

Mr. Richard H. Close By mail & fax to: 310-394-4700
1299 Ocean Avenue, Suite 900
Santa Monica, CA 90401

Richard Odenheimer
MRE Commercial Real Estate
6001 Shellmound St., Suite 825
Emeryville, CA 94608

Re: Alimur Mobile Home Park
Alimur Homeowners Association
Survey for Proposed Conversion

Dear Mr. Close & Mr. Odenheimer:

I live at Alimur Mobile Home Park where I serve as the president of the Alimur Park Homeowners Association (Association). The Association is the only independent resident association at the Park. It has been active as an independent homeowners association since at least 1982. I was elected president on May 7, 2007 under our bylaws in an election that was open to all Park residents, i.e., for all 147 spaces in the Park.

The residents of the Park recently received your 60-day notice of your intent to submit a tentative subdivision map to the County of Santa Cruz (County) for conversion of the park to a resident owned park. Naturally, our Association members are very concerned about this proposal.

California Government Code §66427.5(d)(1) requires you to obtain, through a written ballot, a survey of resident support for the proposed conversion and to submit it to the County at the same time that you submit a tentative map. §66427.5(d)(2) requires you to conduct this written ballot under an agreement with the Park's independent resident homeowners association to ensure its impartially and fairness.

On behalf of the Association, please accept this letter as notice that our Association is the only independent resident homeowners association at the Park. The Association hereby asserts the right of the Park residents, under §66427.5(d)(2), to have a written ballot-survey conducted of resident support for the proposed conversion under an agreement with our organization.

My understanding is that §66427.5(d)(2) prohibits you from creating, facilitating or using a "new" homeowners association for the purpose of conducting the survey for the proposed conversion. A "new" association such as that would not be "independent" and, therefore, any ballot conducted in coordination with it would be invalid and subject to challenge.

When you are prepared to conduct the written ballot, please contact me. I will be the Association's primary contact in arranging an agreement with you under which the ballot

will be conducted. My address and phone number are printed below. The Association has considered this issue carefully and has some suggestions for items that should be included in the survey so that we will all have a clear understanding of the residents' opinions about the proposed conversion.

Please feel free to contact me if you have any questions about this letter. The Association is in the process of arranging for counsel to represent it but you may contact me until you are notified that the Association has secured representation.

Sincerely yours,
Angela Dysle
President, Alimur Homeowners Association
4300 Soquel Drive, Space #212
Soquel, CA 95073
831-479-9935