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THIS FORM IS NOT TO BE DUPLICATED

RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:

CITY OF CARSON
701 E. Carson Street
Carson, CA 90745
Attn: City Clerk



A.P.N. 7337-001-010 thru

013, 018 thru 024, and 7337-002-036

PROJECT NUMBER: TTM 071206

Space Above this line for Recorder's Use Only
Exempt from Recording Fees per Govt. Code §6103

COVENANT

On December 10, 2014, the City Council of the City of Carson, California ("City") adopted Resolution No. 14-119, approving tentative tract map No. 071206 for the subdivision of Imperial Avalon Mobile Home Park, located at 21207 S. Avalon Boulevard, Carson, California ("Property") and owned by New Horizons Land Co., LLC ("Owner"), subject to conditions of approval. The Property is more fully described in the legal description attached hereto as Exhibit "C", which is incorporated herein by this reference.

Pursuant to the conditions of approval, certain conditions could not be met until after the approval and recording of the final map and therefore are to be recorded as a covenant with the Final Map.

Grantor, Owner, covenants with Grantee, City, that Grantor will, after recordation of the final map, comply and adhere to Conditions of Approval numbers 1 through 8, inclusive, and Condition of Approval number 11 and Condition of Approval number 21. The Conditions of Approval are attached hereto as Exhibit "A" and are incorporated herein by this reference. The Tenant Impact Report referenced in Condition of Approval number 4 is attached hereto as Exhibit "B" and incorporated herein by this reference.

This Covenant shall run with the land and shall bind and inure to the heirs, devisees, executors, administrators, successors, and assignees of the Owner and City. The City Manager of the City is authorized to sign and record a release to remove this Covenant from title once all provisions are completed.

This covenant shall be released by the City upon compliance and adherence with the herein described Conditions of Approval.

IN WITNESS, WHEREOF, Owner executes this Covenant, this 6th day of February, 2017.

GRANTOR

New Horizons Land Co., LLC

By: [Signature]
Name: Melanie Poon
Title President

By: [Signature]
Name: Ricky L. Jones
Title C.F.O.

STATE OF CALIFORNIA)
COUNTY OF)

—SEE ATTACHED—

On _____, 20__ before me, _____,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

STATE OF CALIFORNIA)

COUNTY OF)

On _____, 20__ before me, _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

This is to certify that the covenants and promises made by New Horizons Land Co., LLC by that certain Covenant dated ~~January~~ ^{FEBRUARY} 6, 2017 ("**Covenant**") to the CITY OF CARSON ("**City**") are hereby accepted by the undersigned officer on behalf of the City and the City consents to the recordation of the Covenant.

DATED: February 6, 2017

CITY OF CARSON

By: _____

Kenneth C. Farfing
City Manager, City of Carson

Exhibit A

(City Council Resolution No. XXXX with conditions of approval)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

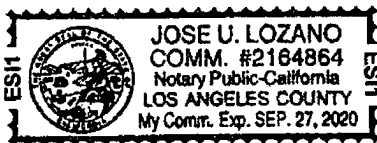
On FEBRUARY 2ND 2017 before me, Jose U. Lozano, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared MELANIE JONG POON /
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: COVENANT Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

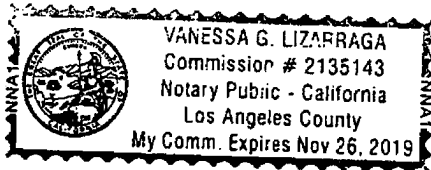
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On 02/06/2017 before me, Vanessa G. Lizarraga (Notary Public)
 Date Here Insert Name and Title of the Officer
 personally appeared Ricky L. Jong
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Covenant Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

EXHIBIT A

RESOLUTION NO. 14-119

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF CARSON, CALIFORNIA, APPROVING
TENTATIVE TRACT MAP NO. 071206 FOR THE
CONVERSION TO RESIDENT OWNERSHIP OF
IMPERIAL AVALON MOBILE HOME PARK,
LOCATED AT 21207 S. AVALON BOULEVARD**

**THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA,
HEREBY RESOLVES AS FOLLOWS:**

Section 1. An application was duly filed by the applicant, Imperial Avalon Mobile Estates, LLC (the "applicant"), with respect to real property located at 21207 S. Avalon Boulevard, Carson, California, and described in Exhibit "A" attached hereto. The application requests approval of Tentative Tract Map No. 071206 to convert an existing 225-unit rental mobile home park to resident ownership in the RM-8-D (Residential, Multi-family — 8 units per acre — Design Overlay) and CA (Commercial, Automotive) zones ("application").

Section 2. The City of Carson Planning Commission approved the application on February 23, 2010. The City Manager appealed the Planning Commission's decision. On May 26, 2010, the City Council adopted Resolution No. 10-053 granting the City Manager's appeal and thereby denying the application. The City Council found the application was not "bona fide" because, based on the evidence in the record, the park owner could not expect to sell a significant percentage of the lots. The City Council also found the park owner had not included sufficient information on the impact of the conversion in the application's Tenant Impact Report.

Section 3. The applicant sued the City on April 6, 2011. After years of litigation in the trial and appellate courts, the Court of Appeal issued an opinion on May 14, 2014 holding that the evidence in the record did not support the City Council's finding that the conversion is not bona fide, and that the City Council improperly found the Tenant Impact Report inadequate. (*218 Properties, LLC, et al. v. City of Carson, et al.* (2014) 226 Cal. App. 4th 182.) Accordingly, on October 15, 2014, the Los Angeles County Superior Court issued a writ of mandate ordering the City Council to approve the application. The City filed an extraordinary writ petition to the Court of Appeal, which was denied on November 26, 2014.

Section 4. Accordingly, the City Council has been ordered to approve the application and all appeals have been exhausted.

Section 5. The City Council held a public hearing on December 10, 2014. Notice of the time, place and purpose of the aforesaid meeting was duly given

[MORE]

pursuant to applicable law. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid public hearing.

Section 6. The City Council finds that:

- a) The General Plan Land Use Map designates the area for low-density residential use and Regional Commercial. The zoning is RM-8-D (Residential, Multi-family-8 dwelling units per acre-Design-Overlay-Review) and CA (Commercial, Automotive).
- b) Special Use Permit No. 92-73 was approved on April 24, 1973, by way of Planning Commission Resolution No. 73-245, which allowed Imperial. Avalon Mobile Estates, a 225-unit mobile home park, to be constructed on the site.

Section 7. The City Council further finds that in a sworn declaration presented at the City Council hearing in May 2010, and in the Tenant Impact Report, the park owner, Edward Jong, promised (1) to allow Carson rent control to remain in effect for non-low-income households until 45 lots are sold, (2) to require new residents to buy a lot, and (3) to offer a 15% discount from fair market value as determined by an MAI appraiser to current residents who buy within the first 90 days after lots are available for sale, and a 10% discount to current residents who buy within the second 90 days. The Court of Appeal relied on these promises as evidence the conversion is bona fide, and as evidence that Mr. Jong truly expects that "a gradual purchase of plots would enable the residents to own a majority of the park within a reasonable time, and that the park eventually and inevitably would be entirely resident owned."

Section 8. In addition, the Court of Appeal focused on sales to "residents" as evidence of bona fides, noting Mr. Jong's declaration "showed that a gradual purchase of plots would enable the residents to own a majority of the park within a reasonable time, and that the park eventually and inevitably would be entirely resident owned." (Emphasis added.) The City Council therefore feels it is appropriate to exclude lot purchases by the park owner or by park-owner-controlled entities from counting toward the 45 lot sales before which Carson rent control will remain in effect, as promised in Mr. Jong's declaration.

Section 9. Based on the Court of Appeal's description of Mr. Jong's declaration and its reliance on the same to rule in Mr. Jong's favor, the City Council hereby finds and determines that the conditions attached to this resolution should be made conditions of approval on the application.

Section 10. Pursuant to CEQA Guidelines section 15301 (Existing Facilities), the project is exempt from CEQA because it involves negligible or no expansion of an existing use. In addition, the project is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

[MORE]

Section 11. In compliance with the order from the Los Angeles County Superior Court issued October 15, 2014, and based on the aforementioned findings, the City Council hereby vacates Resolution No. 10-053 adopted on May 26, 2010.

Section 12. In compliance with the order from the Los Angeles County Superior Court issued October 15, 2014, and based on the aforementioned findings, the City Council hereby approves Tentative Tract Map 071206 subject to the conditions of approval attached hereto as Exhibit "B".

Section 13. The City Clerk shall certify to the adoption of this resolution and shall transmit copies of the same to the applicant.

Section 14. The City Attorney is hereby directed to transmit a certified copy of this resolution to the Los Angeles County Superior Court in compliance with the October 15, 2014 writ of mandate issued by that court.

PASSED, APPROVED AND ADOPTED THIS 10th DAY OF DECEMBER, 2014.


MAYOR JIM DEAR

ATTEST:


City Clerk Donesia L. Gause, CMC

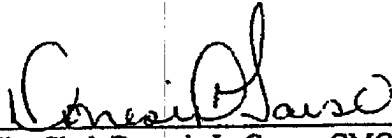
APPROVED AS TO FORM:


Sunny K. Soltani
City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Donesia L. Gause, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council is five; that the foregoing resolution, being Resolution No. 14-119 was duly and regularly adopted by said Council at a regular meeting duly and regularly held on the 10th of December, 2014, and that the same was passed and adopted by the following vote:

AYES: COUNCIL MEMBERS: Mayor Dear, Davis-Holmes, and Robles
NOES: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: Santarina
ABSENT: COUNCIL MEMBERS: None



City Clerk Donesia L. Gause, CMC

EXHIBIT "A"
Of Res. 14-119
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PORTION OF LOT 45 OF TRACT 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 197.41 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN THE DEED TO MARY ELBERT RECORDED ON JANUARY 2, 1925 INSTRUMENT NO 1085, IN BOOK 4236 PAGE 313 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND OF ELBERT 635 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND 198.285 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 635 FEET TO THE POINT OF BEGINNING

PARCEL 2

THAT PORTION OF LOT 45 OF TRACT NO 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT DISTANT NORTHERLY THEREON 197.41 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE 66 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT NORTHERLY THEREON 264.285 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 66 FEET; THENCE EASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING

PARCEL 3

THAT PORTION OF LOT 45 OF TRACT 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 45; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 45, 317.5 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 45, 131.85 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO MARY ELBERT, RECORDED IN BOOK 4236 PAGE 313 OFFICIAL RECORDS; THENCE EASTERLY ALONG SAID NORTHERLY LINE 317.5 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 45, DISTANT SOUTHERLY FROM THE NORTHEASTERLY CORNER THEREOF; 131.41 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 45 TO THE POINT OF BEGINNING

PARCEL 4

THAT PORTION OF LOT 45 OF TRACT NO 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

Page 1 of 4 Pages

EXHIBIT A

(Continued)

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 317.5 FEET TO A POINT DISTANT WESTERLY THEREON 317.5 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 131.5 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO MARY ELBERT RECORDED ON JANUARY 2, 1925 INSTRUMENT NO 1085 IN BOOK 4236 PAGE 313 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND OF ELBERT 317.5 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE 131.85 FEET TO THE POINT OF BEGINNING.

PARCEL 5

LOTS 43 AND 44 OF TRACT NO 3848, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 43, THE SOUTHERLY 81.00 FEET OF THE WESTERLY 126.00 FEET THEREOF.

PARCEL 6

THOSE PORTIONS OF LOTS 46 AND 47 OF TRACT NO 3848, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE SOUTHERLY 66.00 FEET OF SAID LOT 46; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 66.00 FEET, NORTH 89 DEGREES 44' 53" EAST 610.22 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 03 DEGREES 38' 07" WEST, 10.39 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 106.00 FEET; THENCE FROM A TANGENT BEARING NORTH 02 DEGREES 58' 48" EAST, NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 90 DEGREES 43' 52" AND ARC DISTANCE OF 167.86 FEET; THENCE NORTH 86 DEGREES 30' 38" WEST, 119.08 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE FROM A TANGENT BEARING NORTH 87 DEGREES 18' 37" WEST, NORTHWESTERLY, ALONG SAID CURVE THROUGH AN ANGLE OF 64 DEGREES 04' 32" AN ARC DISTANCE OF 290.77 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT 46, DISTANT NORTHERLY THEREON 290.22 FEET FROM SAID NORTHWESTERLY CORNER OF THE SOUTHERLY 66 FEET OF LOT 46; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID LOT 47, 686.22 FEET, MORE OR LESS, TO THE SOUTHWESTERLY

CORNER OF SAID LOT 47; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 47, 635.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 47; THENCE NORTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 47 AND 46 TO SAID NORTHERLY LINE OF THE SOUTHERLY 66.00 FEET OF SAID LOT 46; THENCE WESTERLY, ALONG SAID NORTHERLY LINE TO THE TRUE LINE OF BEGINNING.

EXCEPT THEREFROM, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 66.00 FEET OF SAID LOT 46 DISTANT NORTH 89 DEGREES 44' 53" EAST THEREON 610.22 FEET FROM THE WESTERLY LINE OF SAID LOT 46 SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO NEW HORIZON LAND COMPANY, INC, RECORDED FEBRUARY 2, 1966 IN BOOK D-3196 PAGE 110 OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LAND OF NEW HORIZON LAND COMPANY, INC, NORTH 0 DEGREES 38' 07" WEST 10.39 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 106.00 FEET, A RADIAL TO SAID CURVE BEARS SOUTH 87 DEGREES 01' 12" EAST; THENCE NORTHERLY, NORTHEASTERLY AND WESTERLY ALONG SAID CURVE THROUGH A

EXHIBIT A
(Continued)

CENTRAL ANGLE OF 90 DEGREES 43' 52" AN ARC DISTANCE OF 167.86 FEET; THENCE NORTH 86 DEGREES 30' 38" WEST 18.35 FEET MORE OR LESS, TO THE WESTERLY LINE OF THE EASTERLY 145.00 FEET OF SAID LOTS; THENCE SOUTH 0 DEGREES 12' 34" EAST ALONG LAST MENTIONED WESTERLY LINE, 273.44 FEET, MORE OR LESS, TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 84.00 FEET, MEASURED ALONG THE EASTERLY LINE OF SAID LOTS FROM THE NORTHERLY LINE OF SAID LOT 47; THENCE NORTH 89 DEGREES 44' 53" EAST ALONG SAID PARALLEL LINE 145.00 FEET MORE OR LESS, TO THE EASTERLY LINE OF SAID LOTS; THENCE NORTH 0 DEGREE 12' 34" WEST ALONG SAID EASTERLY LINE 150.00 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF THE SOUTHERLY 66.00 FEET OF SAID LOT 46; THENCE SOUTH 89 DEGREES 44' 53" WEST ALONG LAST MENTIONED NORTHERLY LINE 24.78 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHT, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER LOT 46, EXCEPT THE SOUTH 66 FEET TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN, AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED BY SAID LANDS, AS EXCEPTED BY TAKAKO MORI, A MARRIED WOMAN, PRESENTLY KNOWN AS TAKAKO HAMACHI, WHO ACQUIRED TITLE AS TAKAKO MORI, A SINGLE WOMAN, ET AL, IN DEED RECORDED DECEMBER 8, 1960 AS INSTRUMENT NO 1520 IN BOOK D-1058 PAGE 734, OFFICIAL RECORDS,

ALSO EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND/OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE SURFACE OF LOT 47, PROVIDED, THAT SUCH RESERVATION SHALL NOT ENTITLE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS, TO ANY USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID PROPERTY TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF AND FURTHER RESERVING TO GRANTORS, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO DRILL INTO THROUGH AND ACROSS AND TO PRODUCE, HAVE AND TAKE OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, FROM, THROUGH AND ACROSS THAT PORTION OF SAID PROPERTY FROM WELLS LOCATED IN THAT PORTION OF SAID PROPERTY WHICH LIES AT A DEPTH BELOW 500 FEET FROM THE SURFACE OF SAID PROPERTY AND/OR FROM WELLS LOCATED IN OR ON PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND AS RESERVED BY I. B. HOUSE AND ANNAH L. HOUSE, HUSBAND AND WIFE, IN DEED RECORDED MAY 18, 1959 AS INSTRUMENT NO 590 IN BOOK D469 PAGE 610, OFFICIAL RECORDS.

PARCEL 6A:

A. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSES OVER THAT PORTION OF LOT 47 OF TRACT NO 3848, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT WITH THE SOUTHERLY LINE OF THE NORTHERLY 84.00 FEET OF SAID LOT, MEASURED ALONG THE EASTERLY LINE OF SAID LOT; THENCE NORTH 0 DEGREES 12' 34" WEST ALONG THE EASTERLY LINE 25.00 FEET; THENCE SOUTH 89 DEGREES 44' 53" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 25.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 25.00 FEET OF SAID LOT; THENCE SOUTH 44 DEGREES 46' 10" WEST 35.27 FEET, MORE OR

EXHIBIT A
(Continued)

LESS, IN A DIRECT LINE TO A POINT ON THE AFOREMENTIONED SOUTHERLY LINE DISTANT SOUTH 89 DEGREES 44' 53' WEST THEREON 50.00 FEET FROM SAID EASTERLY LINE OF SAID LOT; THENCE NORTH 89 DEGREES 44' 53" EAST ALONG SAID AFOREMENTIONED SOUTHERLY LINE 50.00 FEET TO THE POINT OF BEGINNING

PARCEL 7:

LOT 48 OF TRACT NO 3848, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 66 FEET THEREOF.

PARCEL 8:

THE SOUTH 66 FEET LOT 48 OF TRACT NO 3848, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

End of Legal Description

NOTE:

**THE CONDITIONS MARKED WITH * SHALL BE
COMPLIED WITH AFTER RECORDATION OF
TRACT MAP NO. 71206**

EXHIBIT "B" of Resolution No. 14-119

**CITY OF CARSON
ECONOMIC DEVELOPMENT SERVICES
PLANNING DIVISION
CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 071206**

GENERAL CONDITIONS

- *1. The applicant, Imperial Avalon Mobile Estates, LLC ("applicant" or "subdivider"), shall comply with all City, County, State and Federal regulations applicable to this project.
- *2. Unless otherwise indicated herein, the proposed development is subject to all applicable provisions of the California Subdivision Map Act, including but not limited to, applicable provisions of Government Code Sections 66427.1 and 66427.5, and evidence of compliance therewith shall be submitted to the City Department of Development Services, as required by law.
- *3. Unless otherwise indicated herein, the subdivider shall comply with California Government Code Sections 66427.5(f)(1) and (f)(2).
- *4. The subdivider shall adhere to and comply with the representations made in the Tenant Impact Report(s) submitted with the application and the Tenant Impact Report distributed to the park residents in September 2014, which is attached to the City Council staff report for this item as Exhibit No. 6.
- *5. The purchase price for lots shall be set at fair market value as determined by a neutral and unbiased certified general licensed MAI appraiser, the cost of which will be paid by the park owner.
- *6. The park owner shall provide a 15% discount from fair market value as determined by the MAI appraiser to existing residents who open escrow within the first 90 days after lots are available for sale, and a 10% discount to existing residents who open escrow within the second 90 days after lots are available for sale.
- *7. Notwithstanding any other provision of law, the City of Carson Mobilehome Space Rent Control Ordinance (Carson Municipal Code Section 4700 et seq) shall remain in effect for households that are not lower income, as defined in Section 50079.5 of the California Health & Safety Code, until escrow has closed on forty-five (45) lots in the park. For purposes of this condition #7, lot sales or transfers to the park owner or to an entity owned or controlled by the park owner do not count toward the 45 lot threshold.

Page 1 of 3 Pages

- * 8. Once lot sales begin, all new coach owners will be required to purchase the lot in addition to the mobilehome they purchase from the existing resident.
- 9. Conditions not required to be fulfilled prior to, or shown on, the final map shall be stated on a separate document to be recorded with the final map.
- 10. The recorded map shall conform to the approved tentative tract map and to the conditions of approval. Two copies of the final recorded map shall be submitted to the Planning Division.
- * 11. Except for claims, damages, actions, or proceedings between the subdivider and the City, the subdivider shall defend, indemnify, and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, any approval of the City, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 071206. The City will promptly notify the subdivider of any such claim, action, or proceeding against the City, and the subdivider will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the subdivider's consent but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal shall not cause a waiver of the indemnification rights herein.

ENGINEERING SERVICES DIVISION – CITY OF CARSON

- 12. A construction permit is required for any work to be done in the public right of way.
- 13. Any improvements damaged during any construction shall be removed and reconstructed per City Standards and to the satisfaction of the City Engineer.
- 14. All infrastructure necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to recordation of the Final Map.

COUNTY OF LOS ANGELES

Geology/Soils

- 15. If required, a geology/soils report shall be submitted to the County of Los Angeles for review and approval prior to the recordation of the Final Map.

Road

- 16. The subdivider shall label all interior access streets as private driveway and fire lane.

Subdivision

17. The subdivider shall place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a mobile home park conversion project for 225 units.
18. The subdivider shall label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
19. The subdivider shall provide, if required, suitable turnaround and label the driveway private driveway and fire lane on the final map to the satisfaction of the City Engineer.
20. The subdivider shall provide reciprocal easements for adjoining properties for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc.. over the common driveway in the document to the satisfaction of the City Engineer.
- * 21. The subdivider shall provide for the continual maintenance of the common areas until a homeowner's association responsible for the maintenance of the common areas is formed.
22. The subdivider shall provide a numeric reference for all tracts to the satisfaction of the City Engineer.
23. The subdivider shall provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
24. The subdivider shall not grant or record private easements within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
25. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
26. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being to being filed with the Registrar-Recorder/County Clerk's office.

End of Conditions

EXHIBIT B
TENANT IMPACT REPORT
IMPERIAL AVALON MOBILEHOME PARK

September 2014

1. **Purpose of Tenant Impact Report.** This Tenant Impact Report ("TIR" or "Tenant Impact Report") is being prepared pursuant to California Government Code § 66427.5. The purpose of this TIR is to explain the protections afforded to those Resident Households¹ that elect not to purchase, as well as those Resident Households that elect to purchase, a condominium interest in Imperial Avalon Mobilehome Park ("Park"), located at 21207 South Avalon Boulevard, Carson, California. All Resident Households will be afforded the opportunity to either (i) buy the space on which their mobilehome is situated or (ii) continue to rent the space on which their mobilehome is situated. For purposes of this TIR, the term "mobilehome" shall have the same meaning as defined under California Civil Code § 798.3, which, among other things, includes a "manufactured home" as defined under California Health & Safety Code § 18007.

1.1 **Change of Ownership.** Whenever a mobilehome park is to be converted from a rental-only park to one where spaces/lots may be owned by the residents, the Subdivision Map Act, found in the California Government Code § 66427.5, requires the entity which is converting the mobilehome park to file a report on the impact that the conversion will have on the residents of the mobilehome park. The Park will remain a manufactured housing community, with the existing Resident Households having the right to either buy their Condominium Unit² or to remain and rent their lot. The Park is not being closed and the Residents are not vacating the property, but rather, the Resident Households have available to them additional options that were not available to them before the conversion occurs. After conversion, the Resident Households will be able to either purchase their individual spaces and a share in the common area and facilities from the Park owner ("Park Owner"), and participate in the operation of the Park through a homeowners' association ("Homeowners' Association"), or continue to rent their individual spaces.

The State of California recognizes the substantial difference between a change of use, which results in the closure of a mobilehome park from a change in the method of ownership by the implementation of different State of California statutes applicable to each. For

¹ "Resident Household" or "Resident Households" means any person(s), entity, or group of person(s) who has a tenancy in the Park under a Rental Agreement or Lease (as defined under Section 2) on the date of the issuance and delivery of the Final Public Report (as defined under Section 4.2(c)). Please note that this definition does not mean the same as Resident or Residents as defined in Section 1.2 herein.

² "Condominium Unit" means the airspace unit which is defined as 1 foot below grade and 40 feet above grade, with the lateral and horizontal planes demarked by the lot lines established on the ground (in other words, the space the Resident is currently occupying), plus 1/225th fee simple ownership of the common area and facilities and one membership in the Homeowners' Association to be formed as part of the entitlement process. For those who elect to remain renters, this means that those households will continue to rent the same space they were renting prior to the conversion of the Park.

all purposes hereunder, California Government Code § 66427.5 controls for purposes of determining what rights the non-purchasing Resident Households will have after the conversion is completed. As detailed below, the conversion of the Park will result in neither actual nor economic displacement of its Residents.

1.2 Definition of Resident(s).

(a) Categories of Resident Households within the Park. California Government Code § 66427.5 divides the Residents of the Park into two (2) income categories for the Resident Households: (1) non-lower income and (2) lower income households. Lower income households are defined in Health & Safety Code § 50079.5 as "those persons and families whose income does not exceed the qualifying limits for low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937." The greatest protections are given to the lower-income households. The income limits are based on the county median income and the household size as prepared and distributed under the United States Housing Act. To qualify as a lower-income household, the following income limits were established for calendar year 2014.³

Household Size # of Persons	1	2	3	4
Income Must be at or Below:	\$47,850	\$54,650	\$61,500	\$68,300

(b) Definition of Resident(s). As used in this Tenant Impact Report, a "Resident" or "Residents" is a homeowner or other person who lawfully occupies a mobilehome in the Park.

1.3 Description of the Property. The Park was constructed in approximately 1973 and is a two-hundred and twenty-five (225)-space "Senior" Park (age restriction applies), situated on approximately twenty-seven (27) acres. The Park has wide asphalt streets with center gutters; utilities are underground. The common area contains a clubhouse with a full kitchen, bathrooms and pool tables. There is a shuffleboard court, a swimming pool and jacuzzi. The pool area is furnished including chaise lounges and chairs. There is a separate laundry room.

2. Residents' Current Position/Rights.

2.1 Current Occupancy. Currently, all of the Resident occupants reside in the Park on a month-to-month written rental agreement ("Rental Agreement").

For those Residents who are on a one (1)-year or month-to-month tenancy, the City of Carson ("City") Rent Control Ordinance currently regulates the rent increases.

2.2 Residents' Rights. In addition to the terms of the Leases and Rental Agreements, the tenancy rights of Residents residing in the Park are governed by California Civil Code § 798 et seq. ("Mobilehome Residency Law"), and other applicable California statutory and case law, and the City Rent Control ordinances.

³ 2014 State Income Limits for Los Angeles County.

3. **Park Owner's Rights Upon Conversion.**

3.1 **Right to Change Use.** Generally the Park Owner, pursuant to the California Government Code and Mobilehome Residency Law, has the right to terminate all existing tenancies and require the Residents to vacate the property and go out of business or change the use of the property, providing all applicable laws are followed. Under the conversion, however, non-purchasing Resident Households will NOT be required to vacate their space and, as described in more detail in Section 4 below, will have occupancy rights subject to any Lease or Rental Agreement, Mobilehome Residency Law, and California law, as applicable. Therefore, there will be no actual eviction or displacement due to the conversion and Resident-purchase of the Park.

4. **No Actual or Economic Displacement.**

4.1 **Impact of Conversion.** Under the California Government Code and the Mobilehome Residency Law, the subdivider is required, as a condition of conversion, to prepare a TIR to set forth the impact of the conversion. Further, the rental increase amount, which may be charged by the owner of the space subsequent to the conversion, is specified and is mandatory in California Government Code § 66427.5. As a result of the conversion, there will be no physical change of use. The property was before and will be after the conversion, operated as a mobilehome park. The difference is that instead of an investor/operator owner, a Homeowners' Association will operate the property.

4.2 **Rental Rate Increases: No Economic Displacement.** To the extent there is any economic displacement of Resident Households who elect to not purchase the space on which their mobilehome is situated, it is mitigated by allowing such non-purchasing Resident Households to continue their tenancy in the Park under the California Subdivision Map Act rental increases restrictions pursuant to California Government Code § 66427.5 (f) (1 & 2) ("Map Act Rents"). The Map Act Rents are based upon two (2) formulas: one formula for non-lower income permanent Residents and one formula for lower income permanent Resident Households, as defined in California Health and Safety Code § 50079.5.

(a) **Non-Lower Income Resident Households.** For the non-lower income Residents, the base rent may be increased in equal annual increases over a four (4)-year period to market rent. Market Rent is established by an appraisal "conducted in accordance with nationally recognized professional appraisal standards." The reason the rents are raised to market over a four (4)-year period is to allow the adjustment of rents, which under rent control have remained artificially low, to occur gradually. This protection provides time for those non-lower income households to plan for the rental adjustment to market. Although not required by law, for unsold lots rented to non-lower income Residents, the Park Owner has agreed to the extended application of City rent control ordinances as described under Section 7.1 below.

(b) **Lower Income Residents.** The State of California has emphasized its goal of protecting housing for the lower income population of California under California Government Code § 66427.5. The lower income households receive a guarantee of reduced rental increases beyond that which any local jurisdiction can enact under the current rent control cases and laws of California. Lower income is defined in California Government Code § 66427.5

by referencing California Health and Safety Code § 50079.5, which in turn defines lower income persons as persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. Lower income Residents are protected for the entire term of their tenancy.

(1) **Rent Increase Formula.** The base rental increase is the average increase for the previous four (4) years immediately preceding the conversion, but shall not exceed the Consumer Price Index ("CPI") average monthly percentage increase for the most recently reported period.

(2) **Application Process.** The Residents must provide the same information and confirmation of the Resident's income as though that Resident were applying for a State of California, Mobilehome Park Ownership Program ("MPROP") loan each year. In the event that program is no longer in existence, the last application documents will become the permanent documents, and the qualifying income levels will be those established by either the State of California Housing and Community Development Department ("HCD") or the United States Housing and Community Development Department, at the election of the owner of the space.

(c) **Effective Date of Map Act Rents.** The effective date of the Map Act Rents shall be the Conversion Date (as defined in Section 4.3 herein); however, the Park Owner has agreed to continue application of City rent control ordinances for non-lower income Residents with respect to their unsold rented lots as described under Section 7.1.

4.3 **"Conversion Date".** Conversion Date is defined as the date of the first sale of a space/lot.

4.4 **No Actual Displacement.** Each Resident Household will be given the choice to buy the lot on which their mobilehome is situated or to continue their tenancy in the Park under this Tenant Impact Report. To receive the protections provided herein and under the California Subdivision Map Act, the Resident must be a Resident, as defined in Section 1.2(b). Therefore, there will be no actual eviction of any Resident or relocation of their mobilehome by reason of the Park conversion to Resident ownership.

4.5 **Conclusion: No Actual Nor Economic Evictions.** The legislative intent behind relocation mitigation assistance as contained in Government Code § 66427.4 is to ensure that Residents who would be evicted due to the conversion of a mobilehome park to another use are protected, and that a plan is submitted and approved to ensure that protection. The purpose for the impact report is to explain how and when the Residents have to vacate the property, and what financial assistance the Residents would be receiving to assist in the costs of removing their mobilehome and other personal effects. However, under the present conversion, which will not result in another use and vacation of the property, the purpose of this Tenant Impact Report is to explain the options of the Residents and Resident Households regarding their choice to purchase or to rent their space. Any Resident who chooses not to purchase a PUD/Condominium Interest (defined below) may reside in the Park as set forth in Section 3 and Section 4.2 above. Thus, there will be no economic displacement based on the Map Act Rents nor actual eviction of any

Resident Household because of the conversion and, therefore, no relocation mitigation is required.

5. **PUD/Condominium Interest: Ninety (90) Day Right of First Refusal to Purchase.**

5.1 **PUD/Condominium Interest.** The conversion provides the Resident Households with the opportunity to acquire an ownership interest in the Park. As stated above, the form of ownership will be a PUD/Condominium Interest. "PUD/Condominium Interest" means a real property ownership interest that (i) will be transferred by a grant deed, (ii) will be insured by a policy of title insurance, (iii) contains front and back lot line boundaries properly marked by a licensed land surveyor and specific legal descriptions set forth on a "Condominium Plan", (iv) will be a matter of public record when recorded, and (v) comprises the airspace directly over the current rental spaces, a one-in-two hundred twenty fifth (1/225th) interest in the Park's common areas, and 1/225th interest in the common area lot, as tenants in common. All PUD/Condominium Interests are held pursuant to the description of general rights and associated factors as set forth in the articles and bylaws of the Homeowners' Association, certain conditions, covenants and restrictions, and California law pertaining to such ownership.

5.2 **Right of First Refusal.** As required by California Government Code § 66459, each Resident Household shall be informed that they have a ninety (90)-day right of first refusal period. The right of first refusal period commences upon the issuance by the California Bureau of Real Estate ("BRE") and delivery of the final public report ("Final Public Report"). During the ninety (90) day period each Resident Household shall have the exclusive right to decide whether or not to purchase a PUD/Condominium Interest or continue to rent his or her space.

6. **Legal Notices.** The Resident Households have received the Notice of Intent to File a Map with the City of Carson and will also receive all additional required legal notices in the manner and within the time frame required by the state and local laws and ordinances. All prospective tenants have and will receive the Notice to Prospective Tenant(s).

7. **Increased Benefits and Protections.** Notwithstanding the State of California legal protections afforded in connection with a conversion as described above, the Park Owner has agreed to provide the following increased benefits and protections:

7.1 **Extension of City Rent Control for Non-Lower Income Residents.** With respect to all non-lower income Residents, the City rent control ordinances will remain in effect on all unsold lots rented to such non-lower income Residents until at least forty-five (45) lots (i.e., twenty percent (20%) of all lots in the Park) are sold.

7.2 **Purchase Price for Lots.** The purchase price for lots will be set at fair market value as determined by a certified general licensed MAI appraiser, the cost of which will be borne by Park Owner.

7.3 **Purchase Price Discounts.** Each Resident Household that elects to purchase its lot and enters into escrow during the first ninety (90) days following the date after which the Park Owner offers the lots for sale will receive a fifteen percent (15%) discount off of the appraised value of their lot. Each Resident Household that elects to purchase its lot and enters into escrow during the ninety (90) days immediately following the initial 90 day period will

receive a ten percent (10%) discount off of the appraised value of their lot. Resident Households may qualify for the 15% discount or the 10% discount, but not for both.

8. **Purchase Impact.** Pursuant to the Park's governing documents, after conversion to Resident ownership, in the event a Resident or Resident Household wishes to sell his or her mobilehome, the purchaser of the mobilehome will be required to buy the lot as well. After conversion, however, the purchaser will have financing options that were unavailable prior to the conversion. Financing options include conventional real estate secured home loans secured by both the lot and the mobilehome, as opposed to personal property loans secured only by the mobilehome before conversion. The advantages of conventional real estate secured home loans as opposed to personal property secured loans are described in Section 10 below, and certain specific financing options available to certain purchasers are described in Sections 9 and 10 below.

All Resident Households electing to purchase their lots will benefit from the advantages of home ownership over renting, including building equity, benefiting from the appreciation of the value of real property, acquiring deeded land to leave to heirs, and participating as a voting member in the Homeowners' Association that governs the Park in which they live.

9. **Financing Options for Lower Income Households.** MPROP is a State of California funded program operated through the HCD. MPROP was established to finance the preservation of affordable homes by conversion to resident ownership as described under California Health & Safety Code §§ 50780-50786.5. MPROP is available to Resident Households who elect to purchase their unit and who qualify as a lower-income household as defined by the lower income limits provided by the HCD each year. Income limits for lower income households established for calendar year 2014 for Los Angeles County are described under Section 1.2(a) above. The likelihood of there being sufficient MPROP funding for Resident Households that qualify as lower income households will be increased if the City agrees to serve as the "applicant" for MPROP funding in accordance with MPROP regulations and if the City assists Resident Households and the Park Owner in obtaining such MPROP funding.

The MPROP program offers long-term (30-year) loans at 3% simple annual interest, to lower-income residents of a mobilehome park that has been converted, to enable housing affordability for residents who purchase a unit in the mobilehome park. An MPROP loan does not cover the entire purchase price; it is often paired with a conventional loan and other sources of financing, and provides, on a sliding scale, an amount sufficient to secure a monthly payment so that total monthly costs should not exceed 30% of the resident's monthly income.

MPROP exists to provide lower-income residents the opportunity to own an interest in the mobilehome park in which they live and to secure and maintain affordable housing through the conversion of existing rental mobilehome parks to resident owned mobilehome parks.

10. **Financing Options for Non-Lower Income Households.** After conversion to Resident ownership, non-lower income Resident Households that have elected to purchase their lot will have various options available to them to finance their purchase. Lending institutions consider mobilehomes on leased land to be personal property or "chattel". Chattel financing is shorter term with higher interest rates. Once a mobilehome park is subdivided in connection with

conversion, the mobilehome and the subdivided real property can be financed with a conventional real estate secured home loan. Real estate secured loan rates are historically lower than chattel financing and lending institutions offer many decades to make payments because of the value and security of the land.

Low-interest funding is also available through the Cal Vets program. Many cities also make partial funding/loans available through programs such as First Time Home Buyer, Cal Loan, AHIF, etc.

11. **Tax Advantages.** Property taxes will be based on the sales price of the lot. However, if more than 50% of the lots are purchased within the first year following the Conversion Date, a purchaser's property taxes will be based on the seller's property tax base under applicable California law. This would mean a significant savings if Resident Households choose to act on this right. A Resident Household that elects to buy instead of rent is also able to deduct mortgage interest on their tax return, affording additional savings.

12. **Assurance of Operating and Maintenance Funds for Common Area Facilities and Services.** To assure the availability and source of funds to defray the cost of common area facilities and services (collectively, "Common Area Costs") during the early period of Resident ownership and operation of the Park by the Homeowners' Association, the Park Owner is required by the BRE, pursuant to California Business and Professions Code § 11018.5 and 10 California Code of Regulations § 2792.9, to furnish funds, a surety bond or other security convertible to cash to an escrow depository, before the sale of any spaces to assure the Park Owner's fulfillment of the Park Owner's obligations as an owner of spaces to pay assessments in order to cover such Common Area Costs. The aforementioned security requirement is ordinarily in an amount equal to six (6) months' regular assessments for each space covered by the Final Public Report and is subject to terms assuring that the Park Owner pays all assessments levied by the Homeowners' Association against spaces owned by the Park Owner (i.e., unsold spaces) until 80% of the spaces covered by the Final Public Report have been sold. Such security requirements are BRE requirements that must be complied with by the Park Owner before the BRE issues the Final Public Report permitting the sale of spaces in the Park.

13. **Homeowners' Association Reserve Account Requirements.** With respect to the Park's major components which the Homeowners' Association is obligated to repair, replace, restore or maintain pursuant to California Civil Code § 1365.5(e) ("Major Components"), the Park Owner is required by the BRE to deposit funds into escrow equal to an amount designated by the BRE ("BRE Required Reserve Deposit Amount"), which is a portion of certain reserve component amounts determined in accordance with a study of reserve account requirements ("Reserve Account Requirements Study") prepared by the Park Owner and accepted by the BRE. The BRE Required Reserve Deposit Amount will be based upon the cost amount attributable to the already used portion of the useful life estimated for the Major Components in accordance with the Reserve Account Requirements Study. Among other things, the Reserve Account Requirements Study is required to (i) identify the Major Components that have a useful life of less than 30 years, (ii) determine the remaining useful life of the Major Components, (iii) estimate the cost of repair, replacement, restoration, or maintenance of the Major Components, (iv) estimate the total annual contribution necessary to defray such costs during and at the end of the useful life of the Major Components, and (v) provide a reserve funding plan describing how

the Homeowners' Association plans to fund the amounts described in clause (iv) above to meet the Homeowners' Association's obligation to repair and replace all Major Components with an expected remaining life of 30 years or less. Before any spaces are permitted to be sold, the BRE will require that the escrow release the BRE Required Reserve Deposit Amount to the Homeowners' Association to help defray certain of the costs to repair, replace, restore, or maintain Major Components in accordance with the Reserve Account Requirements Study as accepted by the BRE.

14. **Benefits of Conversion.** The purpose of the conversion of the Park from a rental park to a Resident-owned park is to provide the Resident Households with a choice. The Resident Households may either choose to purchase an ownership interest in the Park, which would take the form of a PUD/Condominium Interest (as defined in Section 5.1), or continue to rent a space in the Park, thereby allowing the Residents to control their economic future. The conversion provides the Residents the opportunity to operate and control the Park. Since the new owners of the Park will not be motivated to make a profit, but rather are motivated to ensure the best possible living conditions at the most affordable rates, payable through the Homeowners' Association dues, directly or through rent, both buyers and renters benefit from the conversion.

15. **Conclusion.**

15.1 The above described purchase rights and protections will be offered only if the Park is converted to a Resident-owned mobilehome park. Such programs become effective on the Conversion Date.

15.2 Upon conversion of the Park to Resident ownership, the current owner of the Park, as well as subsequent owners of PUD/Condominium Interests in the Park, shall abide by all terms and conditions set forth in this TIR. This TIR is a covenant that encumbers each individual unit.

15.3 All Resident Households choosing to continue to rent will have occupancy rights exactly as they have now, and all existing Leases and/or Rental Agreements will be honored, subject to California Government Code § 66427.5, Mobilehome Residency Law, and other California law, as applicable.

15.4 The conversion of the Park from a rental park to a Resident-owned park provides the Residents with an opportunity of choice. Resident Households may choose to purchase a PUD/Condominium Interest or continue to rent. The conversion also provides the potential for Residents to enjoy the security of living in a Resident-owned, controlled, and managed Park, whose motivation is not profit, but rather, achieving the best living environment at the most affordable rate.

End of Tenant Impact Report

EXHIBIT C

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PORTION OF LOT 45 OF TRACT 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 197.41 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN THE DEED TO MARY ELBERT RECORDED ON JANUARY 2, 1925 INSTRUMENT NO 1085, IN BOOK 4236 PAGE 313 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND OF ELBERT 635 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND 198.285 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 635 FEET TO THE POINT OF BEGINNING

PARCEL 2

THAT PORTION OF LOT 45 OF TRACT NO 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT DISTANT NORTHERLY THEREON 197.41 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE 66 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT NORTHERLY THEREON 264.285 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 66 FEET; THENCE EASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING

PARCEL 3

THAT PORTION OF LOT 45 OF TRACT 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 45; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 45, 317.5 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 45, 131.85 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO MARY ELBERT, RECORDED IN BOOK 4236 PAGE 313 OFFICIAL RECORDS; THENCE EASTERLY ALONG SAID NORTHERLY LINE 317.5 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 45, DISTANT SOUTHERLY FROM THE NORTHEASTERLY CORNER THEREOF, 131.41 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 45 TO THE POINT OF BEGINNING

PARCEL 4

THAT PORTION OF LOT 45 OF TRACT NO 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

EXHIBIT C

(Continued)

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 317.5 FEET TO A POINT DISTANT WESTERLY THEREON 317.5 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 131.5 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO MARY ELBERT RECORDED ON JANUARY 2, 1925 INSTRUMENT NO 1085 IN BOOK 4236 PAGE 313 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND OF ELBERT 317.5 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE 131.85 FEET TO THE POINT OF BEGINNING.

PARCEL 5

LOTS 43 AND 44 OF TRACT NO 3848, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 43, THE SOUTHERLY 81.00 FEET OF THE WESTERLY 126.00 FEET THEREOF.

PARCEL 6

THOSE PORTIONS OF LOTS 46 AND 47 OF TRACT NO 3848, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE SOUTHERLY 66.00 FEET OF SAID LOT 46; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 66.00 FEET, NORTH 89 DEGREES 44' 53" EAST 610.22 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 03 DEGREES 38' 07" WEST, 10.39 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 106.00 FEET; THENCE FROM A TANGENT BEARING NORTH 02 DEGREES 58' 48" EAST, NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 90 DEGREES 43' 52" AND ARC DISTANCE OF 167.86 FEET; THENCE NORTH 86 DEGREES 30' 38" WEST, 119.08 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE FROM A TANGENT BEARING NORTH 87 DEGREES 18' 37" WEST, NORTHWESTERLY, ALONG SAID CURVE THROUGH AN ANGLE OF 64 DEGREES 04' 32" AN ARC DISTANCE OF 290.77 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT 46, DISTANT NORTHERLY THEREON 290.22 FEET FROM SAID NORTHWESTERLY CORNER OF THE SOUTHERLY 66 FEET OF LOT 46; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID LOT 47, 686.22 FEET, MORE OR LESS, TO THE SOUTHWESTERLY

CORNER OF SAID LOT 47; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 47, 635.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 47; THENCE NORTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 47 AND 46 TO SAID NORTHERLY LINE OF THE SOUTHERLY 66.00 FEET OF SAID LOT 46; THENCE WESTERLY, ALONG SAID NORTHERLY LINE TO THE TRUE LINE OF BEGINNING.

EXCEPT THEREFROM, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 66.00 FEET OF SAID LOT 46 DISTANT NORTH 89 DEGREES 44' 53" EAST THEREON 610.22 FEET FROM THE WESTERLY LINE OF SAID LOT 46 SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO NEW HORIZON LAND COMPANY, INC, RECORDED FEBRUARY 2, 1966 IN BOOK D-3196 PAGE 110 OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LAND OF NEW HORIZON LAND COMPANY, INC, NORTH 0 DEGREES 38' 07" WEST 10.39 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 106.00 FEET, A RADIAL TO SAID CURVE BEARS SOUTH 87 DEGREES 01'12" EAST; THENCE NORTHERLY, NORTHEASTERLY AND WESTERLY ALONG SAID CURVE THROUGH A

EXHIBIT C

(Continued)

CENTRAL ANGLE OF 90 DEGREES 43' 52" AN ARC DISTANCE OF 167.86 FEET; THENCE NORTH 86 DEGREES 30' 38" WEST 18.35 FEET MORE OR LESS, TO THE WESTERLY LINE OF THE EASTERLY 145.00 FEET OF SAID LOTS; THENCE SOUTH 0 DEGREES 12' 34" EAST ALONG LAST MENTIONED WESTERLY LINE, 273.44 FEET, MORE OR LESS, TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 84.00 FEET, MEASURED ALONG THE EASTERLY LINE OF SAID LOTS FROM THE NORTHERLY LINE OF SAID LOT 47; THENCE NORTH 89 DEGREES 44' 53" EAST ALONG SAID PARALLEL LINE 145.00 FEET MORE OR LESS, TO THE EASTERLY LINE OF SAID LOTS; THENCE NORTH 0 DEGREE 12' 34" WEST ALONG SAID EASTERLY LINE 150.00 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF THE SOUTHERLY 66.00 FEET OF SAID LOT 46; THENCE SOUTH 89 DEGREES 44' 53" WEST ALONG LAST MENTIONED NORTHERLY LINE 24.78 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHT, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER LOT 46, EXCEPT THE SOUTH 66 FEET TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN, AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED BY SAID LANDS, AS EXCEPTED BY TAKAKO MORI, A MARRIED WOMAN, PRESENTLY KNOWN AS TAKAKO HAMACHI, WHO ACQUIRED TITLE AS TAKAKO MORI, A SINGLE WOMAN, ET AL, IN DEED RECORDED DECEMBER 8, 1960 AS INSTRUMENT NO 1520 IN BOOK D-1058 PAGE 734, OFFICIAL RECORDS,

ALSO EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND/OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET FROM THE SURFACE OF LOT 47, PROVIDED, THAT SUCH RESERVATION SHALL NOT ENTITLE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS, TO ANY USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID PROPERTY TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF AND FURTHER RESERVING TO GRANTORS, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO DRILL INTO THROUGH AND ACROSS AND TO PRODUCE, HAVE AND TAKE OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, FROM, THROUGH AND ACROSS THAT PORTION OF SAID PROPERTY FROM WELLS LOCATED IN THAT PORTION OF SAID PROPERTY WHICH LIES AT A DEPTH BELOW 500 FEET FROM THE SURFACE OF SAID PROPERTY AND/OR FROM WELLS LOCATED IN OR ON PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND AS RESERVED BY I. B. HOUSE AND ANNAH L. HOUSE, HUSBAND AND WIFE, IN DEED RECORDED MAY 18, 1959 AS INSTRUMENT NO 590 IN BOOK D469 PAGE 610, OFFICIAL RECORDS.

PARCEL 6A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSES OVER THAT PORTION OF LOT 47 OF TRACT NO 3848, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT WITH THE SOUTHERLY LINE OF THE NORTHERLY 84.00 FEET OF SAID LOT, MEASURED ALONG THE EASTERLY LINE OF SAID LOT; THENCE NORTH 0 DEGREES 12' 34" WEST ALONG THE EASTERLY LINE 25.00 FEET; THENCE SOUTH 89 DEGREES 44' 53" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 25.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 25.00 FEET OF SAID LOT; THENCE SOUTH 44 DEGREES 46' 10" WEST 35.27 FEET, MORE OR

EXHIBIT C
(Continued)

LESS, IN A DIRECT LINE TO A POINT ON THE AFOREMENTIONED SOUTHERLY LINE DISTANT SOUTH 89 DEGREES 44' 53' WEST THEREON 50.00 FEET FROM SAID EASTERLY LINE OF SAID LOT; THENCE NORTH 89 DEGREES 44' 53" EAST ALONG SAID AFOREMENTIONED SOUTHERLY LINE 50.00 FEET TO THE POINT OF BEGINNING

PARCEL 7:

LOT 48 OF TRACT NO 3848, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 66 FEET THEREOF.

PARCEL 8:

THE SOUTH 66 FEET LOT 48 OF TRACT NO 3848, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

End of Legal Description

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

FEB 09 2017

Deane C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

