,291.33
Tax:	\$109.84
Total:	\$3,401.17
Amount Paid:	\$0.00
Balance Due:	\$3,401.17

Order online anytime - www.seamlessflooring.org. Thank you for choosing SEAMLESS FLOORING, LLC.
 Mail payments to: SEAMLESS FLOORING, LLC - 8926 Comanche Avenue Chatsworth, CA 91311 USA.

Lamplighter Camarillo MHC, LP
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2890

DATE 10/1/2015

PAY ONLY  17

\$ 3,401.17

PAY Three Thousand Four Hundred One and 17/100 Dollars

TO THE ORDER OF Seamless Flooring LA, LLC
8926 Comanche Ave.
Chatsworth, CA 91311

MEMO: Inv# 42648

****COPY****

Lamplighter Camarillo MHC, LP

NAME: Seamless Flooring LA, LLC

CHECK DATE: 10/1/2015

2890

6300 Maintenance & Repairs (Park):632 Flooring-laundry rooms

3,401.17

VersaCheck Form 1000 Classic (03/15)

Lamplighter - US Ban Inv# 42648

www.versacheck.com
3,401.17

Section X
Basketball Court

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

Check Request

JUN 24 2015

Jenna

Amount: \$2,750.00

W-9 : Attached

On File

Check Payable to: Coby-Co Construction
(Vendor name above must match vendor name on W-9)

Payee Address: 803 Vinton Court
Thousand Oaks, CA 91360

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Work completed behind North Laundry Facility JUN 29 2015

Comments: Concrete removal, grinding and patching behind north and east side of north laundry facility and basketball court

Space #(if applicable): Park Expense Type: General Maintenance

Date of Request: 06/22/15 Authorized by: _____
(For Regional Manager Signature Only)

CORPORATE USE ONLY

Memo: _____
Expense G/L Code: 0320

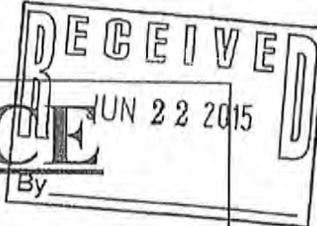
- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

COBY-CO CONSTRUCTION"Have It Done Right The First Time"803 Vinton Court
Thousand Oaks, California 91360

G.C. Lic. # 596848-B

(805) 373-5949 OFFICE/FAX

(805) 231-0307 CELL

E-mail: coby@cobyco.com**INVOICE**

INVOICE NO: 2515-F

DATE: June 22, 2015

To:
Investment Property Group
19772 MacArthur Blvd., Suite 100
Irvine, CA 92612
(949) 440-2300 Fax (949) 440-2320Work Performed At:
Lamplighter Camarillo / Margaret
3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718 em lamplighter@ipgmhc.com

CUSTOMER P.O. #	CONTRACT #	JOB COMPLETION DATE	TERMS
N/A	2515	June 19, 2015	Due Upon Receipt

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Concrete removal, grinding and patching at north - - laundry room & basketball court area per contract = --		2,750.00

ORIGINAL CONTRACT AMOUNT =	2,750.00
EXTRAS =	0.00
PAYMENTS MADE =	0.00
TOTAL AMOUNT DUE UPON RECEIPT =	2,750.00

Make all checks payable to: COBY-CO CONSTRUCTION and mail to above address.
If you have any questions concerning this invoice, call: COBY L. MALLAM (805) 231-0307

THANK YOU FOR YOUR BUSINESS !www.cobyco.com

CONTRACT / PROPOSAL

COBY-CO CONSTRUCTION

NO. 2515

"Have It Done Right The First Time"
803 VINTON COURT
THOUSAND OAKS, CA 91360
(805) 373-5949 OFFICE/FAX
(805) 231-0307 CELL
E-mail: coby@cobyco.com

DATE: May 18, 2015

SHEET NO. 1-of-1

PROPOSAL SUBMITTED TO:

NAME: Investment Property Group
STREET: 19772 MacArthur Blvd., Suite 100
CITY/ST: Irvine, CA 92612
PHONE: (949) 440-2300 ex 120 Fax (949) 440-2320

WORK TO BE PERFORMED AT:
Lamplighter Camarillo / Margaret
3905 Via Rosal
Camarillo, CA 93012
(805) 482-4718

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

RE: Concrete Repairs and Removal:

- 1)- Saw cut approx. 35 lin ft at basketball court and walk next to curb.
- 2)- Remove approx. 22 lin ft of existing concrete footing with first course of block.
- 3)- Remove approx. 1 ft x 22 lin ft of basketball court concrete along side of removed footing.
- 4)- Remove approx 9 ft x 1 ft of concrete curb and footing.
- 5)- Remove two steel poles and the 3 ft x 3 ft x ? concrete footings.
- 6)- Grind down 3 existing old fence poles in basketball court and float patch over them.
- 7)- Grind cracks at basketball court, approx 14 ft, 6 ft & 9 ft.
- 8)- Grind 3 lin ft., (1" lifted) concrete joint between basketball court and sidewalk.
- 9)- Grind lifted joints at sidewalk, 3 ft, 4 ft & 4 ft (east end) of laundry building.
- 10)- Grind 2 lin ft of lifted crack at SE laundry room door.
- 11)- Fill the two holes that will be left in # 5 above with dirt. Get dirt from east planter area.
- 12)- Clean up and discard of all removed concrete, steel poles and concrete dust.

NOTES:

- ***- Cracks and joints that need float patching shall be done by on site maintenance workers.
- ***- On site Maintenance workers shall fill with dirt and plant hedges at removal areas # 2 thru 5.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted, if any, for above work and completed in a substantial workmanlike manner for the sum of; **TWO THOUSAND SEVEN HUNDRED FIFTY DOLLARS (2,750.00).**

With payments to be made as follows:

2,750.00 DUE UPON COMPLETION OF JOB.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Public liability insurance on above work to be taken out by **COBY-CO CONSTRUCTION G.C. LIC.# 596848**

Respectfully submitted: **COBY L. MALLAM**

Per: **COBY-CO CONSTRUCTION**

Note- This proposal may be withdrawn by us if not accepted within 20 days.

ACCEPTANCE OF CONTRACT / PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date: 5/18/15

WWW.COBYCO.COM

Lamplighter Camarillo MHC, LLC
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2807
DATE: 6/24/2015

PAY ONLY 2,750.00

\$ 2,750.00

PAY Two Thousand Seven Hundred Fifty and 00/100 Dollars

TO THE ORDER OF Coby-Co Construction
803 Vinton Court
Thousand Oaks, CA 91360

MEMO: Inv# 2515-F

****COPY****

Lamplighter Camarillo MHC, LLC
NAME: Coby-Co Construction

CHECK DATE: 6/24/2015

2807

6300 - Maintenance & Repairs (Park):632 Concrete repairs

2,750.00

VersaCheck Form 1000 Classic (03/15)

Lamplighter - US Ban Inv# 2515-F

www.versacheck.com
2,750.00

Section XI
Trash Caps

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office
Camarillo, CA 93012

Check Request

Amount: \$4,112.00

W-9 : Attached On File

Check Payable to: Robert L Bridges Concrete
(Vendor name above must match vendor name on W-9)

Payee Address: 2739 Dorman Street
Camarillo, Ca 93010

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Enclosure of Trash Caps, Intalled Caps On Back Wall

Comments: _____

+
Space #(if applicable): Park Expense Type: _____

Date of Request: 03/17/16 Authorized by: *R. Aguilar*
(For Regional Manager Signature Only)

CORPORATE USE ONLY

Memo: _____

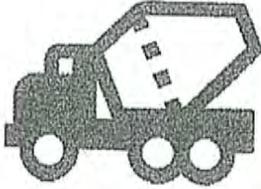
Expense G/L Code: 6310

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

Company/SOP Manual/Forms/Check Request
Last Revision 07/29/2014

MAR 21 2016

Invoice



Robert L. Bridges Concrete

Date 3/17/2015
Invoice #

Robert L. Bridges
Concrete
2739 Dorman Street
Camarillo, CA
93010
Phone:
805.987.7317

TO: HAMPLIGHTER MOBIL
HOME PARK
3905 VIA ROSAL
CAMARILLO, CA. 93012

Qty	Description	Unit Price	Line Total
(1) 11	INSTALLED NEW OR OLD CAPS @ 10 TRASH ENCLOSURES. REMOVED MORTAR @ 1 LOCATION		1912.00
(2)	RESET OR REPLACED CAPS ON 804' OF WALKS @ LAUNDRY ROOM AREA. INSTALLED BOUNDED CEMENT CAP ON 50' OF WALKS. PATCHED HOLES AT VARIOUS LOCATIONS		2200.00

Robert L. Bridges

Subtotal	4112.00
Sales Tax	
Total	4112.00

Make all checks payable to Robert L. Bridges Concrete

Thank you for your business!

Lamplighter Camarillo MHC, LP
18006 Sky Park Circle, Ste. #200
Irvine, CA 92614
949-440-2300

US Bank
90-3582/1222

3038

DATE: 3/18/2016

PAY ONLY  00

\$ 4,112.00

PAY Four Thousand One Hundred Twelve and 00/100 Dollars

TO THE ORDER OF Robert L. Bridges, Concrete
2739 Dorman St.
Camarillo, CA 93010

****COPY****

MEMO: Inv dated 3/17

Lamplighter Camarillo MHC, LP

3038

NAME Robert L. Bridges, Concrete

CHECK DATE: 3/18/2016

6300 - Maintenance & Repairs (Park):631 Enclosure of trash caps, installed caps on back wall 4,112.00

VersaCheck Form 1000 Classic (03/15)

Lamplighter - US Ban Inv dated 3/17

www.versacheck.com
4,112.00

Section XII
Gas Leak Survey

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

Check Request

Amount: \$600.00

W-9 : Attached

On File

Check Payable to: Western Utilities Group
(Vendor name above must match vendor name on W-9)

Payee Address: 3612 Redwood Street
Irvine, California 92606

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Gas Leak Survey and Cathodic Protection System Re-Certification

Comments: Invoice Number 11981
JAN 21 2016

Space #(if applicable): _____ Expense Type: _____

Date of Request: 12/30/15 Authorized by: *R. Aguilar*
(For Regional Manager Signature Only)

CORPORATE USE ONLY

Memo: _____

Expense G/L Code: 0310

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

Lamplighter Camarillo MHC, LP
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2980
DATE: 1/20/2016

PAY ONLY 600.00

\$ 600.00

PAY Six Hundred and 00/100 Dollars

TO THE ORDER OF Western Utilities Group
3612 Redwood St.
Irvine, CA 92606

MEMO: Inv# 11981

COPY

Lamplighter Camarillo MHC, LP
NAME: Western Utilities Group

CHECK DATE: 1/20/2016

2980

6300 - Maintenance & Repairs (Park):631 Gas leak survey

600.00

VersaCheck Form 1000 Classic (03/15)
Lamplighter - US Ban Inv# 11981

www.versacheck.com
600.00



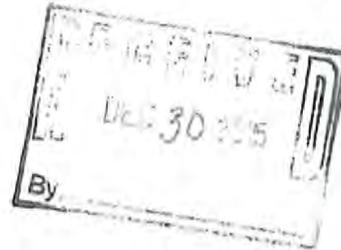
Western Utilities Group

3612 REDWOOD STREET
IRVINE, CALIFORNIA 92606
(949) 651-1785 TEL & FAX

METERING SYSTEMS FOR
WATER, GAS
ELECTRICITY
COMMERCIAL
INDUSTRIAL
RESIDENTIAL

December 25, 2015

Mr. Dan Pineda, Manager
Lamplighter Camarillo Mobile Home Park
3905 Via Rosal
Camarillo, California 93012



Hello Dan,

Here is the Final Report for the gas leak survey and the cathodic protection system re-certification that we did at the park recently. We found sixteen (16) minor aboveground leaks. Almost all of them you can just tightened them up. The c.p. system is working fine. We also found some other problems listed in the back of the Report. Keep this report in, or with, your Gas Manual.

Keep up with your documentations—valve exercising, patrolling, odorant check, rectifier readings and passing out the Public Awareness Memos (PAM)—in your Gas Manual.

Please feel free to contact me on my cell phone at (949) 795-0731 if you have any questions regarding this report. Thank you very much. And Happy New Year!

Sincerely,

A handwritten signature in black ink, appearing to read 'John Makacinas', is written over a horizontal line.

John Makacinas
President

GAS LEAK SURVEY
AND
CATHODIC PROTECTION RECERTIFICATION

2015

WESTERN UTILITIES GROUP - 3612 REDWOOD STREET - IRVINE, CALIFORNIA 92606
PHONE AND FAX NUMBER 949 651-1785



Western Utilities Group

3612 REDWOOD STREET
IRVINE, CALIFORNIA 92606
(949) 651-1785 TEL & FAX

METERING SYSTEMS FOR
WATER, GAS
ELECTRICITY
COMMERCIAL
INDUSTRIAL
RESIDENTIAL

December 25, 2015

Mr. Dan Pineda, Manager
Lamplighter Camarillo Mobile Home Park
3905 Via Rosal
Camarillo, California 93012

Dear Mr. Pineda,

This constitutes the Gas Leakage Control Survey done on December 8, 2015 by our consultants, John Makacinas and John Story.

The survey was conducted by using a Flame Ionization (Heath Detect-O Pak II) instrument having the capability of detecting hydrocarbons in the "parts per million" range. All, if any, underground leaks were verified and pinpointed using a combustible gas indicator. Aboveground leaks were verified using a soap solution where applicable.

MILES/FOOTAGE OF MAINS SURVEYED 15,000'
NUMBER OF SERVICES SURVEYED 229

LEAKS FOUND:	GRADE I	GRADE II	GRADE III
BELOWGROUND	0	0	0
ABOVEGROUND	0	0	16
TOTAL	0	0	16

LEAK CLASSIFICATIONS:

- GRADE I** The most serious kind. Should be dealt with immediately. A threat to life and property exists.
- GRADE II** A potentially hazardous leak. Should be repaired after Class I leaks have been properly attended to.
- GRADE III** A minor leak. Should be repaired or monitored as time and economics dictate.

We appreciate this opportunity to serve you. Please feel free to contact us if you have any questions regarding this report. Thank you very much.

Sincerely,

John Makacinas
President

The survey was done on December 8, 2015. The weather was sunny and warm with no wind. John Makacinas, along with John Story, performed the survey and has been doing this line of work for 40 years. John was trained by Heath Consultants, Inc. They were the innovators of leakage detection in the '30's. He had worked for many gas companies in the East and South before coming to California in 1978. He principally works for mobile home parks throughout the Southwest. He surveys many Federal facilities throughout the United States.

John also was trained in cathodic protection work with Heath Consultants. He is well versed in pipe locating and has given seminars to water, gas and municipality personnel in the techniques of pipe locating.

A Flame Ionization (Heath Detect-O Pak II, serial number 2040a) instrument with the ability to detect hydrocarbons down to one part per million was used to do the survey. It was re-calibrated on December 8, 2015.

All gas mains, service lines, meter sets and other gas equipment owned by the facility were surveyed for leaks. Where applicable, a check of the vents, at the tenant's coach skirting was made to make sure no gas was building up at that location.

John has a California State Contractors License #440307 with a C-36 plumbing classification. He is experienced in doing gas leak repairs and is certified in polyethylene (PE) fusion. He has a Service Agent License #01336 from the State that authorizes him to install measuring devices such as water and gas meters. His company, Western Utilities Group, has a State Agency License #1642.

WESTERN UTILITIES GROUP
 3612 REDWOOD STREET
 IRVINE, CALIFORNIA 92606
 PHONE AND FAX NUMBER 949 651-1785

LEAK LISTING PAGE

SHEET #1 of 3 pages	DATE: December 8, 2015
FOOTAGE AND MILES SURVEYED: 15,000'	NUMBER OF SERVICES INSPECTED: 229
NAME OF CLIENT: Lamplighter Camarillo Mobile Home Park	CITY AND STATE: Camarillo, California 93012
DISTRICT:	CONSULTANTS: John Makacinas and John Story

NO	ADDRESS	PRESS	GRADE	COVER	LEAK LOCATION AND REMARKS
1	Space 71	I	III	EX	Regulator leaking through the vent (200 ppm)
2	Space 150	I	III	EX	Shutoff valve at the riser leaking (120 ppm)
3	Space 152	I	III	EX	Shutoff valve at the riser leaking (50 ppm)
4	Space 164	I	III	EX	Shutoff valve at the riser leaking (300 ppm)
5	Space 173	I	III	EX	Shutoff valve at the riser leaking (50 ppm)
6	Space 133	I	III	EX	Shutoff valve at the riser leaking (200 ppm)
7	Space 136	I	III	EX	Shutoff valve at the riser leaking (100 ppm)
8	Space 196	I	III	EX	Shutoff valve at the riser leaking (75 ppm)
9	Space 2	I	III	EX	Shutoff valve at the riser leaking (225 ppm)
10	Space 8	I	III	EX	Shutoff valve at the riser leaking (200 ppm)
11	Space 114	I	III	EX	Shutoff valve at the riser leaking (500 ppm)
12	Space 113	I	III	EX	Shutoff valve at the riser leaking (400 ppm)
13	Space 112	I	III	EX	Shutoff valve at the riser leaking (300 ppm)
14	Space 84	I	III	EX	Flex connection nut at the meter end leaking (300 ppm)
15	Space 94	I	III	EX	Flex connection nut at the meter end leaking (200 ppm)
16	Space 108	I	III	EX	Flex connection nut at the meter end leaking (250 ppm)
17					
18					
19					
20					

Pressure: High (H); Intermediate (I); Low (L)

Cover: Soil (S); Pavement (P); Exposed Piping (EX)



Western Utilities Group

3612 REDWOOD STREET
IRVINE, CALIFORNIA 92606
(949) 651-1785 TEL & FAX

METERING SYSTEMS FOR
WATER, GAS
ELECTRICITY
COMMERCIAL
INDUSTRIAL
RESIDENTIAL

December 25, 2015

Mr. Dan Pineda, Manager
Lampighter Camarillo Mobile Home Park
3905 Via Rosal
Camarillo, California 93012

Dear Mr. Pineda,

This constitutes the report on the recertification of the Cathodic Protection System at the park as required by the Department of Transportation, Office of Pipeline Safety, Part 192.465 Title 49, Code of Federal Regulations.

The regulation states that the system is checked every calendar year, but with intervals not exceeding fifteen (15) months. The purpose of the check is to make sure the system is operating correctly — arresting active corrosion and protecting your investment.

John Story conducted the recertification on December 8, 2015. The weather was clear and warm. No appreciable rainfall had been recorded in the past month, therefore, the soil was dry.

The park's gas distribution system is made up of steel mains and services with steel risers. Using two rectifiers with anodes located at spaces 55 and 149 cathodically protects the system. The water lines are also protected. The cathodic protection system was designed and installed by Smith and Denison.

A complete check of all aboveground gas lines was made to locate any shorts that may be evident.

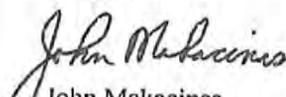
The initial check of the rectifier revealed that no tampering or physical damage was evident. The settings on the space 55 rectifier were on Coarse "B" and Fine "5" with the readings of 3.5 amperes and 7.0 volts D.C. The settings on the space 149 rectifier were on Coarse "A" and Fine "5" with the readings of 2.5 amperes and 6.0 volts D.C.

Using a copper copper sulfate voltmeter sample readings were taken at risers throughout the park. Sample readings should be *equal to or exceed* the negative 850 millivolts required by the Federal Regulations. It was found that the sample readings, principally the ones at the end of the gas main runs, were **within the minimum standards**. (See "List of Risers Sampled".)

Conclusion: The park's gas distribution system is **in compliance** with the Federal Regulations.

Mr. Pineda, if you have any questions concerning this report please do not hesitate to contact me at your convenience. We appreciate your business very much.

Sincerely,


John Makacinas
President

List of Risers Sampled

Lamplighter Camarillo Mobile Home Park

December 8, 2015

All Readings Are In Negative Millivolts D.C.

SPACE	READING
5	1015
15	1149
25	1215
35	1240
45	1070
54	1578
65	901
75	1043
85	990
95	995
105	1015
115	993
125	905
135	1217
145	922
155	941
165	1145
175	1113
185	1075
195	1080
205	900
215	1002
225	1035

Lamplighter Camarillo Mobile Home Park

December 8, 2015

Other Discrepancies

The flex line is in the dirt at space 23. It will corrode.

There is a solid $\frac{1}{2}$ " line or a $\frac{3}{4}$ " line going from the meter to the coach. There must be a flex line per the CODE at spaces 24, 37, 158, 179, 192, 213.

There are two flex lines connected together at spaces 116 and 207. This is a CODE violation.

There is a missing meter stand at space 188.

Need to paint the gas meter sets to protect them from atmospheric corrosion.



REPAIR PROPOSAL & CONTRACT

TO: Lamplighter Camarillo MHP
3905 Via Rosal
Camarillo, CA 805-482-4718

DATE: 02-16-16

PHONE: 805-482-4718

c

Pipeline Utilities (hereinafter "Contractor") submits the following submits the following to:
Lamplighter Camarillo MHP (hereinafter "Owner")

1. PROJECT:

Name- Lamplighter Camarillo MHP
Address- same as above

2. SPECIFICATIONS:

a. **NATURAL GAS SYSTEM REPAIR-** Repair of underground natural gas leak at service riser by space #133

b. **WATER SYSTEM REPAIR-**

c. **ELECTRICAL-**

This contract does not include-

1. Permits
2. Work beyond the location designated by Western Utilities. We will notify management if work is found to be beyond the scope listed above.
- 3.
- 4.

d. **EXCAVATION & BACKFILL-** N/A

3. CONTRACT TERMS:

a. Contractor is not responsible for existing defects in house and tenant piping or appliances such as: Existing leaks, clogged or corroded piping, defective thermo-couples, defective electrical grounding, illegal connections to utility system, etc.

b. Contractor is not responsible, regardless of circumstance, for underground conditions such as, but not limited to: root structure, large rocks, hard pan soil, unconsolidated fill, underground structures, unstable soil, high water table, or any other condition which impedes the progress of the project. No other person, entity, or agent may make demands or delay this work or contract payments. No other person, entity, or agent may use Contractor's work, excavation, piping, conduit, equipment, or facilities without the express consent of the Contractor. The Contractor shall not be held liable or responsible, in part or whole, for any adverse effect or hazard to persons, private or public entities or property, during construction or after completion of the work proposed in this contract, whether directly or indirectly caused by soil and/or ground water, storm drain run-off conditions whether they are known or unknown. Contractor shall be held harmless and indemnified against all claims and/or litigation for loss due to claims of personal or property loss, directly or indirectly caused by any negligent act, accident, or incident by others. Contractor shall not be responsible for loss of soil compaction on this project due to, rain, ground water, natural or incidental run off, or any reason that is out of the direct control of the contractor.

c. Contractor shall locate traceable private utility lines and arrange for the location of public utility lines inside the park in order to avoid damage to such utilities. Potential back charges must be brought to contractor's attention prior to corrective action. Contractor is not responsible for existing underground utilities or other obstructions that are unknown and/or cannot be traced using conventional pipe/cable locating equipment. Existing utilities or site conditions, whether public or private, which must be moved or offset to allow for the new installation shall be done on a time, material, and equipment basis as per contract term 3-g.

d. Notification to tenants regarding the work to be done by Contractor shall be carried out by owner or the park management prior to the start of construction by contractor, and at any other time that Contractor shall reasonably request.

e. Contractor shall be responsible for the safety of its own work only, including where it determines to be appropriate and necessary, the provision and erection of barricading for excavation performed by contractor. Contractor shall maintain access to all existing thoroughfares including all homes and park facilities except where it deems that an unsafe condition exists to do so. Contractor is not responsible for the provision, erection, maintenance or monitoring of safety measures, including barricades, or vehicular access plating, for work performed by any other person, including, without limitation, owner, its park management, and their respective employees, laborers and contractors. Contractor is not responsible for injuries incurred anytime behind construction barricades or inside posted construction zones. Contractor is not responsible for the cost of measures required, due to schedule conflicts or other insistence, by the inspection authority that impedes the daily progress. Contractor shall not be required to provide security personnel to monitor safety measures or otherwise be

responsible for job site safety during hours, weekends, holidays or other times after the end of the Contractor's work day. Owner or its park management shall notify its tenants of, and shall take such other action as is reasonable and appropriate to cause its tenants and their guests and invitees to refrain from removing, or otherwise tampering with Contractor's safety devices, to refrain from coming upon Contractor's job site and to instead keep a safe and reasonable distance away from construction of this project.

f. Contractor shall notify park management regarding interruption of utility service to tenants and/or park facilities in order to allow for the required seventy-two hours prior notice, except in cases of emergency, which shall be at the reasonable discretion of the contractor.

g. The price to be paid to Contractor for work ("additional work") determined by Contractor to be beyond the scope of the provisions of this contract shall be negotiated with owner/responsible management and agreed upon before any such additional work is performed. In case of emergency, if owner/responsible management is immediately unavailable or otherwise unable to negotiate with Contractor, Contractor shall be allowed, in "good faith" to perform all necessary additional work. Hourly rates are as follows: Journeyman/Operator - \$85.00 per man hour, Apprentice - \$45.00 per man hour, Equipment charges - local rental rates plus 20%, Material - invoice plus 20%.

h. In any litigation, arbitration or other proceeding by which one party either seeks to enforce its rights under this agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this agreement, or seeks to enforce any rights or obligations under this agreement, or seeks to enforce any rights of indemnity under this agreement, then, as between the parties of this agreement, the prevailing party shall be entitled to recover as an element of its costs of suit, and not as damages, all of its attorneys fees along with its expert witness fees and other costs of suit.

i. Cost of permits, easements, construction, administrative or other fees, services or requirements from any presiding administrative authority and its departments, or any public utility service company are not included in the provisions of this contract and will be charged as additional work to owner.

j. Payments shall be made to Pipeline Utilities within one calendar week of receipt of invoice. If using Intuit Online Payments, payment must be initiated upon receipt of Invoice in order to reach Pipeline Utilities bank account by due date.

k. Contractor warrants all labor performed hereunder shall be completed in a professional manner.

l. To facilitate construction, owner to provide necessary access to water, power and restroom facilities.

m. Contractor shall take measures to minimize the discharge of however, is not responsible for any hazardous substance/waste or the effects of such including dust, concrete, asphalt, solvent, gasoline, diesel or by products of same which is produced or present on site in connection with the normal day to day operation of its work.

n. Contractor shall take reasonable steps to minimize the disruption and inconvenience to the residents of **Lamplighter Camarillo MHP**. The Contractor's employees shall treat residents with courtesy and respect. Contractor shall not be held liable in the event of any unsubstantiated claims or

accusation/s by any person/s or parties against the contractor, their subcontractors or their employees.

o. Contractor shall pay when due all claims for labor and/or material supplied on the job site or furnished under this contract, and will prevent the filing of any mechanic's lien or stop notice of mechanics or material suppliers, or fringe benefit trust funds, or attachments, garnishments or suits involving the title to the job site.

p. Contractor and its subcontractor/s shall be insured for worker's compensation and general liability for the duration of the project and shall have available all insurance certificates for owner.

q. This agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this agreement and supersedes all prior and contemporaneous understandings or agreements of the parties. No party has been induced to enter into this agreement by, nor is any party relying on, any promise, representation or warranty outside those expressly set forth in this agreement.

4. CONTRACT INFORMATION:

Contractor proposes to perform the work listed work listed in **2a**. All work shall be carried out by competent persons in a timely and professional manner.

5. CONTRACT PRICE:

*****\$ 1,500.00*****

Fifteen Hundred Dollars, and 00/100

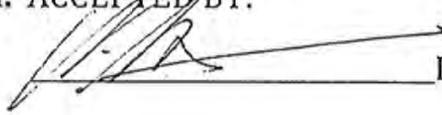
6. TERMS:

Payments shall be made to Pipeline Utilities within one calendar week of receipt of invoice. Payments are due as per Contract Term 3j.

It is understood and agreed that we shall not be held responsible for any loss, damage or delays occasioned by inclement weather, acts of God, delayed delivery of seller's supplies, labor trouble, or other unforeseen contingencies. Prices quoted in this contract will be renegotiated if not accepted within thirty (30) days of presentation.

SIGNATURE PAGE

a. ACCEPTED BY:

 _____ Date 2/29/16

All changes must be approved by Wilfredo Motta in writing, in advance. wmotta@ipgmhc.com

Contractors are required by law to be licensed and regulated by the Contractors State License Board. Any questions concerning a contractor can be referred to the registrar of the board whose address is: Contractor's State License Board, 1220 N. Street, Sacramento, CA 95814.

NOTICE TO OWNER

Under the Mechanic's Lien Law, any contractor, sub-contractor, laborer, material man, or other person who helps to improve your property and is not paid for his labor, services, or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing before commencing such work or improvement of a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price of all persons furnishing labor, services, equipment or materials for the work described in said contract.

Section XIII
Storm Drains

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

DEC 21 2015

Check Request

Amount: \$2,000.00

W-9 : Attached

On File

Check Payable to: Roto-Rooter Plumbers Gold Coast Rooters
(Vendor name above must match vendor name on W-9)

Payee Address: 3989 Market Street
Ventura Ca. 93003

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Pressure Water Storm Drains

Comments: _____

Space #(if applicable): _____ Expense Type: General Maintenance

Date of Request: 12/18/15 Authorized by: [Signature]
(For Regional Manager Signature Only)

<u>CORPORATE USE ONLY</u>	
Memo:	_____
Expense G/L Code:	_____

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

PROPOSAL



A Division of
Gold Coast Rooters, Inc.
3989 Market Street
Ventura, Ca 93003
(805) 642-1980
Fax: (805) 642-0720

December 15, 2015

Lamplighter MHP
ATTN: Margeret
3905 Via Rosal
Camarillo CA

We propose to furnish necessary labor and material to perform the following work:

We will be high pressure water jetting the storm drains as Preventative Maintenance for the up coming storm season. We will be climbing down in to the storm catchers and cleaning out the debri and garbage inside them. We will then proceed to jetting them clear of any obstructions. We feel this will take a day to complete with 2 men.

The price is quoted as follows: \$ 2,000.00

Roto-Rooter is the largest Plumbing, Sewer & Drain Cleaning Company in Ventura County and has been in business for over 75 years. We pride ourselves on top quality work and customer service. We are fully licensed, bonded and insured. Our Service Technicians are highly trained to take care of all your plumbing and drain care needs. Thank you for the opportunity to bid on the above mentioned project.

This proposal is valid for 30 days from the above date. If you should have any questions regarding the proposal, please contact my office. (805)642-1980.

Ron Wagoner
Project Coordinator
Roto-Rooter Plumbers

APPROVED

DATE



12/15/15

Lamplighter Camarillo MHC, LP
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2965

DATE: 12/22/2015

PAY ONLY **2,000.00**

\$ 2,000.00

PAY Two Thousand and 00/100 Dollars

TO THE ORDER OF Roto-Rooter Plumbers
3989 Market St.
Ventura, CA 93003

****COPY****

MEMO: Proposal dated 12/15

Lamplighter Camarillo MHC, LP

NAME: Roto-Rooter Plumbers

CHECK DATE: 12/22/2015

2965

6300 · Maintenance & Repairs (Park):631 Jetting storm drains

2,000.00

VersaCheck Form 1000 Classic (03/15)

Lamplighter - US Ban Proposal dated 12/15

www.versacheck.com
2,000.00

Lampighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

Check Request

Amount: \$4,000.00 W-9 : Attached On File

Check Payable to: Roto Rooter Cold Coast Routers
(Vendor name above must match vendor name on W-9)

Payee Address: 3989 Market Street
Ventura Ca. 93003

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Jetting Of Main Trunk Lines

Comments: Invoice Number- 295944

+
Space #(if applicable): Park Expense Type: General Maintenance

Date of Request: 01/18/16 Authorized by: [Signature]
(For Regional Manager Signature Only)

<u>CORPORATE USE ONLY</u>	
Memo:	_____
Expense G/L Code:	<u>6317</u>

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

FEB 03 2016

Company/SOP Manual/Forms/Check Request
Last Revision 07/29/2014

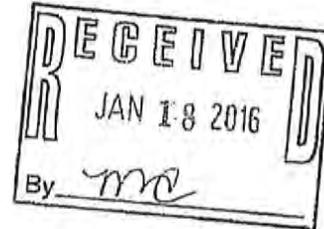
ROTO-ROOTER PLUMBERS
3989 MARKET STREET
VENTURA CA 93003-5616
805-642-1980

I N V O I C E

Invoice #: 295944
Inv. Date: 01/13/16

FED ID 77-0080828

LAMPLIGHTER MOBILE PARK
3905 VIA ROSAL
CAMARILLO CA 93010-5098



Service at: 3905 VIA ROSAL

2 DAY JET FROM 1-12-16 THROUGH 1-13-16 JETTED FROM VARIOUS
CLEAN OUTS BY HOMES IN PARK TO CLEAN ENTIRE MAINLINE FROM
LAUNDRY DOWN TO MAN HOLE NEAR ENTRANCE 4000.00

SUBTOTAL	4000.00
	=====
TOTAL	\$ 4000.00

SERVICE CHARGE of 1 1/2% per month (APR 18%) on all invoices over 30 days old.

(Please detach and return with your payment)

LAMPLIGHTER MOBILE PARK
3905 VIA ROSAL
CAMARILLO CA 93010-5098

Invoice #: 295944
Inv. Date: 01/13/16

3905 VIA ROSAL

BALANCE DUE: 4000.00

Lamplighter Camarillo MHC, LP
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2990
DATE: 1/27/2016

PAY Four Thousand and 00/100 Dollars

PAY ONLY 4,000.00

\$ 4,000.00

TO THE Roto-Rooter Plumbers
ORDER 3989 Market St.
OF Ventura, CA 93003

MEMO: Inv# 295944

COPY

Lamplighter Camarillo MHC, LP
NAME: Roto-Rooter Plumbers

CHECK DATE: 1/27/2016

2990

6300 Maintenance & Repairs (Park):631 Jetting main lines

4,000.00

VersaCheck Form 1000 Classic (03/15)
Lamplighter - US Ban Inv# 295944

www.versacheck.com
4,000.00

Section XIV
Security Cameras

Section XV
JC Landscaping Contract

CONTRACT AGREEMENT

THIS AGREEMENT made Nov 15, 2014 by & between

JC Landscaping Co.(CA Lic.#913257) and

Lamplighter Camarillo MHP (3905 Via Rosal Camarillo, CA 93012)

The above named Lamplighter Camarillo Herby retains the above named Contractor to undertake and perform The improvements more particularly described below, on the property located at 3905 Via Rosal.

1. Description of Work

Contractor shall furnish all labor and materials necessary to construct and complete in a good Workmanship and prompt manner, pursuant to the project design and applicable regulation.

The following project on the premise :

a) Project description : same as on proposal(estimate) attachment Sheet

2. Contractor shall furnish coverage of illness and accident to own employee(s) during Working on the premises

3. Price and Terms of Payment

Owner shall pay to Contractor the total sum of One Thousand Seven Hundred Dollars(\$1,700.00) For the work

Progress Payment for the work are to be made as hereinafter set out.

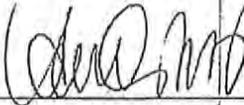
a) Payment : Every end of the month

4. Change or Additional Order

a) Change or additional order are must written and sign by both Owner and Contractor.

b) Additional price will be add on last payment stage or make new contract if necessary.

Owner Signature



Contractor Signature

JC LANDSCAPING CO.
 2390C Las Posas Rd.#245
 Camarillo, CA 93010
 (805)987-3745

ESTIMATE
 DATE: 7/5/2014

TO: RONDA ALDRIDGE

FOR:
 Maintenance Services
 P.O. # [A24]

Lamplighter MHP
 3905 Via Rosa
 Camarillo, CA 93010
 (916)-943-8199

DESCRIPTION	HOURS	RATE	AMOUNT
Maintenance Services at Lamplighter MHP 1. Entrance 2. Around Clubhouse 3. Greenbelt			\$1,700.00/Mon.
1. Lawn Care 2. Planter Care 3. Check Sprinkler 4. 2 workers for 8hrs. 5. Weekly Service			
Extra : Any Fertilizing and extra labor w/lt materials			
Day Off : Memorial Day, Independence Day, Labor Day, Thanksgiving Day Annual Vacation : From 12/24~1/1			

THANK YOU FOR YOUR BUSINESS!

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

Check Request

Amount: \$1,700.00

W-9 : Attached On File

Check Payable to: JC Landscaping Co.
(Vendor name above must match vendor name on W-9)

Payee Address: 2390C Las Posas Rd. #245
Camarillo, CA 93010

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: February
January monthly landscaping maintenance

Comments: Invoice #7770

Space #(if applicable): _____ Expense Type: General Maintenance

Date of Request: 01/29/16 Authorized by: [Signature]
(For Regional Manager Signature Only)

CORPORATE USE ONLY

Memo: _____

Expense G/L Code: 6213

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

FEB 11 2016

JC LANDSCAPING CO.
2390C Las Posas Rd#245
Camarillo, CA 93010
(805)987-3745

Invoice

BILL TO
Lamplighter Camarillo MHC
3905 Via Rosal Camarillo, CA 93012

DATE	INVOICE #
2016-01-25	7770

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Gardening	maintenance	1		1,700.00
			Total	1,700.00

Lamplighter Camarillo MHC, LP
18006 Sky Park Circle, Ste. #200
Irvine, CA 92614
949-440-2300

US Bank
00-3582/1222

2999

DATE 2/8/2016

PAY ONLY  **1*

\$ 1,700.00

PAY One Thousand Seven Hundred and 00/100 Dollars

TO THE ORDER OF JC Landscaping Co.
2390 C Las Posas Rd #245
Camarillo CA 93010

MEMO: Inv# 7770

****COPY****

Lamplighter Camarillo MHC, LP

NAME: JC Landscaping Co

CHECK DATE: 2/8/2016

2999

6300 - Maintenance & Repairs (Park):631 February

1,700.00

VersaCheck Form 1000 Classic (03/15)
Lamplighter - US Ban Inv# 7770

www.versacheck.com
1,700.00

Section XVI
Street Sweeping

VENCO
POWER SWEEPING, INC.

2400 Eastman Avenue
Oxnard, CA 93030

Tel. (805) 201-0040

Fax (805) 201-0041

www.vencosweep.com



***** INVOICE *****	DATE	NUMBER
	2/15/2016	0049382-IN

A 2% per month service charge will be added to accounts which are thirty (30) days past due.

CUSTOMER NO: 00-0001195

INVOICE DUE DATE: 3/10/2016

LAMPLIGHTER MHP
19772 MACARTHUR BLVD #100
IRVINE, CA 92612

	U/M	QUANTITY	PRICE	AMOUNT
STREET SWEEPING SERVICE	MO	1.000	324.820	324.82

[Handwritten signature]
2/25/16

FEB 26 2016

FEBRUARY SERVICE MONTH

INVOICE TOTAL: 324.82

[Handwritten initials]

Lamplighter Camarillo MHC, LP
18006 Sky Park Circle, Ste. #200
Irvine, CA 92614
949-440-2300

US Bank
90-3582/1222

3013

DATE: 2/24/2016

PAY ONLY 324.82

\$ 324.82

PAY Three Hundred Twenty-Four and 82/100 Dollars

TO THE ORDER OF Venco Power Sweeping, Inc.
2400 Eastman Ave.
Ontario, CA 93030

MEMO: Inv# 0049382-IN

COPY

Lamplighter Camarillo MHC, LP
NAME Venco Power Sweeping, Inc.

CHECK DATE: 2/24/2016

3013

6300 Maintenance & Repairs (Park):631 February

324.82

VersaCheck Form 1000 Classic (02/15)

Lamplighter US Bank Inv# 0049382-IN

www.versacheck.com
324.82

VENCO
POWER SWEEPING, INC.

2400 Eastman Avenue
Oxnard, CA 93030
Tel. (805) 201-0040
Fax (805) 201-0041
www.vencosweep.com



***** INVOICE *****	DATE	NUMBER
	1/15/2016	0049144-IN

A 2% per month service charge will be added to accounts which are thirty (30) days past due.

CUSTOMER NO: 00-0001195

INVOICE DUE DATE: 2/10/2016

LAMPLIGHTER MHP
19772 MACARTHUR BLVD #100
IRVINE, CA 92612

	U/M	QUANTITY	PRICE	AMOUNT
STREET SWEEPING SERVICE	MO	1.000	324.820	324.82

JANUARY SERVICE MONTH

INVOICE TOTAL: 324.82

VENCO
POWER SWEEPING, INC.

2400 Eastman Avenue
Oxnard, CA 93030

Tel. (805) 201-0040

Fax (805) 201-0041

www.vencosweep.com



***** INVOICE *****	DATE	NUMBER
	12/15/2015	0048907-IN

A 2% per month service charge will be added to accounts which are thirty (30) days past due.

CUSTOMER NO: 00-0001195

INVOICE DUE DATE: 1/10/2016

LAMPLIGHTER MHP
19772 MACARTHUR BLVD #100
IRVINE, CA 92612

	U/M	QUANTITY	PRICE	AMOUNT
STREET SWEEPING SERVICE	MO	1.000	324.820	324.82

JAN 25 2016

[Handwritten Signature]

0918

DECEMBER SERVICE MONTH

INVOICE TOTAL: 324.82

Lamplighter Camarillo MHC, LP
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2987

DATE: 1/22/2016

⇒ PAY ONLY 649.64

\$ 649.64

PAY Six Hundred Forty-Nine and 64/100 Dollars

TO THE ORDER OF Venco Power Sweeping, Inc.
2400 Eastman Ave.
Ontario, CA 93030

****COPY****

MEMO: INV# 0048907-IN INV# 0049144-IN

Lamplighter Camarillo MHC, LP

2987

NAME: Venco Power Sweeping, Inc.

CHECK DATE: 1/22/2016

6300 : Maintenance & Repairs (Park):631 December
6300 : Maintenance & Repairs (Park):631 January

324.82
324.82

VersaCheck Form 1000 Classic (03/15)
Lamplighter - US Ban

Inv# 0048907-IN INV# 0049144-IN

www.versacheck.com
649.64

Section XVII
Tree Trimming & Removal

Lampighter Camarillo Mobile Home Park

3905 Via Rosal, Office
Camarillo, CA 93012

Check Request

Amount: \$650.00 W-9 : Attached On File

Check Payable to: JC Landscaping Co.
(Vendor name above must match vendor name on W-9)

Payee Address: 2390C Las Posas Rd. #245
Camarillo, Ca. 93010

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Removal of tree that fell down between site 6 and 7
JAN 21 2016

Comments: _____

Space #(if applicable): 6 and 7 Expense Type: General Maintenance

Date of Request: 12/28/15 Authorized by: *Regular*
(For Regional Manager Signature Only)

CORPORATE USE ONLY	
Memo:	_____
Expense G/L Code:	<u>0013</u>

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

Company/SOP Manual/Forms/Check Request
Last Revision 07/29/2014

JC LANDSCAPING CO.
2390C Las Posas Rd#245
Camarillo, CA 93010
(805)987-3745

Invoice

BILL TO
Lamplighter Camarillo MHC
3905 Via Rosal Camarillo, CA 93012

DATE	INVOICE #
2015-12-24	7637

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Tree	Remove (1)-Fell down tree at the between #6 and #7	1		650.00

			Total	650.00
--	--	--	--------------	---------------

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

Check Request

Amount: \$1,700.00

W-9 : Attached

On File

Check Payable to: JC Landscaping Co.
(Vendor name above must match vendor name on W-9)

Payee Address: 2390C Las Posas Rd # 245
Camarillo Ca. 93010

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed:

(Emergencies Only)

Reason for Check: December Monthly Landscaping Maintenance

Comments: Invoice # 7680

Space #(if applicable): _____ Expense Type: _____

Date of Request: 12/30/15 Authorized by: *R. Aguilar*
(For Regional Manager Signature Only)

12/31/15

CORPORATE USE ONLY

Memo: _____

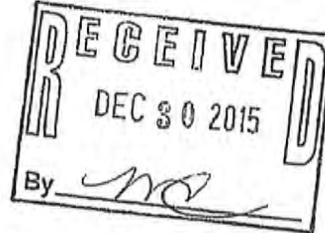
Expense G/L Code: _____

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

JC LANDSCAPING CO.
2390C Las Posas Rd#245
Camarillo, CA 93010
(805)987-3745

Invoice

BILL TO
Lampighter Camarillo MHC
3905 Via Rosal Camarillo, CA 93012



DATE	INVOICE #
2015-12-24	7680

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Gardening	maintenance	1		1,700.00
			Total	1,700.00

Lamplighter Camarillo MHC, LP
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2979
DATE: 1/20/2016

PAY ONLY 2,350.00

\$ 2,350.00

PAY Two Thousand Three Hundred Fifty and 00/100 Dollars

TO THE JC Landscaping Co.
ORDER 2390 C Las Posas Rd #245
OF Camarillo CA 93010

MEMO: Inv# 7637 Inv# 7680

COPY

Lamplighter Camarillo MHC, LP

NAME: JC Landscaping Co

CHECK DATE: 1/20/2016

2979

6300 - Maintenance & Repairs (Park):631 Inv# 7637 Tree removal
6300 - Maintenance & Repairs (Park):631 December

650.00
1,700.00

VersaCheck Form 1000 Classic (03/15)

Lamplighter - US Ban Inv# 7637 Inv# 7680

www.versacheck.com
2,350.00

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

Check Request

JUN 12 2015

Jenna

Amount: \$600.00

W-9 : Attached On File

Check Payable to: Master Tree Service Rosario Perez
(Vendor name above must match vendor name on W-9)

Payee Address: 1235 S. H Street
Oxnard, CA 93033

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Tree Removal JUN 16 2015

Comments: For tree removal and grinding of stump between sites 180 and 181

Space #(if applicable): Park Expense Type: General Maintenance

Date of Request: 05/20/15 Authorized by: _____
(For Regional Manager Signature Only)

CORPORATE USE ONLY

Memo: _____

Expense G/L Code: 0313

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

RECEIVED
MAY 20 2015
By _____



Master Tree Service
1235 S. H Street Oxnard CA 93033
Phone: (805) 483-1692
Cell: (805) 760-1020

NAME &
ADDRESS

DATE WED 5/20 20 15

Lampyler Motel
Camarillo, CA

- Remove 1 Ficus
tree on
Spot #180/181

TOTAL \$600.00

GARDENER

Rosario Perez

Lamplighter Camarillo MHC, LLC
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

U/S Bank
90-3582/1222

2802
DATE: 6/15/2015

PAY ONLY \$ 600.00

\$ 600.00

PAY Six Hundred and 00/100 Dollars

TO THE ORDER OF Master Tree Service
1235 South H Street
Oxnard CA 93033

MEMO: Inv dated 5/20

COPY

Lamplighter Camarillo MHC, LLC

NAME: Master Tree Service

CHECK DATE: 6/15/2015

2802

6300 Maintenance & Repairs (Park):631 Tree removal & stump grinding

600.00

VersaCheck Form 1000 Classic (03/15)

Lamplighter - US Ban Inv dated 5/20

www.versacheck.com
600.00

Lampighter Camarillo Mobile Home Park

3905 Via Rosal, Office
Camarillo, CA 93012

Jenna

Check Request

Amount: \$450.00 W-9 : Attached On File

Check Payable to: JC Landscaping Co.
(Vendor name above must match vendor name on W-9)

Payee Address: 2390C Las Posas Rd #245
Camarillo, CA 93010

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

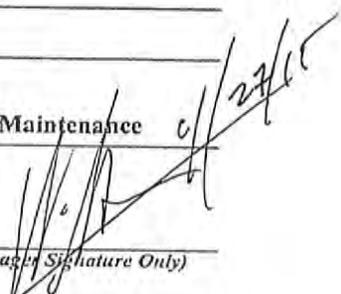
Check box if payment is to be expedited. Specify date needed:

(Emergencies Only)

Reason for Check: Stump removal

Comments: Stump removed from site 160 APR 30 2015

Space #(if applicable): Park Expense Type: General Maintenance

Date of Request: 04/27/15 Authorized by: 
(For Regional Manager Signature Only)

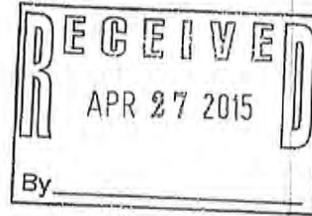
CORPORATE USE ONLY

Memo:
Expense G/L Code: 0313

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

JC LANDSCAPING CO.
2390C Las Posas Rd#245
Camarillo, CA 93010
(805)987-3745

Invoice



BILL TO
Lamplighter Camarillo MHC
3905 Via Rosal Camarillo, CA 93012

DATE	INVOICE #
2015-04-25	73444

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Tree	Stump Grinding work at #160	1		450.00
			Total	450.00

Lamplighter Camarillo MHC, LLC
19772 MacArthur Blvd, Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2761

DATE: 4/28/2015

⇒ PAY 450.00
ONLY

\$ 450.00

PAY Four Hundred Fifty and 00/100 Dollars

TO THE JC Landscaping Co.
ORDER 2390 C Las Posas Rd #245
OF Camarillo CA 93010

MEMO Inv# 73444

COPY

Lamplighter Camarillo MHC, LLC

NAME: JC Landscaping Co

CHECK DATE 4/28/2015

2761

6300 Maintenance & Repairs (Park):631 St. mp grinding #180

450.00

VersaCheck Form 1000 Classic (02/15)
Lamplighter - US Bah

Inv# 73444

www.versacheck.com
450.00

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office
Camarillo, CA 93012

Check Request

Jenna

Amount: \$550.00 W-9 : Attached On File

Check Payable to: JC Landscaping
(Vendor name above must match vendor name on W-9)

Payee Address: 2390C Las Posas Rd #245
Camarillo, CA 93010

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed:

50.00 +
1,700.00 +
250.00 +

Reason for Check: Tree removal

Comments: Removal of yucca tree from site 160
APR 0 6 2015

Space #(if applicable): Park Expense Type: General Maintenance

Date of Request: 03/31/15 Authorized by: *[Signature]*
(For Regional Manager Signature Only)

4/2/15

CORPORATE USE ONLY

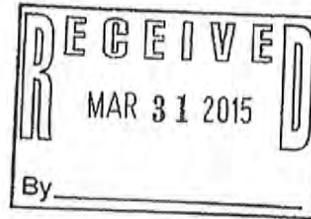
Memo: _____

Expense G/L Code: 0313

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

JC LANDSCAPING CO.
2390C Las Posas Rd#245
Camarillo, CA 93010
(805)987-3745

Invoice



BILL TO
Lampighter Camarillo MHC
3905 Via Rosal Camarillo, CA 93012

DATE	INVOICE #
2015-03-25	6900

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Tree Gardening	Remove Yacca Tree at #160	1		550.00
		1		0.00

Total	550.00
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Wilfred Motta

From: Lamplighter MHP <lamplighter@ipgmhc.com>
Sent: Thursday, April 02, 2015 1:26 PM
To: Wilfred Motta
Subject: RE: Invoice from JC Landscaping

Hi Wil,

The job was completed and this site is not a POH; the tree was between site 159 and 160. It was a safety issue because the tree was lifting up his sidewalk and he was complaining that if a member of his family was injured because we didn't take care of this he we would be liable. The tree was also lifting site 159's driveway. The tree was removed but the stump was not grinded. A bid comparison was sent to corporate on 3/2/15 and the one approved was for JC Landscaping in the amount of \$550 which did not include the stump grinding. I would like to get the stump removed since this resident may complain again. Please let me know if you agree so I can start contacting vendors.

Thank you,
Margaret Pineda
Property Manager
3905 Via Rosal
Camarillo, CA 93012
lamplighter@ipgmhc.com
(805) 482-4718

From: Wilfred Motta [<mailto:wmotta@ipgcorpoffice.com>]
Sent: Thursday, April 02, 2015 11:58 AM
To: lamplighter@ipgmhc.com
Subject: Invoice from JC Landscaping

Daniel/Margaret:

Hope your day is going well. I have an invoice dated 3/25/2015 from JC landscaping #6900 for \$550 for removing a Yacca Tree. I have a few questions about this invoice:

- (1) Was the job completed?
- (2) Is #160 a POH?
- (3) Where was the tree located? Did it belong to us or was it located in the common areas? Was the tree posing a health and safety issue?

Let me know as soon as you can.

Thanks for your time,
Wil

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office
Camarillo, CA 93012

Check Request

Handwritten initials: JMD

Amount: \$1,700.00

W-9 : Attached

On File

Check Payable to: JC Landscaping

(Vendor name above must match vendor name on W-9)

Payee Address: 2390C Las Posas Rd #245
Camarillo, CA 93010

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Monthly maintenance

Comments: _____

Space #(if applicable): Park Expense Type: General Maintenance

Date of Request: 03/31/15 Authorized by: *[Signature]*

(For Regional Manager Signature Only)

Handwritten signature and date: 4/2/15

CORPORATE USE ONLY

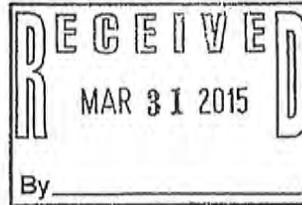
Memo: _____

Expense G/L Code: 0313

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- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

JC LANDSCAPING CO.
2390C Las Posas Rd#245
Camarillo, CA 93010
(805)987-3745

Invoice



BILL TO
Lamplighter Camarillo MHC
3905 Via Rosal Camarillo, CA 93012

DATE	INVOICE #
2015-03-31	6990

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Gardening	maintenance	1		1,700.00

Total				1,700.00
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Lamplighter Camarillo MHC, LLC
19772 MacArthur Blvd. Ste. 100
Irvine, CA 92612
949-440-2300

US Bank
90-3582/1222

2743

DATE: 4/3/2015

PAY ONLY 2,250.00

\$ 2,250.00

PAY Two Thousand Two Hundred Fifty and 00/100 Dollars

TO THE JC Landscaping Co.
ORDER 2390 C Las Posas Rd #245
OF Camarillo CA 93010

****COPY****

MEMO: Inv# 6900 Inv# 6990

Lamplighter Camarillo MHC, LLC
NAME: JC Landscaping Co.

CHECK DATE: 4/3/2015

2743

6300 Maintenance & Repairs (Park):631	Inv# 6900 tree removal #160	550.00
6300 Maintenance & Repairs (Park):631	Inv# 6990 April	1,700.00

VersaCheck Form 1000 Classic
Lamplighter - US Ban Inv# 6900 Inv# 6990

Rev. 20070
2,250.00

Lamplighter Camarillo Mobile Home Park

3905 Via Rosal, Office

Camarillo, CA 93012

Check Request

MAR 04 2015

Jenna

Amount: \$1,000.00

W-9 : Attached On File

Check Payable to: BC Tree Service, Inc.
(Vendor name above must match vendor name on W-9)

Payee Address: P. O. Box 23303
Ventura, CA 93002

Check box if payment is to be sent directly to park office.
(Make sure to fill in vendor's address in the Payee Address section above)

Check box if payment is to be expedited. Specify date needed: _____
(Emergencies Only)

Reason for Check: Tree Trimming (2) MAR 10 2015

Comments: Trees at entrance to park were trimmed on 11/12/14, company had not billed us for this work until today when invoice was received

Space #(if applicable): Park Expense Type: General Maintenance

Date of Request: 03/02/15 Authorized by: Ronda Aldridge
(For Regional Manager Signature Only)

CORPORATE USE ONLY	
Memo:	F A T T
Expense G/L Code:	MAR 06 2015
	BY:

- Check Request must be legible.
- Always inform vendors that there is a 2 week turn around for all standard Check Requests.
- Invoice/Bill along with W-9 (if applicable) must be submitted with Check Request or Request will not be processed.
- E-mail check request to the appropriate Corporate personnel. If faxed, add 1 week to processing time.

Company/SOP Manual/Forms/Check Request
Last Revision 07/29/2014

BC TREE SERVICE, INC.

P.O. Box 23303
Ventura, CA 93002
CA License 878411

Invoice

Date	Invoice #
2/13/2015	2065

Bill To:
Lamplighter Mobil Home Park ATTN: Sandra, 805-482-4718 3905 Via Rosal Camarillo, CA 93012 lamplighter@ipgmhc.com

Description	Amount
Trim (2) trees at entrance area @ \$500 ea. per job walk on 11/12.	1,000.00
Your business is always appreciated!	Total \$1,000.00

Phone #	Fax #	E-mail
805-649-6875	805-628-9111	BCTreeService@Hotmail.com

Lamplighter Camarillo MHC, LLC
 19772 MacArthur Blvd. Ste 100
 Irvine, CA 92612
 949-440-2300

US Bank
 90-3582/1222

2715
 DATE: 3/6/2015

→ PAY ONLY 1,000.00

PAY One Thousand and 00/100 Dollars

\$ 1,000.00

TO THE ORDER OF BC Tree Service, Inc.
 PO Box 23303
 Ventura CA 93002

MEMO: Inv# 2065

COPY

Lamplighter Camarillo MHC, LLC
 NAME: BC Tree Service, Inc

CHECK DATE: 3/6/2015

2715

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/13/2015	Bill		1,000.00	1,000.00		1,000.00
					Check Amount	1,000.00

VersaCheck Form 1000 Classic
 Lamplighter - US Ban Inv# 2065

Rev. 20070110
 1,000.00