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August 13, 2008

**VIA FEDERAL EXPRESS**

Terrence Lee Hancock  
Directing Attorney  
Senior Citizens Legal Services  
501 Soquel Avenue, Suite F  
Santa Cruz, CA 95062

Re: Conversion of Alimur Mobile Home Park

Dear Terry:

We have complied with all requests made in your email dated August 8, 2008. Enclosed are the revised Resident Survey and Survey Agreement.

Accordingly, upon receipt of the signed Survey Agreement, the Resident Survey will be sent on August 20, 2008 to each household with a copy of the Santa Cruz Ordinance No.4880 Chapter 14.08. We have inserted a deadline date for return ten days later on August 30, 2008.

Sincerely,

GILCHRIST & RUTTER  
Professional Corporation



Thomas W. Casparian  
Of the Firm

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4653.001

cc: Rahn Garcia, Esq., Office of County Counsel  
Richard H. Close, Esq.

ALIMUR MOBILE HOME PARK

SURVEY AGREEMENT

1. **Survey Form.** The attached Survey is the form that shall be used for distribution to the Residents of Alimur Mobile Home Park pursuant to this Agreement between the Residents Association and the Park Owner. This Survey form shall be revised before distribution to the Residents only for the purpose of inserting the "Deadline Date" as discussed in Paragraph 3, below.
2. **Distribution Date.** The Survey shall be distributed to each Resident on August 20, 2008. The survey forms shall be distributed with a Proof of Service to ensure receipt. The Distribution Date shall be set in conjunction with the Deadline Date discussed below so that Residents will have no less than 10 days to mail the Survey.
3. **Deadline for Return of Survey.** The date that will be inserted in the Survey to create the Deadline Date for the postmark on the return mailing of the Survey will be a date no less than 10 days after the Distribution Date as discussed above.
4. **Survey Counter.** The Residents shall mail the completed Survey forms to Lori Adams, a CPA in Campbell, California. The Park Owner shall distribute envelopes addressed to Ms. Campbell with the blank Survey forms to the Residents. Ms. Adams will tabulate the Surveys and provide both counsel with the results.
5. **Inspection of Original Surveys.** Counsel for the Residents Association and for the Park Owner shall be provided with copies of the Survey forms after the count is tabulated. In addition, Ms. Adams shall provide the original Survey forms to the office of the Santa Cruz County Counsel as public record.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
On Behalf of the Resident Association

\_\_\_\_\_  
On Behalf of the Park Owner

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

# **ALIMUR MOBILE HOME PARK**

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

The owner of Alimur Mobile Home Park has filed an application with the County of Santa Cruz to convert Alimur Mobile Home Park to a resident owned condominium subdivision. California Government Code §66427.5(d)(5) requires the park owner to submit to the County a survey of resident support for the conversion, obtained through the enclosed written ballot.

Each occupied mobilehome space in Alimur Mobile Home Park is entitled to one vote in this survey. Accordingly, the enclosed ballot is being provided to your household to cast its vote in either support of or opposition to the proposed conversion. **IN ORDER FOR YOUR VOTE TO BE COUNTED, AT LEAST ONE ADULT RESIDENT OF YOUR SPACE OR AUTHORIZED LEGAL REPRESENTATIVE OR AGENT MUST SIGN IN ONE OF THE SIGNATURE SPACES.** Although there are two signature spaces at the end of this survey, only one is needed to cast a vote for each space. Please fill out your enclosed ballot and return it in the enclosed envelope that contains your space number written on its outside. Your ballot must be postmarked by August 30, 2008 to be included in the final survey results.

Your vote is important and both your resident homeowners' association and the park owner strongly urge you to cast your written ballot in this survey either in support of or in opposition to the proposed conversion to resident ownership. For more information you may wish to contact both of the following for an explanation of their views on the conversion and its impact on you:

**Resident homeowners' association representative:** Angela Dysle (831) 479-1935  
4300 Soquel Drive #212

**Park owner representative:** Susy Forbath (310) 393-4000 x. 255 (or you may leave your name & phone number with the park manager and Susy Forbath will return your call toll free).

The effect of a change of the method of ownership from a rental park to a resident owned condominium park, as proposed, provides a choice to the resident households. If the conversion is approved, residents may purchase their lot [space + condominium interest] or may continue to rent the lot on which their mobilehome is located. You can support the change of ownership to a resident owned condominium park without a personal desire to purchase your lot [space].

For purchasing residents, the appraised price of the lot [space] will not be set until after the proposed conversion has been approved by the County, but PRIOR to application to the California Department of Real Estate for issuance of the public report. This means that each resident will receive the appraised price of their lot [space] approximately six to nine months prior to being asked to make a decision as to whether or not they wish to purchase.

If the conversion is approved by such regulatory agencies, any future purchasers of your mobilehome will be required to purchase the lot [space] at a price that will be determined by the park owner as part of the regulatory approval process.

For non-purchasing residents, the space rent for their lots will no longer be covered by the "Mobilehome Rent Adjustment Ordinance" of Santa Cruz County (Santa Cruz Municipal

**This Survey does not constitute an offer to sell a condominium unit or any other real estate interest in Alimur Mobile Home Park. An offer to sell can only be made after the issuance and delivery of the Final Public Report along with all statutorily required documents, including, without limitation, the HOA Budget, the Purchase/Sale Agreement, the HOA Articles & Bylaws, and the Declaration of Conditions, Covenants & Restrictions (CC&Rs).**

**By providing the information requested in this survey, you are not committing yourself to any decision with respect to the change in ownership, including, without limitation, whether you want to rent or to purchase if there is a change in the form of ownership of Alimur Mobile Home Park.**

Code §13.21 *et seq.*) Instead, future rent charges will be determined pursuant to California Government Code §66427.5(f), which provides for the avoidance of the economic displacement of all non-purchasing residents under the following provisions:

- (1) *“As to non-purchasing resident who are **lower income**\* households, as defined in §50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.” (California Government Code §66427.5(f)(2))*

**\*2008 Lower Income limits for Santa Cruz County:**

**1 person=\$48,750 per year; 2 persons=\$55,700 per year; 3 persons=\$62,650 per year;  
4 persons=\$69,600 per year; 5 persons=\$75,150 per year.**

- (2) *“As to non-purchasing residents who are **not lower income** households, as defined in §50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period.” (California Government Code §66427.5(f)(1))  
After which time the park owner(s) would be allowed to raise the rent to any level they choose.*

**Survey**

Pursuant to *California Government Code §66427.5(d)(1)*, please check one box below:

1.  I/we support the current proposed conversion of the park to a resident owned condominium subdivision.
2.  I/we do not support the current proposed conversion of the park to a resident owned condominium subdivision.

**BALLOT MUST BE SIGNED BY AT LEAST ONE PERSON IN ORDER TO BE COUNTED.**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Space No.: \_\_\_\_\_

Day Tele: \_\_\_\_\_

**This Survey does not constitute an offer to sell a condominium unit or any other real estate interest in Alimur Mobile Home Park. An offer to sell can only be made after the issuance and delivery of the Final Public Report along with all statutorily required documents, including, without limitation, the HOA Budget, the Purchase/Sale Agreement, the HOA Articles & Bylaws, and the Declaration of Conditions, Covenants & Restrictions (CC&Rs).**

**By providing the information requested in this survey, you are not committing yourself to any decision with respect to the change in ownership, including, without limitation, whether you want to rent or to purchase if there is a change in the form of ownership of Alumur Mobile Home Park.**