

Priscilla Kinnard

From: Campbell Lee <bblipad@gmail.com>
Sent: Monday, June 29, 2020 6:46 PM
To: Sunny Soltani
Cc: Benjamin R. Jones; Saied Naaseh
Subject: RE: Guarantee the purchase price.
Attachments: 20200629_184130.jpg; 20200629_184104.jpg; 20200629_184021.jpg
Categories: Green Category

My Escrow paper copy attachment.

[TypeApp](#)에서 전송

2020년 6월 29일, 오후 1:50, Sunny Soltani <ssoltani@awattorneys.com> 작성:

The escrow papers are great! Thank you. I will make sure to make your email part of the record.

From: Campbell Lee <bblipad@gmail.com>
Sent: Monday, June 29, 2020 1:49 PM
To: Sunny Soltani <ssoltani@awattorneys.com>
Cc: Benjamin R. Jones <bjones@awattorneys.com>; Saied Naaseh - City of Carson (snaaseh@carson.ca.us) <snaaseh@carson.ca.us>
Subject: RE: Guarantee the purchase price.

**** EXTERNAL SENDER ****

Dear,

Sunny Soltani

I was a paid \$310,000 for bought it this mobile home on July.28.2018 And I have a escrow papers.

[TypeApp](#)에서 전송

2020년 6월 29일, 오후 1:42, Sunny Soltani <ssoltani@awattorneys.com> 작성:

Thank you Brian. Do you have a proof of purchase at the \$310,000 purchase price? As you are aware, Mayor Albert Robles has also appealed the Planning commission decision and one of the issues that the Mayor deeply cared about was making sure individuals who have purchased in the last 5 years in the park be made completely whole. Your situation is exactly one of the situations that the Mayor wants to make sure is addressed. Proof of purchase at the \$310,000 will help him argue the position at the Council hearing. I will

EXHIBIT 4e

submit your letter into the record and please again note, your situation is exactly one of the issues that Mayor Albert Robles wants addressed at the council meeting so your email is very helpful and timely.

From: Campbell Lee <bblipad@gmail.com>
Sent: Monday, June 29, 2020 1:26 PM
To: Sunny Soltani <ssoltani@awattorneys.com>
Subject: Guarantee the purchase price.

*** EXTERNAL SENDER ***

Dear,

Sunny Soltani

City Attorney

City of Carson

My name is Brian Lee and alongside my wife, currently resident in Imperial Avalon Mobile Estates with the address as follows

21207 Avalon Blvd. Spc 17.

Carson, CA 90745.

Prior to moving into Avalon Mobile Estates, my wife and I have lived a frugal life and thus decided to purchase a mobile home with our roughly \$310,000 of life savings.

A year and two months after the sale, a real estate development company purchased the land held by Imperial Avalon Mobile Estates. Shortly after the purchase, the company had announced that the property would be cleared and redeveloped, hence all residents had to move out by a certain date. Avalon Mobile Estates residents had expected to live out the rest of their lives in relative peace, but with the new announcement, residents were given offers for their homes to be bought at 65% of market price. For some residents, the reality they face by January 2022 is that they are forced to sell property that they had not planned on selling in their lifetime, property of which that has depreciated in value, and will be bought below market prices. Essentially, the real estate company is asking of its residents to sell off their homes for money that cannot support them in most other residency areas.

The price of our home upon purchase was \$310,000, and having lived in it for only 14 months, we were being asked to leave at \$230,000. This is an \$80,000 loss in capital which we cannot afford to lose, therefore we are unable to accept the offer at this price. If the development company wishes for us to move off the property, then we must be offered no less than the valuation of the home on 2018 at \$310,000. I ask that the City of Carson, its council, and the park owners be forwarded this letter.

Sincerely,

Brian Lee

Imperial Avalon mobile estates

21207 Avalon Blvd Spc 17

Carson, CA 90745

[TypeApp](#)에서 전송

Gloria Dacus

From: Cristal Mcdonald
Sent: Thursday, June 25, 2020 10:16 AM
To: Saied Naaseh
Cc: Donesia Gause; Joy Simarago; Denise Bothe
Subject: FW: Appeal Hearing-RIR No. RIR-05-2020 Imperial Avalon Mobile Estates

Categories: Green Category

Good morning Saied. For the Imperial Avalon City Council item.

Cristal.

From: james van patten [<mailto:jvp4721@yahoo.com>]
Sent: Thursday, June 25, 2020 8:42 AM
To: CityClerk
Subject: Appeal Hearing-RIR No. RIR-05-2020 Imperial Avalon Mobile Estates

Letter to Carson City Council

Re: Agenda Item Appeal Hearing-Relocation Impact Report No. RIR 05-2020

We are addressing the above Agenda Item for the public hearing with the Carson City Council on Tuesday, July 7, 2020.

My wife and I live in Space 160 at Imperial Avalon Mobile Estates. My parents purchased this mobile home in 1975 and were the original owners, one of the first occupants of this park. My Dad passed in 1995 and my Mom passed in 2015, they were both very active in the park. After my Mom passed, my wife and I moved into the mobile home. I have spent Christmas Day here for the past 45 years and my wife and I wish to continue living here. We DO NOT want to see this nice park closed, it is irresponsible for the new owners to force all of the seniors to find another place to live at this time in our lives.

The appraisal done by Mr. Netzer and looked at by Mr. Brabant on our mobile home was ridiculous. My wife & I spent approximately \$58,000 in upgrades and improvements since 2015 to make it almost like new. The appraised amount is NOT even half of what we could sell our home for on the current market, all you have to do is look at the current for sale listings in other mobile home parks in this area, along with comps from those already sold. Furthermore, Imperial Avalon has a very low space rent making it more desirable than other mobile home parks.

The Relocation Impact Report and the impacts of the proposed closure to residents is enormous. We are requesting the Carson City Council to NOT ADOPT the RIR. The Planning Commission is doing a disservice to the residents by approving it without serious evaluation of the impacts to our seniors. There is simply no affordable housing in this area. The amount of the appraisal is so little, how long do you think it would last? This company is obviously rich and greedy, they don't care about the lives of the seniors in this park. There is no amount of money they can pay us for our homes that would allow us to move or purchase anything in this area. There is a lot of vacant land in the city, they should not try to close our mobile home park and force residents to leave.

All of our doctors, dentists, specialists, medical facilities are in this area. If we had to relocate, it would require us to find a new set of doctors and specialists. Family, friends, and caregivers are located in this area, many residents have a disability which would make it impossible to relocate. This is a senior park with 225 spaces, many residents have lived here for a long time, many have disabilities, most are lower income, many no longer drive.

Like most of the residents, we planned to live here the rest of our lives. We do NOT want the park to be closed. If it should come to that, then all homeowners need to be made whole for their mobile home, meaning they need to receive the fair market value, not the pitiful amount appraised by the appraisers.

It would be nice to have the support of the City Council in this matter. It is not right or acceptable for a rich developer to buy our mobile home park and then tell everyone they have to leave. Can you please investigate how this can happen and help find a solution for the residents to remain in their homes and keep our mobile home park. None of us want to leave!!!

James & Haozhang Van Patten

21207 Avalon Blvd. Spc. 160

Carson CA 90745

310-322-2227

Gloria Dacus

From: Cristal Mcdonald
Sent: Monday, June 29, 2020 3:38 PM
To: Saied Naaseh
Cc: Joy Simarago; Donesia Gause
Subject: FW: VERY worried about City Council meeting regarding RIR No. RIR-052020

Categories: Green Category

Hi Saied. For the Imperial Avalon City Council item.

Cristal.

From: Jeff Steiman [<mailto:jeffsteiman@gmail.com>]
Sent: Monday, June 29, 2020 12:13 PM
To: CityClerk
Cc: ssoltani@awattorneys.com
Subject: VERY worried about City Council meeting regarding RIR No. RIR-052020

From: Jeff Steiman / Imperial Avalon resident
To: Donesia L. Gause-Aldana, MNC, City Clerk, City of Carson, CA

I recently received a letter advising me of a scheduled appeal hearing concerning the RIR No. RIR-052020.

The appeal is in response to the planning commission's approval of RIR 05-2020. The planning commissions's meeting was done online and included normal business in addition to the planned closure of the Imperial Avalon Mobile Home park.

The planning commission's meeting was a horrible experience.

The meeting began late. When all the members finally logged on, it was very evident that even their online communication was shoddy at best, revealing even that some were incapable of handling the technology needed to attend their own meeting.

Further (and I can only speak for myself), the meeting was a closed-door session, which was not known to me until the meeting began. How was I supposed to part of a meeting like this? How would I know what questions to ask or be able to gather information about a situation to which I am subject, apparently without any welcome input?

Finally, the letter received (first from Faring-why didn't the city take point on this?) made it seem like this was about the park closure exclusively and that we could attend simply by logging into the Zoom meeting. This was obviously not the case. When they commission was finally open to questions, it was 9:30p.

The lack of preparation on an IT level was obvious, as was the limited dissemination of the agenda. Residents attending this meeting were, for the most part prevented from attending.

So, is the appeal hearing for the residents or Faring and the city? Will you offer a closer-to-in-person communication ability since this is deciding the lives of all the residents, many of whom are incapable of comprehending the IT requirements of an online meeting? And, is this the only item on the agenda or is it going to be mired in other business?

The residents of Imperial Avalon should be given a more clear and unimpeded access to the city council considering that Faring nor the planning commission was required to delay their original decision due to COVID-19 concerns and the lack of technological preparation.

Gloria Dacus

From: Denise Bothe
Sent: Thursday, July 2, 2020 6:35 PM
To: Priscilla Kinnard; Gloria Dacus
Subject: ex 4

 |   ▾ | Ex. 4

File

Home

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- | | Name |
|---|--|
|  2020-035- Fire Tax | |
|  2020-058 - Wildcats |  New Letters Do not Include |
|  2020-069-CSG Contract Extension |  Ex. 4 A |
|  2020-076 - D&B Amendment |  Ex. 4 c |
|  2020-095 - EIFD PFA |  Ex. 4 d |
|  2020-124, Planning Division Project |  Ex. 4 e 2 |
|  2020-125 - Cambria Court |  Ex. 4 e 3 |
|  2020-129 - SB 341 Housing Authori |  Ex. 4 e 4 |
|  2020-130 - CFD Annexation 21915 I |  Ex. 4 e1 |
|  2020-204 - Billboards - Clear Chanr |  Ex. 4 f |
|  2020-204 Zone text amend 183-19 |  Ex. 4 q1 |
|  2020-216 -Billboards DA 21-19 Cle, |  Ex. 4 q2 |
|  2020-241 - 5 Year Plan |  Ex. 4 q3 |
|  2020-285 - SYWEST |  Ex. 4a |
|  2020-310 - Michael Baker Contract |  Ex. 4e |
|  2020-399 - IMPERIAL MOBILEHOMI |  EX.4 (mg)testing |
|  Denise reso | |
|  Ex. 4 | |
|  New Letters Do not Include | |
|  2020-405 - HR&A Contract Amend. ▾ | |

15 items State:  Online

Denise Bothe

Planning Division
310.952.1761, Ext. 1325

Hours of Operation:

Monday to Thursday, (*Closed on Fridays*)

Hours: 7:00 am to 6:00 pm

1 female dog & her offspring can produce 67,000 puppies in 6 years.

1 female cat & her offspring can produce 420,000 kittens in 7 years. 12 million animals enter shelters annually. On average, 60% are euthanized. PLEASE spay and neuter.



*Crest Escrow
Services*

1455 Crenshaw Blvd., Suite 100
Torrance, CA 90501
Phone: (310) 328-9427
Fax: (310) 328-4806

Virginia L. Mowrer
Escrow Officer

Date: May 22, 2018
Escrow No.: 031570-VM

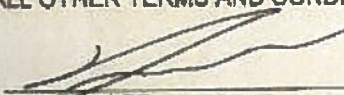
AMENDED ESCROW INSTRUCTIONS

Property Address: 21207 AVALON BLVD, SPACE 17, CARSON, CA 90745

THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

FROM COMMISSION DUE THE UNDERSIGNED BROKER AT THE CLOSE OF THE ABOVE REFERENCED ESCROW, YOU ARE AUTHORIZED AND INSTRUCTED TO CREDIT BUYERS HEREIN THE SUM OF \$2,000.00

ALL OTHER TERMS AND CONDITIONS TO REMAIN THE SAME.



BONG K. LEE

HOME TEAM REALTY

HAE S. LEE



*Crest Escrow
Services*

1455 Crenshaw Blvd., Suite 100
Torrance, CA 90501
Phone (310) 328-8427
Fax (310) 328-4806

**CREST ESCROW SERVICES IS LICENSED BY THE DEPARTMENT OF BUSINESS OVERSIGHT
OF THE STATE OF CALIFORNIA, LICENSE NUMBER 963 0954**

MOBILEHOME ESCROW INSTRUCTIONS
Virginia L. Moser
Escrow Officer

Escrow No.: 031570-VII
Date: May 7, 2018

The Buyer(s) shown herein are purchasing a mobilehome described below from the Seller herein on the terms, conditions and instructions hereinafter stated and will hand you (Escrow Holder) or will cause to have handed to you the consideration as follows:

Buyer has handed CREST ESCROW SERVICES an initial deposit in the amount of 3,000.00
Buyer will hand you an additional deposit in the form of a Cashiers Check payable
to Crest Escrow Services OR WIRED FUNDS FIVE DAYS PRIOR TO THE CLOSE OF ESCROW
DATE in the amount of 307,000.00

Total Consideration \$310,000.00

Buyer(s) will hand you any additional funds and/or documents required to enable you to comply with these instructions, which you are authorized to use and/or deliver provided you can hold and/or comply with the following:

- OWNERSHIP CERTIFICATE AND REGISTRATION CERTIFICATE(S) COVERING THE FOLLOWING DESCRIBED MOBILEHOME:

TRADE NAME: GOLDEN WEST
DATE OF MANUFACTURE: 05/25/2016
SERIAL NO(S): PER037397CAA/PER037397CAB
SIZE: Length 55 ft X Width 13 ft 6 in. and an additional
Length 65 ft X Width 13 ft 6 in.
DON LABEL NO(S): RAD1519764/RAD1519765
DECAL NO(S): LBM7870

*Buyers
Copies*

Located at: 21267 AVALON BLVD., SPACE 17, CARSON, CA 90745
Space #: 17

- REGISTERED OWNERSHIP to the mobilehome and other related property to be as follows
BONG K. LEE and HAE S. LEE (Exact Manner in which Mobilehome is to be Registered to be Handed Escrow Holder in writing prior to close of escrow)
- PREPARE A Bill of Sale covering the herein described mobilehome.
- This escrow is contingent upon the Buyer(s) receiving approval by the Park Management for: (a) the mobilehome described herein to remain in its present location, (b) receipt by the Buyer(s) of the rules and regulations of the Park, (c) tenancy in the Park. Deposit into escrow of a fully executed copy of the Park Rental Agreement and/or Park Approval will be deemed a waiver of this contingency.
- All parties hereto are aware of the fact that the mobile home which is the subject of this escrow is currently listed on the TAX ROLLS OF THE LOS ANGELES COUNTY TAX COLLECTOR and is subject to taxation assessment by that agency. In the event this escrow provides for the same, you are to pro-rate taxes based on the figures available to you at the time of closing. Seller agrees to furnish you with the same. Each of the parties agree to hold CREST ESCROW SERVICES free and clear of any and all liability as to any discrepancies which may occur in the tax pro-ration herein as a result of the issuance of a revised or supplemental tax bill from the Tax Collector's office, and understands that the subject property WILL BE re-assessed upon documentation to the Department of Housing that a TAX CLEARANCE CERTIFICATE from the Los Angeles County Tax Collector will be required by them. Seller herein agrees to cause the same to be handed you before this escrow is closed. All parties are aware of the fact that this escrow WILL NOT be closed until such time as the same has been properly deposited herein. Due to the fact that the subject mobile home is assessed for taxes there will be NO SALES TAX charged to the buyer in connection with this transaction. Buyer acknowledge that it is his/her responsibility to secure any tax bills after the close of this escrow and that they will be responsible for payment of any taxes falling due after the close of escrow directly to the property tax authority.

(CONTINUED)

Seller's Initials: _____

Buyer's Initials: *BL/L*

Priscilla Kinnard

From: Cristal Mcdonald
Sent: Tuesday, June 30, 2020 10:50 AM
To: Saied Naaseh
Cc: Donesia Gause; Joy Simarago
Subject: FW: Guarantee the purchase price.

Categories: Green Category

Hi Saied. For the Imperial Avalon City Council item.

Cristal.

From: Campbell Lee [<mailto:bblipad@gmail.com>]
Sent: Monday, June 29, 2020 12:58 PM
To: CityClerk
Subject: Guarantee the purchase price.

Dear,
Donesia Gause-Aldana
City Clerk

My name is Brian Lee and alongside my wife, currently resident in Imperial Avalon Mobile Estates with the address as follows
21207 Avalon Blvd. Spc 17.
Carson, CA 90745.

Prior to moving into Avalon Mobile Estates, my wife and I have lived a frugal life and thus decided to purchase a mobile home with our roughly \$310,000 of life savings.

A year and two months after the sale, a real estate development company purchased the land held by Imperial Avalon Mobile Estates. Shortly after the purchase, the company had announced that the property would be cleared and redeveloped, hence all residents had to move out by a certain date. Avalon Mobile Estates residents had expected to live out the rest of their lives in relative peace, but with the new announcement, residents were given offers for their homes to be bought at 65% of market price. For some residents, the reality they face by January 2022 is that they are forced to sell property that they had not planned on selling in their lifetime, property of which that has depreciated in value, and will be bought below market prices. Essentially, the real estate company is asking of its residents to sell off their homes for money that cannot support them in most other residency areas.

The price of our home upon purchase was \$310,000, and having lived in it for only 14 months, we were being asked to leave at \$230,000. This is an \$80,000 loss in capital which we cannot afford to lose, therefore we are unable to accept the offer at this price. If the development company wishes for us to move off the property, then we must be offered no less than the valuation of the home on 2018 at \$310,000. I ask that the City of Carson, its council, and the park owners be forwarded this letter.

Sincerely,

Brian Lee

Imperial Avalon mobile estates
21207 Avalon Blvd Spc 17
Carson, CA 90745

[TypeApp](#)에서 전송

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM7870

Manufacturer ID/Name 1126435 - CABE MANUFACTURING WEST INC	Trade Name GOLDEN WEST	Model CK 20RIES 716K12760A116	DOM 05/25/2016	DES 07/21/2016	RV
Serial Number PRR03797CAA PRR03797CAI	Label Designation Number RND159764 RND159765	Weight 23,100 23,100	Length 65' 65'	Width 13'6" 13'6"	Issued Dec 05, 2013

Addressee

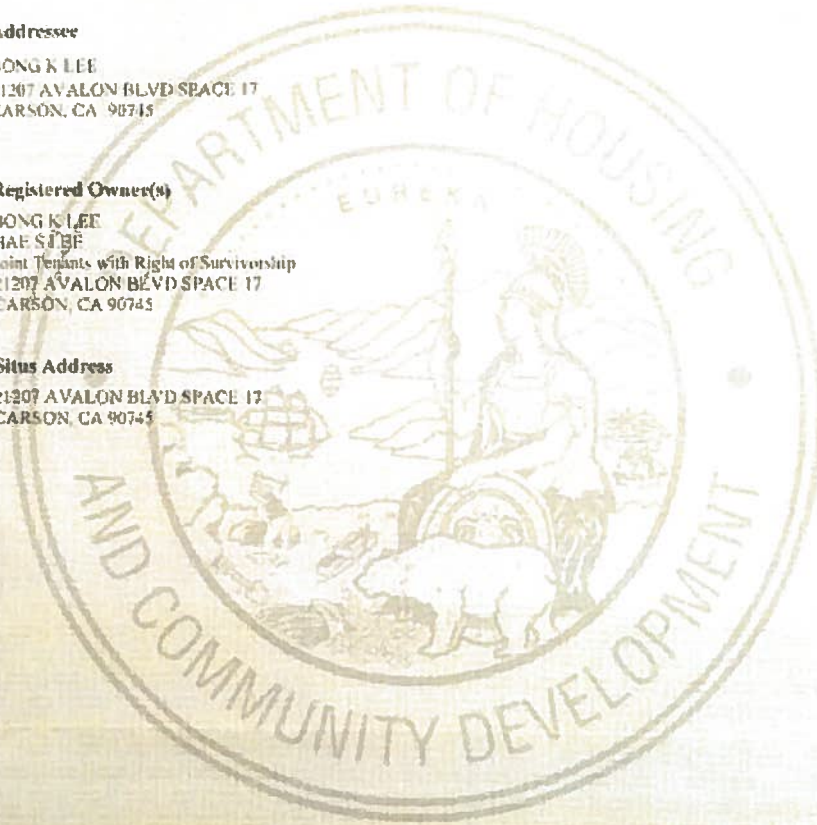
BONG K LEE
 21207 AVALON BLVD SPACE 17
 CARSON, CA 90745

Registered Owner(s)

BONG K LEE
 HAE S J BE
 Joint Tenants with Right of Survivorship
 21207 AVALON BLVD SPACE 17
 CARSON, CA 90745

Situs Address

21207 AVALON BLVD SPACE 17
 CARSON, CA 90745



IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

LH14 - 10/20/11

12052018 - 2

From: [Cristal Mcdonald](#)
To: [Saied Naaseh](#)
Cc: [Joy Simarago](#); [Donesia Gause](#)
Subject: FW: Request to postpone Public Hearing regarding Relocation Impact Report No. 5-2020 (Imperial Avalon Mobile Estates) on May 13
Date: Tuesday, June 30, 2020 12:22:24 PM

Hi Saied. For the Imperial Avalon City Council item.

Cristal.

From: Shiho Nakaza [mailto:shknow2@yahoo.com]
Sent: Monday, June 29, 2020 11:42 PM
To: Planning; CityClerk
Subject: Re: Request to postpone Public Hearing regarding Relocation Impact Report No. 5-2020 (Imperial Avalon Mobile Estates) on May 13

Hello,

I am emailing on behalf of my parents, Seiho and Mitsuko Nakaza, who have limited English comprehension and are the residents of Imperial Avalon Mobile Estates, Space 122.

Please provide a remote teleconferencing/Zoom access information for an upcoming public appeal hearing on Tuesday, July 7 at 5pm regarding Relocation Impact Report No. RIR 05-2020 (Imperial Avalon Mobile Estates) so that my family and I may participate.

Thank you,
Shiho Nakaza
562-761-0696

Date: May 3, 2020

From: Rodney Warner
21207 S. Avalon #186
Carson, CA.

Subject: Rodney Warner's response to Imperial Avalon Mobile Estates Relocation Impact Report (RIR)

To:

- Albert Robles, Mayor
- Jim Dear, Mayor Pro Tempore
- Cedric Hicks, City Council
- Lula Davis-Holmes, City Council
- Jawane Hilton, City Council
- Sharon Landers, City Manager
- Saied Naaseh, Planning Commission
- Donesia Gause-Aldana, City Clerk
- Sunny Soltani, City Attorney (Karen R. Becker kbecker@awattorneys.com)

Introduction

My feedback is based on my understanding. A review of the entire package by the appropriate city representatives would be appreciated. If my questions or comments require further explanation, please contact me.

The Imperial Avalon Mobile Estates Homeowners Association (HOA) and the HOA legal representation have made ***multiple unsuccessful*** attempts to contact ***multiple*** people and entities in the city of Carson on this incredibly life impacting situation.

Including myself, I understand that multiple residents have discovered errors in the appraisals and are confused about what to do. The package very large and could be intimidating.

One of the points of discussion is a request to postpone the May 13, 2020 Relocation Impact Report hearing. Why? The COVID-19 shelter-in-place order by the city, county, state, and federal governments are in place. This obviously makes collaboration of the residents in a holistic fashion impossible. We have residents who do not understand the packages and do not know how to respond for reasons of age, education, English is a second language, English is not understood, COVID impacts, etc. etc.

Further multiple residents do not have Internet access and/or knowledge of how to join the May 13, 2020 meeting. These people would typically attend in person.

Darren Embry & David Bader (Mr. Faring's representatives) stated that they would be reasonable during this process.

The City representatives pledged to protect the rights of the residents.

On 10/1/19, at the City Council Meeting the Mayor said:

"You and all residents should know that the City will do whatever we possibly can to ensure that the residents are not in any way, shape or form, deprived of any rights or due process that they are entitled to."

COVID-19 has caused the entire planet to completely adjust their life styles. Granting a request for a postponement until we can determine how to adjust our communication methods is quite reasonable.

Extract from the Mobilehome Residency Law (MRL). For Reference Only

9128.21 Relocation Impact Report (RIR).

b. If comparable spaces are not available within a reasonable distance, the purchase price of condominiums similar in size to the mobile homes within a reasonable distance, and the rental rates and moving costs involved in moving to an apartment or other rental unit within a reasonable distance.

This says that they pay the purchase price of condominium similar in size to my home within reasonable distance.

Rodney Warner Questions & Comments

- This appears to be some type of Blue Book appraisal. The "hypothetical conditions" state that the value is based on its value if it is on a dealer's lot. This is not a market approach. Should not a market appraisal be used as if the home was being sold on the open market?
- Page 3 of the Appraisal Summary for space 186 has major errors.
 - The registered owner is incorrect. It should be Rodney and Marilyn Warner.
 - The Interior Inspection attribute is labeled No
This is incorrect. Mr. Netzer, his female assistant, Rodney, and Marilyn were present.
 - The Coach Information is grossly incorrect. The report shows all the attributes of a 1976 mobilehome. We have a 2004 manufactured home. I attached what I sent OPC.



OPC_QuestionnaireResponse.docx

- On page 3, how can the NADA appraise value (\$56, 925) on for a 1976 home be the same in the JD Powers report for a 2004 home (\$56,925)?

- What is the legal definition of the term “reasonable” that is used throughout the law and appraisal?
- Doing simple math the Pre-closing Leasehold Benefits should not be reduced by some weighting. It should be the Monthly Benefit occurring to Tenant * 36 months.
- Where in the law does it state that my home cannot be appraised by market value? The appraised value does not seem to correlate with the directive in code section 9128.21.
- What is the amount of funds allocated during relocation?
 - Temporary shelter
 - 3 meals per day because adequate cooking facilities may not be available.
 - Additional mileage beyond normal work commute.
 - Storage for personal items.
 - Etc.