

**CITY OF WOODLAND
CITY HALL
300 FIRST STREET
WOODLAND, CALIFORNIA**

**MANUFACTURED HOME FAIR PRACTICES COMMISSION
MEETING AGENDA**

**CITY MANAGER'S CONFERENCE ROOM
Second Floor
June 26, 2017**

6:30 PM

ROLL CALL

COMMUNICATIONS

- **PUBLIC COMMENT**

This is an opportunity for the public to speak to the Commission on any item other than those listed on this agenda. Speakers are requested to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chairperson may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

- **CORRESPONDENCE**

- **COMMISSIONER STATEMENTS AND REQUESTS**

This is an opportunity for the Commission Members and Staff to make comments and announcements, to express concerns, or to request the Commission's consideration of any items a Commission Member would like to have discussed at a future meeting.

REGULAR AGENDA

- A. Introduction of new and returning MHFPC Members and Alternates
- B. Review and Approve: Annual Commission Report to City Council for 2016
- C. Review and Approve Annual Park Registrations/Exemption Claims for:
 - Bell's Trailer Village
 - Leisureville
 - Idle Wheel Estates

- Royal Palm Estates
 - CHOC/Casa del Sol
- D. Review and Approve Manufactured Home Park Annual Inspection Reports
- E. Review CPI Data and Determinate Available Annual Permissive Adjustments
- F. Approval Annual Permissive Adjustments to Space Rent Ceilings for:
- Bell's Trailer Village
 - Royal Palm Estates
- G. Set next meeting

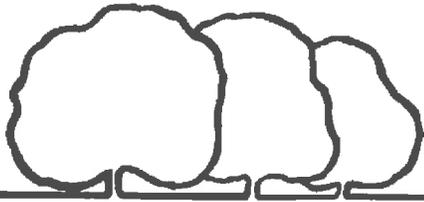
ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the June 26, 2017 meeting of the Manufactured Home Fair Practices Commission of the City of Woodland was posted on June 21, 2017 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.



Dan Sokolow, Senior Planner

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



City of Woodland

MINUTES
Manufactured Home Fair
Practices Commission

MEETING DATE: June 8, 2016



CALL TO ORDER: Chairperson Bill Marcus called the meeting to order at 6:35 p.m., June 8, 2016, in the City Manager's Conference Room, Second Floor of City Hall.

ROLL CALL:

The following MHFPC Commissioners and staff were in attendance/absent:

Present: Bill Marcus, Member and Chairperson
Marlin H. "Skip" Davies, Member
Tom Bills, Member
Robert Noren, Member
Wayne Ginsburg, Alternate Member (serving as Regular)
Dan Sokolow, MHFPC Staff

Absent: Alan Gering, Member

APPROVAL OF MINUTES: The minutes of the Commission meeting of June 10, 2015 were approved as drafted, on motion by Mr. Davies and second by Mr. Marcus. (4-0, YES: Marcus, Davies, Noren, Ginsburg).

COMMUNICATIONS

• **PUBLIC COMMENT:**

- Tobin Smith, President of the Idle Wheel/Royal Palm Residents Association, said that a fire occurred at Idle Wheel resulting in a home burning down and damage to another home. According to Smith, the Woodland Fire Department could not connect to a fire hydrant at Idle Wheel and had to use a fire hydrant on Bourn Drive. Smith wants the City of Woodland to take over inspection of the fire hydrants from the State Department of Housing and Community Development (HCD). Mr.

Marcus said the fire hydrants at Idle Wheel are not within the Commission's area of responsibility; however, this matter can be placed on a future Commission agenda for discussion.

Smith informed the Commission that he has not been able to obtain copies of building permit for manufactured homes in Woodland from HCD and he wants the City to over the building permitting responsibilities from HCD. Mr. Marcus said this issue is not within the Commission's purview. Mr. Davies said he was more concerned with the fire issue at Idle Wheel. He suggested that the Commission as a group request a report from the Fire Department on the side of the fire hydrants and related information. The Commission directed staff to contact the Fire Department and request that an inspection be completed for Idle Wheel, Royal Palm, and Bell's to determine whether the fire suppression systems for the parks are adequate for Fire Department purposes. The results of the inspections would be discussed at a future meeting of the Commission and it may be necessary for a Fire Department representative to attend the meeting to respond to Commission questions.

- Mr. Bills joined the Commission meeting at approximately 6:47 p.m.
- **CORRESPONDENCE:**
 - The Commission was provided copies of correspondence notifying two manufactured home park owners (Bell's and Idle Wheel) of approvals of annual permissive adjustment increases to the space rent ceiling of 0.68% in 2015.
- **COMMISSIONER/STAFF STATEMENTS AND REQUESTS:**
 - Mr. Marcus directed staff to contact the City Clerk on filling the vacancy for the alternate member.

REGULAR AGENDA:

A. Introduction of new and returning MHFPC Members and Alternates

The current membership of the Commission is:

5 Regular Members (3 year terms):

<u>Name</u>	<u>Nominating Council seat:</u>	<u>Term Expires</u>
Bill Marcus	Sean Denny	12/2017
Marlin H. "Skip" Davies	Tom Stallard	12/2016
Tom Bills	William L. Marble	12/2017
Robert Noren	Angel Barajas	12/2017
Alan Gering	Jim Hilliard	12/2016

2 Alternate Members (2 year terms)

<u>Name</u>	<u>Nominated By:</u>	<u>Term Expires</u>
Wayne Ginsburg	Mayor	12/2017
Vacant	Mayor	Vacant

B. Review and Approve: Annual Commission Report to City Council for 2015

A draft of the *Annual Commission Report to City Council for 2015* was circulated and reviewed. The Annual Report provides the City Council with “a comprehensive written report concerning the commission’s activities, holdings, actions results of hearings and all other matters pertinent to this chapter...,” as required by the Ordinance, for program year 2014/15. Mr. Davies asked staff to explain the situation involving the 18 units at Casa del Sol that the Community Housing Opportunities Corporation (CHOC) has claimed as exempt from the Manufactured Home Space Rent Control Ordinance.

Mr. Sokolow said that CHOC stopped paying the space registration in approximately 2012 when it claimed that 17 of the 18 park spaces were exempt from the Manufactured Home Space Rent Control Ordinance. Sokolow said there has been a lot of back-and-forth between former MHFPC Attorney Andrew Pugno and CHOC on what documentation CHOC needs to provide to demonstrate that the 18 spaces are exempt from the space rent ceiling provisions of the Manufactured Home Space Rental Control Ordinance. Sokolow read a November 2015 email from then-MHFPC Attorney Andrew Pugno to CHOC’s Chief Financial Officer Peter Lundberg. Pugno made the following points in his email.

- Casa del Sol Rental Agreement provided by Lundberg in July 2015 appears to substantially comply with Civil Code Section 798.17.
- The spaces in question would not be subject to the space rent ceiling provisions of the Manufactured Home Space Rent Control Ordinance provided they are under the long-term rental agreements.
- Based on Section 16B.3(b) of the Ordinance, the spaces not subject to space rent ceiling provisions would remain covered by the remaining provisions of the Ordinance, including annual registration requirements. CHOC would need to annually re-confirm the exemption for the spaces. No registration fee is required at the time of annual registration.
- CHOC shall notify the MHFPC when the long-term rental agreements have been put in place to obtain the exemption from the space rental ceiling provisions.

This year CHOC submitted long-term leases for the 17 park spaces claimed by CHOC to be exempt from the space rent ceiling provisions of the Ordinance.

The Commission directed staff to prepare and send a letter to CHOC confirming that the spaces at Casa del Sol are exempt from the space rent ceiling provisions of the Ordinance, annual registration requirements will apply for the spaces, and annual re-confirmation of the exemption will be required.

On motion of Mr. Davies, seconded by Mr. Bills, the draft report was approved for transmission to the City Council. (5-0, YES: Marcus, Davies, Bills, Noren, Ginsburg).

C. Review and Approve Annual Park Registrations/Exemption Claims for:

a. Bell's Trailer Village

Last year, Bell's registered 40 spaces, all month-to-month tenancies. In 2015, Bell's was granted a 0.68% increase to the space rent ceiling.

This year, Bells again registered 40 spaces, all month-to-month tenancies. The park owner paid \$1,200 in registration fees. Staff stated that reported rent levels for all spaces appeared to be within the adjusted space rent ceiling.

b. Leisureville

There are 150 spaces at Leisureville. Management from Leisureville sent the Commission correspondence dated December 7, 2015 indicating that there are no space renters at the park, and that all residents have an ownership interest in the park. As it appeared that Leisureville is exempt from the Ordinance, no action was taken by the Commission.

c. Idle Wheel Estates

Last year, Idle Wheel reported and registered 153 spaces. In 2015, Idle Wheel was granted a 0.68% increase to the space rent ceiling.

This year, Idle Wheel reported and registered 153 spaces. The park owner paid \$4,590 in registration fees. Staff stated that reported rent levels for all spaces appeared to be within the adjusted space rent ceiling.

d. Royal Palm Estates

Last year, Royal Palm reported and registered 131 spaces. In 2015, Royal Palm did not submit an Annual Permissive Adjustment Application.

This year, Royal Palm again reported and registered 131 spaces. The park owner paid \$3,930 in registration fees. The space rent levels did not change from 2015 since Royal Palm did not submit an Annual Permissive Adjustment Application in 2015.

e. CHOC/Casa del Sol

Last year, Casa del Sol again submitted an annual registration showing that 17 of the 18 park spaces which had historically been subject to the Ordinance were

claimed to be exempt under Cal. Civil Code section 798.17 (specified long-term leases). Attorney Pugno reported that he had inspected the leases provided by Casa del Sol following the 2014 meeting, and that they did not appear to satisfy the state law. There had been difficulty in getting an answer from CHOC as to why CHOC feels that the leases are exempt from local rent control. Attorney Pugno also reported that spaces which are shown to be exempt later start with a new rent ceiling based on the most recently-charged rent if the space again becomes subject to space rent control. Thus, the Commission does not need to keep track of space rent ceilings for exempt spaces.

Mr. Davies expressed the opinion that the Commission should continue to pursue an answer from CHOC regarding the claim of exemption for the long-term leases, and asked that the matter be calendared for a future agenda.

This year, Casa del Sol again submitted an annual registration showing that 17 of the 18 park spaces which had historically been subject to the Ordinance were claimed to be exempt under Cal. Civil Code section 798.17 (specified long-term leases). CHOC also submitted long-term leases for the 17 park spaces claimed to be exempt from the space rent ceiling provisions of the Ordinance.

f. Commission Actions

On motion of Mr. Davies, seconded by Mr. Noren, the Commission approved the annual registration filings for Bell's Trailer Village (40 spaces), Idle Wheel Estates (153 spaces), and Royal Palm Estates (131 spaces). (5-0, YES: Marcus, Davies, Bills, Noren, Ginsburg).

On motion of Mr. Davies, seconded by Mr. Bills, the Commission approved the annual registration filings for the Leisureville Community Association (150 space) and CHOC/Casa del Sol (156 spaces) and determined that both mobile home parks are exempt from the space rent ceiling provisions of the Ordinance. (5-0, YES: Marcus, Davies, Bills, Noren, Ginsburg).

D. Review Manufactured Home Park Annual Inspection Reports

Prior to considering applications for annual permissive adjustments, park owners are required to pass park inspections conducted by the City. This year the inspections were conducted April 25, 2016, by Paul Siegel, Chief Building Official. All ten (10) categories of items were inspected in Bell's Trailer Village, Royal Palm Estates, Casa del Sol, and Idle Wheel Estates.

On motion of Mr. Davies, seconded by Mr. Noren, the Commission received the inspection reports as complete. (5-0, YES: Marcus, Davies, Bills, Noren, Ginsburg).

E. Review CPI Data and Available Annual Permissive Adjustments

Staff provided the Commission with data showing the Consumer Price Index for All Urban Consumers in the West Urban Area, including all items and not seasonally adjusted, as reported by the Bureau of Labor Statistics, U.S. Department of Labor, with the base period of 1982-84 = 100. The data revealed that the 12 month period ending February 2016, adjusted by the 75% multiplier would produce a 1.58% permissive adjustment for all applications filed by March 1, 2016. (2.11% increase in CPI x 75% = 1.58% increase to rent ceiling.)

F. Approve Annual Permissive Adjustments to Space Rent Ceilings for:

The Commission discussed the three (3) applications received for Annual Permissive Adjustments to the Space Rent Ceilings.

The Commission approved a 1.58% increase to the space rent ceilings at Bell's Trailer Village, Idle Wheel Estates, and Royal Palm Estates. (4-0, YES: Marcus, Davies, Bills, Noren, Ginsburg)

G. Review Status of Net Operating Income Annual Adjustment Application for Royal Palm Mobile Home Park

The Commission held a brief discussion on the pending Net Operating Income Application. A member of the public indicated that owner of Royal Palm operates four manufactured home parks and expressed concerns on how the expenses of the four parks are divided up and allocated. Another member of the public expressed concerns on the distinction between maintenance and improvement expenses.

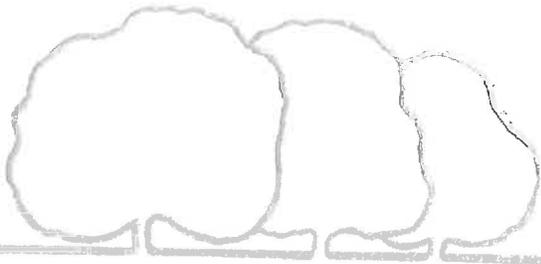
H. Set next meeting

The next meeting date was not set.

ADJOURNMENT. The MHFPC adjourned at 7:43 p.m.

Dan Sokolow
MHFPC Staff

Correspondence



City of Woodland

Woodland Community Services Department

2001 East Street Woodland, CA. 95776 Phone: 530-661-2000 Fax: 530-666-7257

July 11, 2016

E. Mahlon Whittle
Whittle & Associates Property Mgmt., Inc.
409 Lincoln Avenue
Woodland, CA 95695

Subject: Notice of Approved Annual Permissive Adjustment, Bell's Trailer Village

Dear Mr. Whittle:

The undersigned serves as staff for the City of Woodland Manufactured Home Fair Practices Commission. The Commission approved an Annual Permissive Adjustment of the space rent ceiling for Bell's Trailer Village on June 8, 2016.

Effective June 9, 2016, the space rent *ceiling* for Bell's Trailer Village (which was last adjusted on June 10, 2015) is increased by **1.58%**. (See Woodland City Code, §16B.8(c)(3).) The 1.58% year-to-year adjustment represents a cumulative adjustment of **46.59%** above the space rent in effect on January 1, 1996.

Each park may not increase its gross space rental income in excess of its adjusted space rent ceiling. The gross amount of any adjustment must be distributed to each individual space in the park based upon the same percentage increase in the gross space rents of all spaces in the park subject to the space rent ceiling. Thus, individual space rents may increase by the same percentage increase as the increase allowed for the gross space rents in the park. (See Woodland City Code, §16B.9(f).)

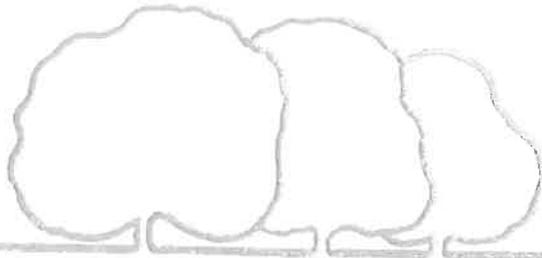
Subject to state law requirements of minimum notice to park residents and any other applicable law, actual rent increases charged to residents under the adjusted space rent ceiling may go into effect July 1, 2016.

If you have any questions, please contact me at (530) 661-5927 or dan.sokolow@cityofwoodland.org.

Sincerely,

Dan Sokolow, Senior Planner

cc: Ana Gonzalez, Woodland City Clerk



City of Woodland

Woodland Community Services Department

2001 East Street Woodland, CA. 95776 Phone: 530-661-2000 Fax: 530-666-7257

July 11, 2016

Waterhouse Management Corp.
Attn: Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

Subject: Notice of Approved Annual Permissive Adjustment, Idle Wheel Estates

Dear Ms. Jennings:

The undersigned serves as staff for the City of Woodland Manufactured Home Fair Practices Commission. The Commission approved an Annual Permissive Adjustment of the space rent ceiling for Idle Wheel Estates on June 8, 2016.

Effective June 9, 2016, the space rent *ceiling* for Idle Wheel Estates (which was last adjusted on June 10, 2015) is increased by **1.58%**. (See Woodland City Code, §16B.8(c)(3).) The 1.58% year-to-year adjustment represents a cumulative adjustment of **43.65%** above the space rent in effect on January 1, 1996.

Each park may not increase its gross space rental income in excess of its adjusted space rent ceiling. The gross amount of any adjustment must be distributed to each individual space in the park based upon the same percentage increase in the gross space rents of all spaces in the park subject to the space rent ceiling. Thus, individual space rents may increase by the same percentage increase as the increase allowed for the gross space rents in the park. (See Woodland City Code, §16B.9(f).)

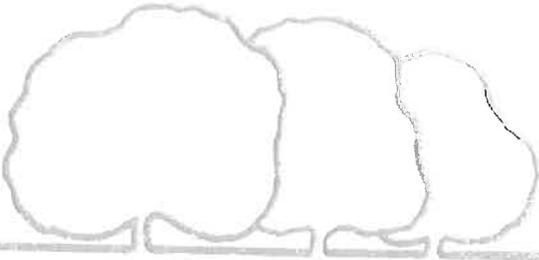
Subject to state law requirements of minimum notice to park residents and any other applicable law, actual rent increases charged to residents under the adjusted space rent ceiling may go into effect July 1, 2016.

If you have any questions, please contact me at (530) 661-5927 or dan.sokolow@cityofwoodland.org.

Sincerely,

Dan Sokolow, Senior Planner

cc: Ana Gonzalez, Woodland City Clerk



City of Woodland

Woodland Community Services Department

2001 East Street Woodland, CA. 95776 Phone: 530-661-2000 Fax: 530-666-7257

July 11, 2016

Philip A. Hoon
Royal Palm Management LLC
5 Bon Air Road, Suite 225
Larkspur, CA 94939

Subject: Notice of Approved Annual Permissive Adjustment, Royal Palm Estates

Dear Mr. Hoon:

The undersigned serves as staff for the City of Woodland Manufactured Home Fair Practices Commission. The Commission approved an Annual Permissive Adjustment of the space rent ceiling for Royal Palm Estates on June 8, 2016.

Effective June 9, 2016, the space rent *ceiling* for Royal Palm Estates (which was last adjusted on June 24, 2014) is increased by **1.58%**. (See Woodland City Code, §16B.8(c)(3).) The 1.58% year-to-year adjustment represents a cumulative adjustment of **45.60%** above the space rent in effect on January 1, 1996.

Each park may not increase its gross space rental income in excess of its adjusted space rent ceiling. The gross amount of any adjustment must be distributed to each individual space in the park based upon the same percentage increase in the gross space rents of all spaces in the park subject to the space rent ceiling. Thus, individual space rents may increase by the same percentage increase as the increase allowed for the gross space rents in the park. (See Woodland City Code, §16B.9(f).)

Subject to state law requirements of minimum notice to park residents and any other applicable law, actual rent increases charged to residents under the adjusted space rent ceiling may go into effect July 1, 2016.

If you have any questions, please contact me at (530) 661-5927 or dan.sokolow@cityofwoodland.org.

Sincerely,

Dan Sokolow, Senior Planner

cc: Ana Gonzalez, Woodland City Clerk

A. Introduction of New and Returning MHFPC Members and Alternates

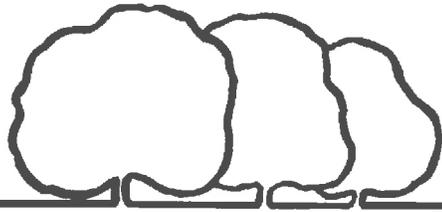
5 Regular Members (3-year terms):

<u>Name</u>	<u>Term Expires</u>
Bill Marcus	12/31/2017
Tom Bills	12/31/2017
Alan Gering	12/31/2019
Dick Cronin	12/31/2017
Vacant	Vacant

2 Alternate Members (2-year terms)

<u>Name</u>	<u>Term Expires</u>
Kathy Trott	12/31/2019
Vacant	Vacant

B. Review and Approval Annual Commission Report to City Council for
2016



**ANNUAL REPORT 2016
MANUFACTURED HOME FAIR PRACTICES
COMMISSION**

AUTHORITY

The City of Woodland’s mobile home rent control ordinance specifies that the Manufactured Home Fair Practices Commission (MHFPC) render “at least semiannually a comprehensive written report to the City Council concerning the commission’s activities, holdings, actions results of hearings and all other matters pertinent to this chapter...” (§16.B4(m)(6).) The City Council is provided copies of minutes of MHFPC meetings during the year, but this document represents a more formal reporting of the Commission’s activities for the 2016 program year.

The City’s ordinance also specifies: “The city manager is hereby directed to maintain an accurate accounting of all direct and indirect costs of administering the regulations contained in this chapter. The city manager shall submit a report to the commission and city council of such costs and any recommendation for a change in the registration fee at least annually from and after the effective date of this chapter.” (§16.B6(e).)

FINANCIAL STATUS

For program years 2002 through 2005, park owners were required to pay an annual registration fee of \$137 per-space. Starting in program year 2006, the Commission recommended and the City Council approved a lower registration fee of \$30 per space. The \$30 per-space fee continues to remain in effect until changed by the City Council upon the recommendation of the Commission.

MHFPC COMMISSIONERS AND STAFF

In 2016, the MHFPC Commissioners were:

<u>Name</u>	<u>Term Expires</u>
Bill Marcus, Chairperson	12/31/2017
Marlin “Skip” Davies, Member	12/31/2016
Tom Bills, Member	12/31/2017
Robert Noren, Member	12/31/2017

Alan Gering, Member	12/31/2016
Wayne Ginsburg, Alternate Member	12/31/2017
VACANCY, Alternate Member	12/31/2017

Commission Members Bill Marcus, Tom Bills, and Robert Noren are serving 3-year terms ending 12/31/2017. Commission Member Marlin “Skip” Davies is serving a 2-year term ending 12/31/2016 while Commission Member Alan Gering is serving a 3-year term ending 12/31/2016. Alternate Member Wayne Ginsburg is serving a 2-year term ending 12/31/17. There is a vacancy for the second Alternate Member seat, with a 2-year term ending 12/31/17.

Dan Sokolow from the City’s Community Services Department serves as staff to the Commission.

2016 STATISTICS

In 2016, there were a total of 631 manufactured home spaces in the City of Woodland, of which 342 spaces are subject to the registration and rent ceiling provisions of the City of Woodland’s Manufactured Home Space Rent Control ordinance.

Mobile Home Park	Spaces in Park	Regulated Spaces
Bell’s	40	40
Leisureville	150	0
Idle Wheel	153	153
Casa del Sol	157	18
Royal Palm	131	131
TOTAL	631	342

2016 ACTIVITY BY PARK:

Bells Trailer Village:

- All 40 spaces at Bells Trailer Village were registered with the Commission.
- Registration fees of \$1,200 were paid to the City in December 2015.
- All regulated space rents as of December 31, 2015 appeared to be within the 0.68% increase in the space rent ceiling previously approved by the Commission in 2015.
- Bells completed their annual re-registration process on time and requested a permissive adjustment in 2016.
- The MHFPC approved a permissive adjustment increase to the space rent ceiling of 1.58% in 2016.

Idle Wheel:

- All 153 spaces at Idle Wheel were registered with the Commission.
- Registration fees of \$4,590 were paid to the City in December 2015.

All regulated space rents as of December 31, 2015 appeared to be within the 0.68% increase in the space rent ceiling previously approved by the Commission in 2015.

- Idle Wheel completed their annual re-registration process on time and requested a permissive adjustment in 2016.
- The MHFPC approved a permissive adjustment increase to the space rent ceiling of 1.58% in 2016.

Royal Palm:

- All 131 spaces at Royal Palm were registered with the Commission.
- Registration fees of \$3,930 were paid to the City in December 2015.
- Royal Palm did not apply for a permissive adjustment increase in 2015. As a result, the regulated space rents as of December 31, 2015 did not change from those in effect as of December 31, 2014.
- Royal Palm completed their annual re-registration process on time and requested a permissive adjustment in 2016.
- The MHFPC approved a permissive adjustment increase to the space rent ceiling of 1.58% in 2016.

Leisureville:

- There are 150 spaces at Leisureville. Management claims there are no space renters, and that all residents have an ownership interest in the park. Because Leisureville did not have at least 2 spaces rented or held out for rent, Leisureville is exempt from the Ordinance and the Commission took no action.

Casa del Sol:

- For 2016, Community Housing Opportunities Corporation submitted an annual registration showing that 17 of the 18 park spaces at Casa del Sol which had historically been subject to the Ordinance were claimed to be exempt under Cal. Civil Code section 798.17 (specified long-term leases). Because long-term leases were submitted for the 17 parks spaces in question, the spaces are not subject to the space rent ceiling provisions of the Manufactured Home Space Rent Control Ordinance. No registration fee is required, but CHOC will be required to annually re-confirm the exemption for the spaces

Commission Meetings for Program Year 2016

For Program Year 2016, the Manufactured Home Fair Practices Commission held one meeting, June 8, 2016.

Net Operating Income or Special Adjustment Requests.

The owner of Royal Palms Estates submitted a Net Operating Income Annual Adjustment Application in 2015. After a review of the application, Commission staff requested additional information/documentation in 2015. The owner provided a response in 2016 and the information/documentation remains under review by staff.

Respectfully Submitted,

Dated: June 26, 2017

Dan Sokolow, MHFPC Staff

- C. Review and Approve Annual Park Registrations/Exemption Claims for:
- Bell's Trailer Village
 - Leisureville
 - Idle Wheel Estates
 - Royal Palm Estates
 - CHOC/Casa del Sol

City of Woodland
Manufactured Home Fair Practices Commission
2016 ANNUAL REGISTRATION

Part I.
Park Information

12-23-16 P12:33 IN

- a. Park Name: Bell's TRAILER Village
- b. Park Physical Address: 1224 E. Gum Ave. Woodland, CA
95776
- c. Park Telephone No: 530-666-1206
- d. Month and year the park originally opened, regardless of current ownership: April 1943
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: <u>LINDSAY JEFFERS</u>	Name: _____
Address: <u>2050 N. West Excels Dr</u>	Address: _____
<u>Roseburg, Oregon 97471</u>	_____
Tel. No: <u>831-425-8357</u>	Tel. No: _____
Nature of Interest: <u>OWNER</u>	Nature of Interest: _____

Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Tel. No: _____	Tel. No: _____
Nature of Interest: _____	Nature of Interest: _____

(If necessary, attach additional sheets for additional park owners and check here)

- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

**Part II.
 Park/Spaces Subject to the Ordinance**

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	40
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	_____
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	_____
d. Add lines (b) and (c), above:	_____
e. Subtract line (d) from line (a), and enter here:	40
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

**Part III.
 Park Spaces**

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	40
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	_____
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	_____
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	40

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

Part IV.
Rent Schedule as of December 1, 2016

Instructions: For each manufactured home rental space in the park, please indicate – as of December 1, 2016 – the name and full mailing address of each resident tenant, the Base Rent, any Other Charges paid by the residents but not included in the Base Rent, and the approximate monthly cost of each. "Other Charges" are separate charges for utilities and services actually rendered, including natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service. Please copy and attach additional sheets if necessary.

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)	Service/Utility	Approx. Monthly Cost	Total Rent (Base Rent plus Other Charges)
7	MORALES, Demundo	1324 E. Gurn Ave. #7	316. ⁸⁸	Gas, water, garbage		252.-	568. ⁸⁸
8	QUINTANA, Fabian	" " " #8	289. ⁴⁰	" " "		63.-	350. ⁴⁰
9	MORALES, Miguel	" " " #9	307. ⁴²	" " "		148.-	455. ⁵²
10	LOPEZ, Hector	" " " #10	312. ⁴⁸	" " "		233.-	545. ⁴⁸
11	TAMAYO, Efrén	" " " #11	294. ⁷⁶	" " "		65.-	359. ⁷⁶
12	ESPINOZA, Jose	" " " #12	303. ¹²	" " "		107.-	410. ¹²
13	AYALA, Sarah	" " " #13	303. ⁷⁴	" " "		86.-	389. ⁷⁴
14	MARAVIO, Gabriel	" " " #14	316. ⁸⁸	" " "		90.-	416. ⁸⁸
15	ROSAS, JAVENTIMO	" " " #15	289. ⁴⁰	" " "		152.-	439. ⁴⁰
17	CAZARES, Abel	" " " #17	316. ⁸⁸	" " "		242.-	558. ⁸⁸
18	ROCHA, ELISA	" " " #18	316. ⁸⁸	" " "		68.-	384. ⁸⁸
19	AQUILAR, Jose	" " " #19	316. ⁸⁵	" " "		93.-	409. ⁸⁸

(Continued)
 Part IV. Rent Schedule as of December 1, 2016

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)	Approx. Monthly Cost	Total Rent (Base Rent plus Other Charges)
20	Ueibe, Rafael	1224 E. Gunn Ave. #20	301.64	Base, water, garbage	198.-	499.64
21	Ramos, Enrique	" " #21	287.40	" " "	188.-	475.40
22	Gomez, Ricardo	" " #22	294.76	" " "	106.-	400.76
23	Cavarrubias, Victor	" " #23	312.48	" " "	126.-	438.48
24	Ramirez, Jose	" " #24	312.48	" " "	113.-	425.48
25	Delassantos, Beinda	" " #25	312.48	" " "	21.-	333.48
26	kopez, Rosaura	" " #26	316.88	" " "	140.-	456.88
27	Perez, Juan	" " #27	316.88	" " "	158.-	474.88
28	MORALES, JOAQUIN	" " #28	265.30	" " "	170.-	435.30
29	CAZARES, Guillermo	" " #29	316.88	" " "	75.-	391.88
30	Ayala, Jorge	" " #30	319.84	" " "	155.-	474.84
31	Guzman, Enrique	" " #31	280.05	" " "	159.-	439.05
32	Guzman, Edgar	" " #32	287.40	" " "	171.-	458.40
33	Gonzales, Ingrid	" " #33	287.40	" " "	90.-	377.40
34	Lopez, Ricardo	" " #34	287.40	" " "	110.-	397.40
35	Pimentel, Pablo	" " #35	287.40	" " "	146.-	433.40

Part IV.
 Rent Schedule as of December 1, 2016

Instructions: For each manufactured home rental space in the park, please indicate -- as of December 1, 2016 -- the name and full mailing address of each resident tenant, the Base Rent, any Other Charges paid by the residents but not included in the Base Rent, and the approximate monthly cost of each. "Other Charges" are separate charges for utilities and services actually rendered, including natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service. Please copy and attach additional sheets if necessary.

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)	Service/Utility	Approx. Monthly Cost	Total Rent (Base Rent plus Other Charges)
36	Pimentel, Celia	1224 E. Loma Ave #36	387. ⁴⁰	Post, water, garbage		98.-	385.40
37	Pimentel, Pablo	" "	312. ⁴⁸	" "		90.-	4102.48
38	Pimentel, Homero	" "	280. ⁰⁵	" "		85.-	365.05
39	Gutierrez, Samuel	" "	323. ³⁹	" "		113.-	436.39
40	Gonzalez, Jose	" "	312. ⁴⁸	" "		122.-	434.38
41	Leonard, Arthur	" "	319. ⁰⁶	" "		170.-	489.06
42	Rodriguez, Maetia	" "	316. ⁸⁸	" "		66.-	382.88
43	Morales Jr, Tomyim	" "	312. ⁰²	" "		140.-	452.02
44	Grosce, Marlene	" "	316. ⁸⁸	" "		59.-	375.88
45	Sanchez, Pascual	" "	259. ⁹²	" "		65.-	322.92
46	Morales Luna, Jose	" "	316. ⁸⁸	" "		242.-	558.88
47	Zavala, Ramiro	" "	319. ⁰⁸	" "		98.-	417.08

Part V. Exemption Schedule

Instructions: For each manufactured home rental space listed in Part IV above, please indicate the Term of the rental agreement in effect as of December 1, 2016 (e.g., month-to-month, 12 months, etc.), the Expiration Date of that rental agreement, and whether exemptions from the Space Rent Ceiling and/or Registration Fee are claimed by the park owner(s). For each space claimed to be exempt from the Space Rent Ceiling and/or the Registration Fee, supporting documentation MUST be attached. (E.g., a copy of the rental agreement.)

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
7	Month To month	None	-	-
8	" "	" "	-	-
9	" "	" "	-	-
10	" "	" "	-	-
11	" "	" "	-	-
12	" "	" "	-	-
13	" "	" "	-	-
14	" "	" "	-	-
15	" "	" "	-	-
17	" "	" "	-	-
18	" "	" "	-	-
19	" "	" "	-	-
20	" "	" "	-	-

(Continued)
Part V. Exemption Schedule

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
21	Months to months	None	-	-
22	" "	" "	-	-
23	" "	" "	-	-
24	" "	" "	-	-
25	" "	" "	-	-
26	" "	" "	-	-
27	" "	" "	-	-
28	" "	" "	-	-
29	" "	" "	-	-
30	" "	" "	-	-
31	" "	" "	-	-
32	" "	" "	-	-
33	" "	" "	-	-
34	" "	" "	-	-
35	" "	" "	-	-
36	" "	" "	-	-
37	" "	" "	-	-

Part V. Exemption Schedule

Instructions: For each manufactured home rental space listed in Part IV above, please indicate the Term of the rental agreement in effect as of December 1, 2016 (e.g., month-to-month, 12 months, etc.), the Expiration Date of that rental agreement, and whether exemptions from the Space Rent Ceiling and/or Registration Fee are claimed by the park owner(s). For each space claimed to be exempt from the Space Rent Ceiling and/or the Registration Fee, supporting documentation MUST be attached. (E.g., a copy of the rental agreement.)

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
38	Month To Month	None	-	-
39	" "	" "	-	-
40	" "	" "	-	-
41	" "	" "	-	-
42	" "	" "	-	-
43	" "	" "	-	-
44	" "	" "	-	-
45	" "	" "	-	-
46	" "	" "	-	-
47	" "	" "	-	-

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: Whittle & Associates Property Mgmt. Inc.

Address: 409 Lincoln Ave

City: WOODLAND State: CA Zip: 95695

Tel. No.: 530-666-1206

Facsimile No.: 530-666-2961

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

E. Mahlon Whittle E. Mahlon Whittle Property Mgr. 12-19-16
 Name (print) Signature Capacity Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>40.</u>
b. Registration Fee at \$30 per space:	<u>\$ 30.00</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>\$ 1200.00</u>

Receipt of \$ 1,200, paid by check number 3092, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Dan Sokolow Dan Sokolow Senior Planner 12/23/16
 Name (print) Signature Title Date

DBRE Consulting Inc

December 22nd, 2016

To City of Woodland, Manufactured Home Fair Practices Commission:

This letter serves as an explanation as to why Leisureville MHP, located at 1313 E Gibson Road, Woodland, CA 95776, has zero mobilehome spaces that are subject to the 2016 Annual Registration Fees and the corresponding rent control ordinance.

Leisureville is home to 150 mobilehomes and each mobilehome has occupants designated as a single "Resident". Each Resident is a member of Leisureville Community Association, a nonprofit cooperative subject to low-income housing requirements per a separate agreement with the City of Woodland. Each Resident is a 1/150th owner of the Association which in turn owns the property. In addition, each Resident owns his or her own mobilehome.

For the reasons above, Leisureville is exempt from these registration fees and rent control ordinance requirements.

If you have any questions or concerns about Leisureville and the attached registration forms, please contact me at your earliest convenience.

Thank you,



Joe Smithonic

Vice President of Operations

DBRE Consulting Inc

925.207.2514

jsmithonic@dbreconsulting.com

621 A Quinan Street
Pinole, CA 94564
510.741.9500

**City of Woodland
Manufactured Home Fair Practices Commission
2016 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: Leisureville Mobile Home Park
- b. Park Physical Address: 1313 E Gibson Road, Woodland, CA 95776
- c. Park Telephone No: 530-662-1477
- d. Month and year the park originally opened, regardless of current ownership: Prior to 1976
Exact Date Unknown
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: See attached list.

Name: _____

Address: _____

Address: _____

Tel. No: _____

Tel. No: _____

Nature of Interest: _____

Nature of Interest: _____

Name: _____

Name: _____

Address: _____

Address: _____

Tel. No: _____

Tel. No: _____

Nature of Interest: _____

Nature of Interest: _____

(If necessary, attach additional sheets for additional park owners and check here)

- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

Part II.
Park/Spaces Subject to the Ordinance

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	150
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	150
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	0
d. Add lines (b) and (c), above:	150
e. Subtract line (d) from line (a), and enter here:	0
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

Part III.
Park Spaces

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	N/A
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	N/A
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	N/A
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	N/A

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: DBRE Consulting Inc

Address: 621 Quinan Street, Suite A

City: Pinole State: CA Zip: 94564

Tel. No.: 510-741-9500 (Office); 925-207-2514 (Joe Smithonic, VP of Operations)

Facsimile No.: 510-741-9595 (fax)

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

Joe Smithonic
Name (print)


Signature

Property Manager 12/22/16
Capacity Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>0</u>
b. Registration Fee at \$30 per space:	<u>\$ 30 .00</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>\$0.00</u>

Receipt of \$ _____, paid by check number _____, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Name (print)

Signature

Title

Date

Customer Listing

Leisureville

Current customers as of Thursday, December 22, 2016

Customer Name	Acc	Unit	Unit Type	Address	Move In	Move Out	Lease St	Lease End
Leisureville								
Margarita Loza	610	1	MH	Leisureville Circle	09/01/16		09/01/16	
Ed Dowell	453	2	MH	2 Leisureville Circle	08/01/16			
Linda Abel	454	3	MH	3 Leisureville Circle	08/01/16			
Pamela Rocksvold	455	4	MH	4 Leisureville Circle	08/01/16			
Kenneth Willbanks	456	5	MH	5 Leisureville Circle	08/01/16			
Guy Chase	457	6	MH	6 Leisureville Circle	08/01/16			
Larry Lutton	603	7	MH	7 Leisureville Circle	08/01/16			
Elaine Watt	459	8	MH	8 Leisureville Circle	08/01/16			
Timothy Dennis	460	9	MH	9 Leisureville Circle	08/01/16			
Thomas Torres	602	10	MH	10 Leisureville Circle	04/01/16			
Dorothy Bow	462	11	MH	11 Leisureville Circle	08/01/16			
Betty Wechsler	463	12	MH	12 Leisureville Circle	08/01/16			
Claire Childers	464	13	MH	13 Leisureville Circle	08/01/16			
Patricia King	465	14	MH	14 Leisureville Circle	08/01/16			
Joseph Saragoza	604	15	MH	15 Leisureville Circle	08/01/16			
Jon Fechter	467	16	MH	16 Leisureville Circle	08/01/16			
Timothy McDermott	468	17	MH	17 Leisureville Circle	08/01/16			
Joyce Johnson	469	18	MH	18 Leisureville Circle	08/01/16			
Barbara Stanfill	470	19	MH	19 Leisureville Circle	08/01/16			
Earl Stephens	471	20	MH	20 Leisureville Circle	08/01/16			
Dale Roberts	472	21	MH	21 Leisureville Circle	08/01/16			
Pete Piazza	473	22	MH	22 Leisureville Circle	08/01/16			
Anna Martin	474	23	MH	23 Leisureville Circle	08/01/16			
Carmen Howard	475	24	MH	24 Leisureville Circle	08/01/16			
John Burch	476	25	MH	25 Leisureville Circle	08/01/16			
Nancy Tuschak	477	26	MH	26 Leisureville Circle	08/01/16			
Tim Thorp	478	27	MH	27 Leisureville Circle	08/01/16			
Gary Christopherson	479	28	MH	28 Leisureville Circle	08/01/16			
Jerry Percival	480	29	MH	29 Leisureville Circle	08/01/16			
John Moore	481	30	MH	30 Leisureville Circle	08/01/16			
Jean Carvalho	482	31	MH	31 Leisureville Circle	08/01/16			
Donna Armstrong	483	32	MH	32 Leisureville Circle	08/01/16			
Pete Flores	484	33	MH	33 Leisureville Circle	08/01/16			
Alana Camargo	485	34	MH	34 Leisureville Circle	08/01/16			
Loran Dockter	486	35	MH	35 Leisureville Circle	08/01/16			
Paul Flores	487	36	MH	36 Leisureville Circle	08/01/16			
Katherine Allen	488	37	MH	37 Leisureville Circle	08/01/16			
Patricia Wheeler	489	38	MH	38 Leisureville Circle	08/01/16			
Richard Lawrence	490	39	MH	39 Leisureville Circle	08/01/16			
Carol Moore, Trustee	491	40	MH	40 Leisureville Circle	08/01/16			
Bud Hubert	492	41	MH	41 Leisureville Circle	08/01/16			
Robert Austin	493	42	MH	42 Leisureville Circle	08/01/16			
Dennis Premer	605	43	MH	43 Leisureville Circle	07/12/16			
Vajihe Askari	495	44	MH	44 Embassy Drive	08/01/16			
Harvey Burson	496	45	MH	45 Embassy Drive	08/01/16			
Carol Altavilla	497	46	MH	46 Embassy Drive	08/01/16			
Elaine Hermle	498	47	MH	47 Embassy Drive	08/01/16			
Charles Johnson	499	48	MH	48 Embassy Drive	08/01/16			
Emma Landers	500	49	MH	49 Embassy Drive	08/01/16			
George Gould	501	50	MH	50 Embassy Drive	08/01/16			
David Thomsen	502	51	MH	51 Embassy Drive	08/01/16			
Carol Hilton	503	52	MH	52 Embassy Drive	08/01/16			
Nancy Campbell	504	53	MH	53 Embassy Drive	08/01/16			
Edith Jensen	505	54	MH	54 Embassy Drive	08/01/16			
Thomas Dufern	506	55	MH	55 Embassy Drive	08/01/16			
Thomas Economou	507	56	MH	56 Embassy Drive	08/01/16			
Kathleen Willbanks	508	57	MH	57 Embassy Drive	08/01/16			
Lily Sweyd	509	58	MH	58 Embassy Drive	08/01/16			
Jerome Hartman	510	59	MH	59 Embassy Drive	08/01/16			
Frank Vieira	511	60	MH	60 Dual Wide Drive	08/01/16			
John Murphy	512	61	MH	61 Dual Wide Drive	08/01/16			

Customer Name	Acc	Unit	Unit Type	Address	Move In	Move Out	Lease St	Lease End
Anthony Miceli	513	62	MH	62 Dual Wide Drive	08/01/16			
Lois Fillmore	514	63	MH	63 Dual Wide Drive	08/01/16			
Lillian Pifer	515	64	MH	64 Dual Wide Drive	08/01/16			
Dennis Mix	516	65	MH	65 Dual Wide Drive	08/01/16			
Shirley Pingel	517	66	MH	66 Dual Wide Drive	08/01/16			
Frank Brown	518	67	MH	67 Dual Wide Drive	08/01/16			
Marylou Krhen	519	68	MH	68 Dual Wide Drive	08/01/16			
Stanley Parker	606	69	MH	69 Dual Wide Drive	07/01/16			
Donna Penn	521	70	MH	70 Dual Wide Drive	08/01/16			
Fenna Schoordijk	522	71	MH	71 Dual Wide Drive	08/01/16			
Beverley Radford	523	72	MH	72 Dual Wide Drive	08/01/16			
Kenneth Miller	609	73	MH	73 Dual Wide Drive	09/01/16			
George Alexander	525	74	MH	74 Dual Wide Drive	08/01/16			
Bob Ray	526	75	MH	75 Dual Wide Drive	08/01/16			
Kathryn Burnett	527	76	MH	76 Sand Point Drive	08/01/16			
Ramon Ramirez	528	77	MH	77 Sand Point Drive	08/01/16			
Robert Brazil	529	78	MH	78 Sand Point Drive	08/01/16			
Gale Huffman	530	79	MH	79 Sand Point Drive	08/01/16			
Willard Hadley	531	80	MH	80 Sand Point Drive	08/01/16			
Donald Combs	532	81	MH	81 Sand Point Drive	08/01/16			
Carlene Lucas	533	82	MH	82 Sand Point Drive	08/01/16			
Gene Woods	534	83	MH	83 Sand Point Drive	08/01/16			
Alicia Kerlencevich	535	84	MH	84 Sand Point Drive	08/01/16			
Melora Speer	536	85	MH	85 Sand Point Drive	08/01/16			
Albert Ramirez	537	86	MH	86 Sand Point Drive	08/01/16			
Art Silva	538	87	MH	87 Sand Point Drive	08/01/16			
Madeline Myrick	539	88	MH	88 Signature Drive	08/01/16			
Marion Tucker	540	89	MH	89 Signature Drive	08/01/16			
Wayburn Evans	541	90	MH	90 Signature Drive	08/01/16			
Betty Elliott	542	91	MH	91 Signature Drive	08/01/16			
Ernest Tchamy	543	92	MH	92 Signature Drive	08/01/16			
Gary Alexander	544	93	MH	93 Signature Drive	08/01/16			
Joe Micheli	545	94	MH	94 Signature Drive	08/01/16			
Jim Wilson	546	95	MH	95 Signature Drive	08/01/16			
Stanley Scott	547	96	MH	96 Signature Drive	08/01/16			
Bev Harris	548	97	MH	97 Signature Drive	08/01/16			
Catherine Martinez	608	98	MH	98 Signature Drive	07/20/16			
Joel Milliman	550	99	MH	99 Signature Drive	08/01/16			
Patricia Moore	551	100	MH	100 Buddy Drive	08/01/16			
William Brown	552	101	MH	101 Buddy Drive	08/01/16			
Eleanor Vance	553	102	MH	102 Buddy Drive	08/01/16			
Lonnie Villalobos	554	103	MH	103 Buddy Drive	08/01/16			
Yvonne King	555	104	MH	104 Buddy Drive	08/01/16			
David Richardson	556	105	MH	105 Buddy Drive	08/01/16			
Marge Walter	557	106	MH	106 Buddy Drive	08/01/16			
Elizabeth Speirs	558	107	MH	107 Buddy Drive	08/01/16			
Bette Lee	559	108	MH	108 Buddy Drive	08/01/16			
Mary Tucker	560	109	MH	109 Buddy Drive	08/01/16			
Peggy Ostring	561	110	MH	110 Buddy Drive	08/01/16			
Mary Geijsbeek	562	111	MH	111 Buddy Drive	08/01/16			
Joyce Studeska	563	112	MH	112 Buddy Drive	08/01/16			
Robert Luce	564	113	MH	113 Buddy Drive	08/01/16			
Darlene Gray	565	114	MH	114 Buddy Drive	08/01/16			
Geoffrey Allen	566	115	MH	115 Buddy Drive	08/01/16			
David Silva	567	116	MH	116 Leisureville Circle	08/01/16			
Joyce Favrot	568	117	MH	117 Leisureville Circle	08/01/16			
William Bullman	569	118	MH	118 Leisureville Circle	08/01/16			
Robert Weeks	570	119	MH	119 Leisureville Circle	08/01/16			
Norm Nunes	571	120	MH	120 Leisureville Circle	08/01/16			
Iris Tucker	572	121	MH	121 Leisureville Circle	08/01/16			
Karol Munnell	573	122	MH	122 Leisureville Circle	08/01/16			
Wyman Wheaton	574	123	MH	123 Leisureville Circle	08/01/16			
Roy Lundgren	575	124	MH	124 Leisureville Circle	08/01/16			
Annabelle Ybarra	611	125	MH	125 Leisureville Circle	10/01/16			
Glenn Keith	577	126	MH	126 Leisureville Circle	08/01/16			
Ramona Angulo	578	127	MH	127 Leisureville Circle	08/01/16			
Bruce Mckenzie	579	128	MH	128 Leisureville Circle	08/01/16			
George Williams	580	129	MH	129 Leisureville Circle	08/01/16			
Mario Esqueda	581	130	MH	130 Leisureville Circle	08/01/16			

<u>Customer Name</u>	<u>Acc</u>	<u>Unit</u>	<u>Unit Type</u>	<u>Address</u>	<u>Move In</u>	<u>Move Out</u>	<u>Lease St</u>	<u>Lease End</u>
Thomas Wade	582	131	MH	131 Leisureville Circle	08/01/16			
Kenneth Mulkins	583	132	MH	132 Leisureville Circle	08/01/16			
Louis Mcpherron	584	133	MH	133 Leisureville Circle	08/01/16			
Danny Garrett	585	134	MH	134 Leisureville Circle	08/01/16			
Wayne Gardner	586	135	MH	135 Leisureville Circle	08/01/16			
Steve Girard	587	136	MH	136 Leisureville Circle	08/01/16			
Doris Draper	588	137	MH	137 Leisureville Circle	08/01/16			
Walter Haynie	589	138	MH	138 Leisureville Circle	08/01/16			
Virginia Smith	590	139	MH	139 Leisureville Circle	08/01/16			
Peter Luevano	591	140	MH	140 Leisureville Circle	08/01/16			
Dianne Naylor	592	141	MH	141 Leisureville Circle	08/01/16			
Wayne Bauer	593	142	MH	142 Leisureville Circle	08/01/16			
Donald Allen	594	143	MH	143 Leisureville Circle	08/01/16			
Ramona Rich	595	144	MH	144 Leisureville Circle	08/01/16			
John Suhr	596	145	MH	145 Leisureville Circle	08/01/16			
Eunice O'taughlin	597	146	MH	146 Leisureville Circle	08/01/16			
Marlene Sawyer	607	147	MH	147 Leisureville Circle	08/01/16			
Marjorie Wells	599	148	MH	148 Leisureville Circle	08/01/16			
Jessie Gentry	600	149	MH	149 Leisureville Circle	08/01/16			
Mary Seefus	601	150	MH	150 Leisureville Circle	08/01/16			
Total Customers for Property:		150						

Report Summary

<u>Property</u>	<u>Units</u>	<u>Occupied Units</u>	<u>Customers</u>	<u>Occupancy</u>
Leisureville	150	150	150	100.00%
	150	150	150	100.00%

Notes:

- (1) Move In Date is not actual date of occupancy.
- (2) Mailing City, State Zip is "Woodland, CA 95776" for all residents.
- (3) Phone numbers may be available upon request but information is not readily available to export.
- (4) All residents are members of the cooperative known as Leisureville Community Association and each space (may have multiple residents per space) has a 1/150th ownership of the association.

**City of Woodland
Manufactured Home Fair Practices Commission
2016 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: IDLE WHEEL ESTATES
- b. Park Physical Address: 907 BOWEN DRIVE, WOODLAND, CA 95776
- c. Park Telephone No: 530/662-6249
- d. Month and year the park originally opened, regardless of current ownership: N/A
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: <u> IDLE WHEEL MHP LLC </u>	Name: _____
Address: <u> 500 GIUSEPPE CT, STE 2 </u>	Address: _____
<u> ROSELILLE, CA 95678 </u>	_____
Tel. No: <u> 916/772-4918 </u>	Tel. No: _____
Nature of Interest: <u> OWNER </u>	Nature of Interest: _____

Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Tel. No: _____	Tel. No: _____
Nature of Interest: _____	Nature of Interest: _____

(If necessary, attach additional sheets for additional park owners and check here)

- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

**Part II.
 Park/Spaces Subject to the Ordinance**

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	<u>153</u>
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	<u>0</u>
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	<u>0</u>
d. Add lines (b) and (c), above:	<u>0</u>
e. Subtract line (d) from line (a), and enter here:	<u>153</u>
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

**Part III.
 Park Spaces**

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	<u>153</u>
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	<u>0</u>
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	<u>0</u>
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	<u>153</u>

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

PART IV.
Rent Schedule as of December 31, 2016

Space No.	Name of Resident	Resident Mailing Address 907 Bourn Drive #____ Woodland, CA 95776 (Unless Noted Otherwise)	Base Rent	Other Charges (Paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service/Utility Cost	Approx Monthly	
1	Hector/Rosa Ocegvera	1	\$ 355.01	W/S/G	\$ 98.38	\$ 453.39
2	Ruben Naranjo	2	\$ 363.68	W/S/G	\$ 63.90	\$ 427.58
3	Vacant	3	\$ 360.34	W/S/G	-	\$ 360.34
4	Eliasar Ayala	4	\$ 356.22	W/S/G	72.52	\$ 428.74
5	Rosita Villareal	5	\$ 362.32	W/S/G	75.27	\$ 437.59
6	Mavis Schambauch	6	\$ 364.22	W/S/G	45.10	\$ 409.32
7	Shelly Lopes Whitebear	7	\$ 356.23	W/S/G	102.69	\$ 458.92
8	Deborah Rodriguez	8	\$ 356.15	W/S/G	68.21	\$ 424.36
11	Ricardo Lopez/Anahid Lopez	11	\$ 361.43	W/S/G	30.85	\$ 392.28
12	Maria/Jose Gomez	12	\$ 358.81	W/S/G	46.66	\$ 405.47
13	Susana/Lucero Garcia	13	\$ 357.63	W/S/G	46.66	\$ 404.29
14	Virginia Manley	1420 Wildlife Way Placerville, CA 95667	\$ 362.93	W/S/G/RV	86.66	\$ 449.59
15	Craig Jones	15	\$ 359.58	W/S/G	76.83	\$ 436.41
16	Robin Martinez	16	\$ 361.88	W/S/G	69.69	\$ 431.57
17	Rudy Venegas	17	\$ 358.98	W/S/G	46.66	\$ 405.64
18	Maricela Martinez	18	\$ 355.84	W/S/G/Permit	87.52	\$ 443.36
19	Moises/Norma Michel	19	\$ 349.30	W/S/G	81.14	\$ 430.44
20	Laura Ayala	20	\$ 358.64	W/S/G	76.83	\$ 435.47
21	Daniel Sandoval	21	\$ 352.47	W/S/G	85.45	\$ 437.92

PART IV.
Rent Schedule as of December 31, 2016

22	Elena Chavez De La Torre	22	\$ 355.94	W/S/G	\$	50.97	\$	406.91
23	Benjamin Nunez	23	\$ 366.59	W/S/G	\$	55.28	\$	421.87
24	Wesley Oshier	24	\$ 352.33	W/S/G	\$	43.83	\$	396.16
25	Adrian Garcia	25	\$ 361.23	W/S/G	\$	76.83	\$	438.06
26	Veda Nickell	26	\$ 357.18	W/S/G	\$	50.97	\$	408.15
27	Farhana Chaudhry	27	\$ 348.25	W/S/G	\$	81.14	\$	429.39
28	Eduardo Ruelas	28	\$ 362.56	W/S/G	\$	85.45	\$	448.01
29	Celia Sanchez/Fernando Bar	29	\$ 350.37	W/S/G	\$	76.83	\$	427.20
30	Mike Johnson	30	\$ 365.02	W/S/G	\$	63.90	\$	428.92
31	Phillip Morgan	31	\$ 349.45	W/S/G	\$	98.38	\$	447.83
32	Francisco Ayala Jr.	32	\$ 357.25	W/S/G	\$	50.97	\$	408.22
33	Merlita Hoffman	33	\$ 368.25	W/S/G	\$	58.03	\$	426.28
34	Gracia Mendoza	34	\$ 365.35	W/S/G	\$	59.59	\$	424.94
35	Marie Tunstall	35	\$ 362.19	W/S/G	\$	59.59	\$	421.78
36	Kelly Pike	36	\$ 364.62	W/S/G	\$	59.56	\$	424.18
37	Martin Oppold	37	\$ 361.63	W/S/G/RV	\$	129.76	\$	491.39
38	Kim Moreno	38	\$ 361.46	W/S/G	\$	69.69	\$	431.15
39	A. Cazares	39	\$ 359.20	W/S/G	\$	141.48	\$	500.68
40	Wayne Lewis	40	\$ 355.70	W/S/G/RV	\$	95.28	\$	450.98
41	Isidro Carrera	41	\$ 360.66	W/S/G/Permit	\$	109.07	\$	469.73
42	Melissa Cruz	42	\$ 372.26	W/S/G	\$	76.83	\$	449.09
43	Dorothy Love	43	\$ 379.12	W/S/G	\$	68.21	\$	447.33
44	Jessica/Homero Pimentel	44	\$ 361.10	W/S/G	\$	63.90	\$	425.00

PART IV.
Rent Schedule as of December 31, 2016

45	Thomas Delacey	535 Cottonwood St Woodland, CA 95695	\$ 370.67	W/S/G	\$	59.59	\$	430.26
46	Jeanine Weeks	46	\$ 373.98	W/S/G	\$	50.97	\$	424.95
47	Lourdes Torres	47	\$ 379.14	W/S/G/Permit	\$	78.90	\$	458.04
48	Amir Jalil	48	\$ 366.31	W/S/G	\$	63.90	\$	430.21
50	Angel Corral Navar	50	\$ 360.81	W/S/G/Permit	\$	74.59	\$	435.40
51	Adrian Marin Quezada	51	\$ 364.26	W/S/G	\$	81.14	\$	445.40
52	Salvador Vidales	52	\$ 340.68	W/S/G	\$	55.28	\$	395.96
53	Lanell Ball	53	\$ 369.27	W/S/G	\$	50.97	\$	420.24
54	Marcos Michel	54	\$ 357.71	W/S/G	\$	81.14	\$	438.85
55	Juan Bonilla Vera	55	\$ 369.36	W/S/G/Permit	\$	93.90	\$	463.26
56	Rick Ball	56	\$ 353.22	W/S/G	\$	50.97	\$	404.19
57	Billy/Lynda Long	57	\$ 363.02	W/S/G	\$	55.28	\$	418.30
58	Donna Cotton	58	\$ 360.67	W/S/G	\$	55.28	\$	415.95
59	Maria G. Ruelas/G. Rodriguez	59	\$ 368.37	W/S/G	\$	76.83	\$	445.20
60	Juan Carlos Carrillo	60	\$ 374.32	W/S/G	\$	98.38	\$	472.70
61	Benito Rodriguez	61	\$ 358.82	W/S/G	\$	68.21	\$	427.03
62	Rodolfo Herrera	62	\$ 356.03	W/S/G	\$	81.14	\$	437.17
63	Dorothy Minear	63	\$ 360.45	W/S/G	\$	76.83	\$	437.28
64	Alfredo Chavez	64	\$ 363.53	W/S/G	\$	76.83	\$	440.36
65	Melchor Bustamante	65	\$ 372.45	W/S/G/RV	\$	95.28	\$	467.73
66	Christensen	66	\$ 367.60	W/S/G	\$	59.59	\$	427.19
67	Francisco Velezquez	67	\$ 353.90	W/S/G	\$	55.28	\$	409.18
68	Ann/Lynn Vanderlaan	68	\$ 367.35	W/S/G/Permit	\$	61.66	\$	429.01

PART IV.
Rent Schedule as of December 31, 2016

69	Rigoberto Gutierrez	69	\$ 372.39	W/S/G	\$	76.83	\$	449.22
70	Alvaro Avina	70	\$ 363.58	W/S/G	\$	59.59	\$	423.17
79	Paula Espinoza	79	\$ 358.36	W/S/G	\$	183.02	\$	541.38
80	Filemon Saldana	80	\$ 358.73	W/S/G	\$	72.52	\$	431.25
81	Fernando Duran	81	\$ 352.63	W/S/G	\$	72.52	\$	425.15
82	Maria Hernandez	82	\$ 367.69	W/S/G	\$	81.14	\$	448.83
83	Roberto Naranjo	83	\$ 349.35	W/S/G	\$	94.07	\$	443.42
84	F.J. Coria/M.E. Bueno	84	\$ 353.43	W/S/G	\$	76.83	\$	430.26
85	Sandra Johanneck	85	\$ 356.92	W/S/G	\$	76.83	\$	433.75
86	Nicolas Topete	86	\$ 373.33	W/S/G	\$	62.34	\$	435.67
87	Jose Izquierdo	87	\$ 361.88	W/S/G	\$	85.45	\$	447.33
88	Enrique Franco	88	\$ 353.99	W/S/G	\$	72.52	\$	426.51
89	Vacant	89	\$ 359.21	W/S/G	\$	-	\$	359.21
91	Juan Ortega	91	\$ 351.54	W/S/G/RV/Permi	\$	161.83	\$	513.37
92	E. Lope Pimentel/S. Ibayra	92	\$ 346.42	W/S/G	\$	76.83	\$	423.25
94	V. Dharma Sharma	94	\$ 351.17	W/S/G	\$	45.10	\$	396.27
95	Noor Choudry	95	\$ 371.68	W/S/G	\$	76.83	\$	448.51
96	A.R. Ruelas	96	\$ 360.27	W/S/G	\$	76.83	\$	437.10
97	Arturo Gutierrez	97	\$ 368.02	W/S/G	\$	45.98	\$	414.00
98	Maria Del Carmen Ibarra	98	\$ 361.25	W/S/G	\$	76.83	\$	438.08
99	Dell Langston	99	\$ 366.53	W/S/G	\$	48.14	\$	414.67
100	Eleanor Frescas	100	\$ 355.60	W/S/G	\$	132.78	\$	488.38
101	Omar/Ali Shafiqat	101	\$ 364.09	W/S/G	\$	68.21	\$	432.30

PART IV.
Rent Schedule as of December 31, 2016

102	Francisco Zavala	102	\$ 369.21	W/S/G	\$	72.52	\$	441.73
103	Barrios/Lopez	103	\$ 359.13	W/S/G	\$	59.59	\$	418.72
104	Sylvia Padilla	104	\$ 351.15	W/S/G	\$	59.59	\$	410.74
105	Jesus Gonzalo Ortiz	105	\$ 358.17	W/S/G	\$	76.83	\$	435.00
106	Patricia Medina	106	\$ 368.66	W/S/G/RV	\$	125.45	\$	494.11
107	Javier Cardenas	107	\$ 352.17	W/S/G	\$	63.90	\$	416.07
108	Sherrian Morris	108	\$ 363.06	W/S/G	\$	52.40	\$	415.46
109	Jesus Torres	109	\$ 361.01	W/S/G	\$	68.21	\$	429.22
110	Vidal Alcantar	110	\$ 347.98	W/S/G	\$	45.98	\$	393.96
111	Alejandro Rivera	111	\$ 358.89	W/S/G	\$	104.17	\$	463.06
112	Reinaldo Solorio	112	\$ 358.96	W/S/G	\$	72.52	\$	431.48
113	Wilma Passmore	113	\$ 370.46	W/S/G	\$	76.83	\$	447.29
114	Mario Estrada	114	\$ 356.07	W/S/G	\$	59.59	\$	415.66
115	P. Singh/Kaur	115	\$ 351.64	W/S/G	\$	63.90	\$	415.54
116	Rafael Cazares	116	\$ 332.79	W/S/G	\$	72.52	\$	405.31
117	Maria Perez/Leonel Mendoza	117	\$ 362.03	W/S/G	\$	107.00	\$	469.03
118	Francisco Carrillo	118	\$ 357.85	W/S/G	\$	59.59	\$	417.44
119	Jesus Accves Cisneros	119	\$ 363.21	W/S/G	\$	45.98	\$	409.19
121	Jasbinder Dulai	121	\$ 360.46	W/S/G	\$	63.90	\$	424.36
122	Elisa Warford	122	\$ 360.46	W/S/G	\$	72.52	\$	432.98
123	Diane Young	123	\$ 363.30	W/S/G	\$	102.69	\$	465.99
124	Julia Blocker	124	\$ 371.83	W/S/G	\$	59.59	\$	431.42
125	Marvin Chavez/Karol Chavez	125	\$ 373.88	W/S/G	\$	96.82	\$	470.70

PART IV.
Rent Schedule as of December 31, 2016

126	Salvador Lopez	126	\$ 359.39	W/S/G/RV	\$	99.59	\$	458.98
127	Adriana Chavez	127	\$ 362.41	W/S/G	\$	81.14	\$	443.55
128	Miguel Duran	128	\$ 358.40	W/S/G	\$	68.21	\$	426.61
129	Claudia Vargas/Villegas	129	\$ 355.45	W/S/G	\$	85.45	\$	440.90
130	Armando Acosta	130	\$ 356.16	W/S/G	\$	68.21	\$	424.37
131	Yolanda Anaya	131	\$ 360.06	W/S/G/Permit	\$	74.59	\$	434.65
132	G. Covarrubis	132	\$ 383.45	W/S/G	\$	76.83	\$	460.28
133	Barbara Bair	133	\$ 380.09	W/S/G	\$	63.90	\$	443.99
134	Angel Murillo	134	\$ 367.23	W/S/G	\$	85.45	\$	452.68
135	Miriam Tovar	135	\$ 371.79	W/S/G	\$	79.58	\$	451.37
136	Rigoberto Garcia	136	\$ 360.84	W/S/G	\$	167.34	\$	528.18
137	Salvador Covarrubias	137	\$ 376.87	W/S/G	\$	59.59	\$	436.46
199	Dana Smith	199	\$ 356.20	W/S/G	\$	59.59	\$	415.79
200	R. Gonzalez Ruiz	200	\$ 381.30	W/S/G	\$	70.96	\$	452.26
201	John Martindale	201	\$ 372.07	W/S/G/Permit	\$	74.41	\$	446.48
202	Miguel Reyes	202	\$ 355.57	W/S/G	\$	62.34	\$	417.91
203	Juan P. Cazres/Auroro Cazres	203	\$ 372.19	W/S/G	\$	66.65	\$	438.84
204	Harry Helin	204	\$ 379.99	W/S/G	\$	46.66	\$	426.65
205	Brian Levers	205	\$ 378.43	W/S/G	\$	55.28	\$	433.71
206	Noami Barrow	206	\$ 381.67	W/S/G	\$	45.10	\$	426.77
207	Maria Garcia	207	\$ 366.28	W/S/G	\$	72.52	\$	438.80
208	Jennifer Bigelow	624 Denise Dr Woodland, CA 95776	\$ 375.79	W/S/G	\$	68.21	\$	444.00
209	Martin Hardy	209	\$ 386.27	W/S/G	\$	49.41	\$	435.68

PART IV.
Rent Schedule as of December 31, 2016

210	Sergio & Amelia Ibarra	210	\$ 381.08	W/S/G	\$ 66.65	\$ 447.73
211	Marni Larson	211	\$ 366.41	W/S/G	\$ 65.38	\$ 431.79
251	Pam Kasmire	251	\$ 360.54	W/S/G	\$ 50.97	\$ 411.51
252	Benjamin Godinez	252	\$ 377.70	W/S/G	\$ 75.27	\$ 452.97
253	Leticia Ocegueda	253	\$ 369.14	W/S/G	\$ 102.69	\$ 471.83
254	Omar Sandoval	254	\$ 357.42	W/S/G	\$ 89.76	\$ 447.18
255	Gema Cazares	255	\$ 365.03	W/S/G	\$ 50.97	\$ 416.00
256	Josefina Ibarra	256	\$ 363.05	W/S/G	\$ 102.69	\$ 465.74
257	Licea/Chavez	257	\$ 364.89	W/S/G	\$ 89.76	\$ 454.65
258	Deborah Beck	258	\$ 365.49	W/S/G	\$ 59.59	\$ 425.08
260	Erminio Diaz	260	\$ 338.44	W/S/G	\$ 81.82	\$ 420.26
261	Norberto/Maria Guzman	261	\$ 364.71	W/S/G	\$ 81.14	\$ 445.85
262	Carlos Cervantes/Lucila Ra	262	\$ 355.27	W/S/G	\$ 63.90	\$ 419.17
263	Juan Gutierrez	263	\$ 386.23	W/S/G	\$ 63.90	\$ 450.13
264	Maria Barajas	264	\$ 354.93	W/S/G	\$ 132.86	\$ 487.79
265	Juan Gonzalez	265	\$ 357.17	W/S/G	\$ 55.28	\$ 412.45
266	Alma Camacho	266	\$ 349.30	W/S/G/Permit	\$ 87.52	\$ 436.82
267	Marcos & Stefanie Rubalcava	267	\$ 347.23	W/S/G	\$ 63.90	\$ 411.13
268	Hussain/Murtaza	268	\$ 341.23	W/S/G	\$ 107.00	\$ 448.23

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: SHARI WILKINS
C/O WATERHOUSE MANAGEMENT CORP
 Address: 500 GILLSAPPE CT, SUITE 2
 City: ROSBVILLE State: CA Zip: 95678
 Tel. No.: 916/772-4918
 Facsimile No.: 916/772-4923

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

SHARI WILKINS [Signature] AGENT FOR OWNER 12/27/16
 Name (print) Signature Capacity Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>153</u>
b. Registration Fee at \$30 per space:	<u>\$ 30.00</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>\$ 4,590.00</u>

Receipt of \$ 4,590, paid by check number 5472, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Dan Sokolow [Signature] Senior Planner 1/4/17
 Name (print) Signature Title Date

City of Woodland
Manufactured Home Fair Practices Commission
2016 Annual Registration

Part I. f.

Members of Idle Wheel MHC LLC:

The Ubaldi Living Trust Dated July 19, 1993
Co-Trustees Ronald A. Ubaldi and Esther Ubaldi
500 Giuseppe Court, Suite 2
Roseville, CA 95678
916/772-4918

Lacey Anne Wadsworth
Jordan Wadsworth, Husband and Wife, as Joint Tenants
500 Giuseppe Court, Suite 2
Roseville, CA 95678
916/772-4918

Nicholas Ubaldi
500 Giuseppe Court, Suite 2
Roseville, CA 95678
916/772-4918

**City of Woodland
Manufactured Home Fair Practices Commission
2016 ANNUAL REGISTRATION**

**Part I.
Park Information**

- a. Park Name: Royal Palm Estates
- b. Park Physical Address: 840 Baum Drive, Woodland CA 95776
- c. Park Telephone No: (530) 406-8890
- d. Month and year the park originally opened, regardless of current ownership: _____
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: <u>Philip A. Hoon</u>	Name: _____
Address: <u>7 Starboard Ct.</u>	Address: _____
<u>Mill Valley, CA 94941</u>	_____
Tel. No: <u>(415) 261-7205</u>	Tel. No: _____
Nature of Interest: <u>Limited Partner</u>	Nature of Interest: _____

Name: <u>Royal Palm Management LLC</u>	Name: _____
Address: <u>5 Bon Air Road, Ste 225</u>	Address: _____
<u>Larkspur, CA 94939</u>	_____
Tel. No: <u>(415) 927-9013</u>	Tel. No: _____
Nature of Interest: <u>General Partner</u>	Nature of Interest: _____

(If necessary, attach additional sheets for additional park owners and check here)

- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

Part II.
Park/Spaces Subject to the Ordinance

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	131
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	0
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	0
d. Add lines (b) and (c), above:	0
e. Subtract line (d) from line (a), and enter here:	131
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

Part III.
Park Spaces

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	131
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	0
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	0
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	131

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Part IV
 Rent Schedule as of December 1, 2016

Instructions: For each manufactured home rental space in the park, please indicate - as of December 1, 2016 - the name and full mailing address of each resident tenant, the Base Rent, any Other Charges paid by the residents but not included in the Base Rent, and the approximate monthly cost of each. "Other Charges" are separate charges for utilities and services actually rendered, including natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service. Please copy and attach additional sheets if necessary.

Space No.	Name of Resident	Resident Mailing Address # 840 Bourn Drive # Woodland, CA 95776	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Approx. Monthly Cost	
1	Timothy C. Fay	1	\$ 385.34	Water/Sewer/Garbage	\$ 96.90	\$ 482.24
2	Antonio Reyes	2	\$ 375.08	WSG	\$ 101.21	\$ 476.29
3	Dale Meddock	3	\$ 386.92	WSG	\$ 62.42	\$ 449.34
4	Mat Scoggins	4	\$ 378.06	WSG	\$ 71.04	\$ 449.10
5	Juan Carillo	5	\$ 389.96	WSG	\$ 92.59	\$ 482.55
6	Sergio/Juana Rodriguez	6	\$ 387.00	WSG	\$ 88.28	\$ 475.28
7	Pamela Whitson	7	\$ 394.16	WSG	\$ 53.80	\$ 447.96
8	Antonio Ramirez	8	\$ 393.29	WSG/RV	\$ 75.35	\$ 468.64
9	Nestor Lomeli	9	\$ 393.49	WSG	\$ 88.28	\$ 481.77
10	Josefina Ortega	10	\$ 386.19	WSG	\$ 96.90	\$ 483.09
11	Diane Morgan	11	\$ 378.36	WSG	\$ 75.35	\$ 453.71
12	Veronica Castro	12	\$ 387.23	WSG	\$ 75.35	\$ 462.58
13	Rogelio Gomez	13	\$ 385.71	WSG	\$ 96.90	\$ 482.61
14	Guadalupe Montes de Oca	14	\$ 383.28	WSG	\$ 92.59	\$ 475.87
15	Tobin Smith	15	\$ 385.14	WSG	\$ 71.04	\$ 456.18
16	Consuelo Roa Garcia	16	\$ 389.20	WSG	\$ 66.73	\$ 455.93

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

(Continued)
 Part IV. Rent Schedule as of December 1, 2016

Space No.	Name of Resident	Resident Mailing Address 840 Bourn Drive # Woodland, CA 95776	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Approx. Monthly Cost	
17	Francisco Lopez	17	\$ 362.07	WSG/Permit	\$ 118.28	\$ 480.35
18	Jose de Jesus Cortez	18	\$ 386.96	WSG/RV	\$ 88.28	\$ 475.24
19	Vacant	19	\$ 380.92	WSG	\$ 52.87	\$ -
20	Maira Hernandez	20	\$ 379.62	WSG	\$ 71.04	\$ 450.66
21	Maria Lopez	21	\$ 381.06	WSG	\$ 79.66	\$ 460.72
22	Alvaro Mejia	22	\$ 373.85	WSG	\$ 66.73	\$ 440.58
23	Randy Polts	23	\$ 384.85	WSG	\$ 71.04	\$ 455.89
24	Linda Schrunk	24	\$ 390.78	WSG	\$ 64.87	\$ 455.65
25	Maria Alfaro	25	\$ 378.83	WSG	\$ 114.14	\$ 492.97
26	Yolanda Murillo	26	\$ 381.88	WSG	\$ 66.73	\$ 448.61
27	Rosa Ordaz	27	\$ 395.16	Permit/WSG	\$ 71.04	\$ 466.20
28	Jack Stevens	28	\$ 382.21	WSG	\$ 79.66	\$ 461.87
29	Flora Gomez	29	\$ 389.75	WSG	\$ 75.35	\$ 465.10
30	George Korn	30	\$ 385.15	WSG	\$ 109.66	\$ 494.81
31	Anival	31	\$ 397.54	WSG	\$ 114.14	\$ 511.68
32	Maria Velasquez	32	\$ 385.29	WSG	\$ 75.35	\$ 460.64
33	Maria Ramirez	33	\$ 362.06	WSG	\$ 75.35	\$ 437.41
34	Jose Cortez Jr.	34	\$ 371.91	WSG	\$ 109.83	\$ 481.74
35	Alfonso/Teresa Moreno	35	\$ 381.80	WSG	\$ 79.66	\$ 461.46
36	Patricia Y. Parrine	36	\$ 385.05	WSG	\$ 66.73	\$ 451.78
37	Gabriel Alvarez/Anahi Garcia	37	\$ 383.10	WSG	\$ 75.35	\$ 458.45
38	Jose Cervantes	38	\$ 391.86	RV/WSG	\$ 88.28	\$ 480.14
39	Rafael/Elizabeth Hernandez	39	\$ 379.71	WSG	\$ 83.97	\$ 463.68

(Continued)
 Part IV. Rent Schedule as of December 1, 2016

Space No.	Name of Resident	Resident Mailing Address # 840 Bourn Drive # Woodland, CA 95776	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Approx. Monthly Cost	
40	Steven Trejo	40	\$ 392.90	Water/Sewer/Garbage	\$ 75.35	\$ 468.25
41	Samuel/Lupe Rodriguez	41	\$ 385.56	WSG	\$ 83.97	\$ 469.53
42	Bunker Cluff	42	\$ 385.44	WSG	\$ 79.66	\$ 465.10
43	Michael/Coleen Rowlett	43	\$ 378.11	WSG	\$ 53.80	\$ 431.91
44	Danielle Lizarraga	44	\$ 389.66	WSG	\$ 88.28	\$ 477.94
45	Gary Penner	45	\$ 392.13	WSG	\$ 53.80	\$ 445.93
46	Mario Avila	46	\$ 388.17	WSG	\$ 66.73	\$ 454.90
47	Carolyn Childress	47	\$ 386.09	WSG	\$ 53.80	\$ 439.89
48	Leticia Lopez	48	\$ 378.98	WSG	\$ 66.73	\$ 445.71
49	Celia Velasquez	49	\$ 374.12	WSG	\$ 66.73	\$ 440.85
50	John Martinez	50	\$ 383.94	WSG	\$ 53.80	\$ 437.74
51	Librado Pulido	51	\$ 381.65	WSG	\$ 75.35	\$ 457.00
52	Efren / Paula Perez	52	\$ 387.67	WSG	\$ 79.66	\$ 467.33
53	Lea L. Kirby	53	\$ 388.76	WSG	\$ 92.59	\$ 481.35
54	Choudhry Zohra	54	\$ 387.48	WSG	\$ 66.73	\$ 454.21
55	Cheryl Kerr	55	\$ 388.36	WSG	\$ 62.42	\$ 450.78
56	Joann Schoffed	56	\$ 390.80	WSG	\$ 64.87	\$ 455.67
57	Sandra Rodriguez	57	\$ 385.47	WSG	\$ 64.87	\$ 450.34
58	Joana Eagan	58	\$ 377.92	WS/G	\$ 101.21	\$ 479.13
59	Debra Baker	59	\$ 373.78	WSG	\$ 62.42	\$ 436.20
60	Belinda Moreno	60	\$ 376.33	WSG	\$ 83.97	\$ 460.30
61	Joe / Rose Scharl	61	\$ 377.11	WSG	\$ 75.35	\$ 452.46
62	Douglas Matlock	62	\$ 392.92	WSG	\$ 88.28	\$ 481.20

(Continued)
 Part IV. Rent Schedule as of December 1, 2016

Space No.	Name of Resident	Resident Mailing Address 840 Bourn Drive # Woodland, CA 95776	Base Rent	(paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service/ Utility	Other Charges Approx. Monthly Cost	
63	Jose Rodriguez	63	\$ 381.53	Water/Sewer/Garbage	\$ 79.66	\$ 461.19
64	Suzanna Decker	64	\$ 388.69	RV/WISIG	\$ 75.35	\$ 464.04
65	Pablin Gutierrez	65	\$ 380.28	WSG	\$ 98.97	\$ 479.25
66	Ravenna Woodbury	66	\$ 381.48	WSG	\$ 62.42	\$ 443.90
67	Maria Ramirez	67	\$ 382.56	WSG	\$ 189.48	\$ 572.04
68	Robert Hennies	68	\$ 386.65	WSG	\$ 62.42	\$ 449.07
69	Robert Bullock	69	\$ 388.44	WSG	\$ 58.11	\$ 446.55
70	Jose / Irma Gutierrez	70	\$ 391.55	WSG	\$ 88.28	\$ 479.83
71	Martha Cosio	71	\$ 391.35	WSG	\$ 79.66	\$ 471.01
72	Muhammad Ashfaq	72	\$ 376.04	WSG	\$ 114.14	\$ 490.18
73	Adriana Garcia	73	\$ 382.17	WSG	\$ 73.11	\$ 455.28
74	Lisa Vidales	74	\$ 383.94	WSG	\$ 101.21	\$ 485.15
75	Marco Sandoval	75	\$ 380.78	WSG	\$ 103.97	\$ 484.75
76	Gustavo Contreras	76	\$ 378.32	WSG	\$ 88.28	\$ 466.60
77	Alfredo Bibriesca	77	\$ 383.49	WSG	\$ 83.97	\$ 467.46
78	Efrain Borejas	78	\$ 390.42	WSG	\$ 83.97	\$ 474.39
79	Aurora Garcia	79	\$ 383.40	WSG	\$ 92.59	\$ 475.99
80	Kay Bruni	80	\$ 388.76	WSG	\$ 79.66	\$ 468.42
81	Jose Serratos	81	\$ 376.81	WSG	\$ 66.73	\$ 443.54
82	Robert Brigham	82	\$ 382.96	WSG	\$ 66.73	\$ 449.69
83	Maria Garcia	83	\$ 371.61	WSG	\$ 79.66	\$ 451.27
84	Maria / Jose Alfaro	84	\$ 380.91	WSG	\$ 83.97	\$ 464.88
85	Mumtaz Ahmed	85	\$ 363.03	WSG	\$ 170.17	\$ 533.20

(Continued)
 Part IV. Rent Schedule as of December 1, 2016

Space No.	Name of Resident	Resident Mailing Address 840 Bourn Drive # Woodland, CA 95776	Base Rent	Other Charges		Total Rent (Base Rent plus Other Charges)
				(paid by resident not included in base rent) Service/ Utility	Approx. Monthly Cost	
86	Douglas Robinson	86	\$ 387.65	Water/Sewer/Garbage	\$ 71.04	\$ 458.69
87	Rafael / Maribel Rivera	87	\$ 393.07	WSG	\$ 116.21	\$ 509.28
88	Maria Robles	88	\$ 381.86	WSG	\$ 109.83	\$ 491.69
89	Oracio Arteaga	89	\$ 391.65	WSG	\$ 79.66	\$ 471.31
90	Salvador Pimentel	90	\$ 359.16	WSG	\$ 114.14	\$ 473.30
91	Craig Ehlers	91	\$ 386.14	WSG	\$ 53.80	\$ 439.94
92	Raul Reyes	92	\$ 377.58	WSG	\$ 96.73	\$ 474.31
93	Evangelina Roa	93	\$ 387.47	WSG	\$ 86.04	\$ 473.51
94	Ruth Paulsen	94	\$ 390.36	RV/WS/G	\$ 71.04	\$ 461.40
95	Dolores Walter	95	\$ 388.81	WSG	\$ 62.42	\$ 451.23
96	Alberto / Ana Garcia	96	\$ 388.77	WSG	\$ 79.66	\$ 468.43
97	Shawnda Herrera	97	\$ 385.81	WSG	\$ 96.90	\$ 482.71
98	Elias / Pati Cervantes	98	\$ 387.53	WSG	\$ 88.28	\$ 475.81
99	Juan N. Ramirez	99	\$ 391.36	WSG	\$ 88.28	\$ 479.64
100	Ruben Contreras	100	\$ 379.91	WSG	\$ 161.38	\$ 541.29
101	William Holzhauser	101	\$ 383.52	RV/WS/G	\$ 66.73	\$ 450.25
102	Lucy Corona	102	\$ 376.64	WSG	\$ 64.87	\$ 441.51
103	Martha Villanueva	103	\$ 383.29	WSG	\$ 62.42	\$ 445.71
104	Mushtaq Ahmed	104	\$ 389.06	WSG	\$ 82.11	\$ 471.17
105	Leslie Carrillo	105	\$ 375.06	WSG	\$ 79.66	\$ 454.72
106	Ramon Mendoza	106	\$ 386.80	WSG	\$ 92.59	\$ 479.39
107	Trika Jones	107	\$ 393.56	WSG	\$ 62.42	\$ 455.98
108	Miguel Rivera	108	\$ 378.11	WSG	\$ 83.97	\$ 462.08

(Continued)

Part IV. Rent Schedule as of December 1, 2016

Space No.	Name of Resident	Resident Mailing Address 840 Bourne Drive # Woodland, CA 95776	Base Rent	Other Charges		Total Rent (Base Rent plus Other Charges)
				(paid by resident not included in base rent) Service/ Utility	Approx. Monthly Cost	
109	Humberto Perez Jr.	109	\$ 384.86	Water/Sewer/Garbage	\$ 79.66	\$ 464.52
110	Carl Souza / Joel Tcharny	110	\$ 384.07	WSG	\$ 71.04	\$ 455.11
111	Carolina Pimentel	111	\$ 370.63	WSG	\$ 87.97	\$ 458.60
112	Ruben Rodriguez	112	\$ 373.57	WSG	\$ 75.35	\$ 448.92
113	Brenda Holsey	113	\$ 383.37	WSG	\$ 83.97	\$ 467.34
114	Barbara Lowen	114	\$ 392.66	WSG	\$ 66.73	\$ 459.39
115	M S Hernandez	115	\$ 384.91	WSG	\$ 71.04	\$ 455.95
116	Sergio Solorio	116	\$ 386.11	WSG	\$ 79.66	\$ 465.77
117	Janet Gabbard	117	\$ 388.70	WSG	\$ 86.04	\$ 474.74
118	Alma Leon	118	\$ 380.84	WSG	\$ 96.90	\$ 477.74
119	Luis Luna	119	\$ 386.08	WSG	\$ 83.97	\$ 470.05
120	Lariza Duenas	120	\$ 381.40	WSG	\$ 90.35	\$ 471.75
121	Alejandro Alvarado	121	\$ 379.23	WSG/Permit	\$ 105.35	\$ 484.58
122	Jose R. Cazares	122	\$ 381.09	WSG	\$ 66.73	\$ 447.82
123	R. Gutierrez	123	\$ 355.82	WSG	\$ 75.35	\$ 431.17
124	Fermin Mejia	124	\$ 385.59	WSG	\$ 71.04	\$ 456.63
125	Adolfo Lemus	125	\$ 382.75	WSG	\$ 88.28	\$ 471.03
126	Ralph Lucchesi	126	\$ 385.89	WSG	\$ 53.80	\$ 439.69
127	Pedro Casarez	127	\$ 383.61	WSG	\$ 71.04	\$ 454.65
128	David Gomez	128	\$ 379.38	WSG	\$ 122.76	\$ 502.14
129	Salvador Covarrobias	129	\$ 386.15	WSG	\$ 60.56	\$ 446.71
130	Juana Tovar Muniz	130	\$ 383.11	WSG	\$ 62.42	\$ 445.53
131	Miguel Hernandez	131	\$ 374.46	WSG/Permit	\$ 98.97	\$ 473.43

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: Belinda Moreno
 Address: 840 Bourn Drive - Office
 City: Woodland State: CA Zip: 95776
 Tel. No.: (530) 406-8890
 Facsimile No.: (530) 406-8713

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

Belinda Moreno _____ Park Manager _____
 Name (print) Signature Capacity Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>131</u>
b. Registration Fee at \$30 per space:	\$ <u>30.00</u>
c. Multiply lines (a) and (b) above. Enter result here:	\$ <u>3930.00</u>

Receipt of \$ 3,930, paid by check number 1007, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Dan Sokolow _____ Dan Sokolow _____ Senior Planner _____ 1/3/17*
 Name (print) Signature Title Date

* Effective as of 12/31/16.



December 21, 2016

Ana Gonzalez
Woodland City Clerk
300 First Street
Woodland, CA 95695

Re: City of Woodland MHFPC; Casa Del Sol Mobile Home Park
Annual Registration of Manufactured Home Parks

Mailed: ~~Certified~~ / Over-Night - Fed Ex

Dear Ms. Gonzalez

Attached is the 2016 Annual Registration for Casa Del Sol. Currently there is only one space #125 that has not signed a lease and this park is not subject to the space rent control ordinance and no Registration Fee is required.

We have also included the 17 signed leases marked with an * with their respective lease term dates. This is referenced on Part V Exemption Schedule.

Don't hesitate to contact me at the number listed below if you have any questions. Thank you.

Sincerely,

Peter M. Lundberg
Chief Financial Officer, CHOC

plundberg@chochousing.org
707-759-6043 ext 107

Cc: Law Offices of Andrew Pugno

Attachments:

- 2016 Annual Registration
- Part IV Rent Schedule
- Part V Exemption Schedule

**City of Woodland
Manufactured Home Fair Practices Commission
2016 ANNUAL REGISTRATION**

**Part I.
Park Information** 12-23-16 P12:33 IN

- a. Park Name: Casa Del Sol
- b. Park Physical Address: 709 East Street, Woodland CA 95776
- c. Park Telephone No: 530-406-1584
- d. Month and year the park originally opened, regardless of current ownership: 1926
- e. List the name and contact information of each individual or legal entity (e.g., a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: <u>Casa Del Sol Mobile Home Corp</u>	Name: _____
Address: <u>5030 Business Center Dr Suite 260</u>	Address: _____
<u>Fairfield, CA 94534</u>	_____
Tel. No: <u>707-759-6043</u>	Tel. No: _____
Nature of Interest: <u>Owner</u>	Nature of Interest: _____

Name: _____	Name: _____
Address: _____	Address: _____
_____	_____
Tel. No: _____	Tel. No: _____
Nature of Interest: _____	Nature of Interest: _____

(If necessary, attach additional sheets for additional park owners and check here)

- f. For each park owner listed above that is not a natural person (e.g., a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here .

Part II.
Park/Spaces Subject to the Ordinance

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	157
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	0
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	156
d. Add lines (b) and (c), above:	156
e. Subtract line (d) from line (a), and enter here:	1
f. If line (e) above is <u>less than two (2)</u> , this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (see Part VI) describing the facts which support those claims.

Part III.
Park Spaces

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	N/A
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	N/A
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other than</u> Civil Code §798.17:	N/A
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	N/A

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

**Part IV.
 Rent Schedule as of December 1, 2016**

Instructions: For each manufactured home rental space in the park, please indicate – as of December 1, 2016 – the name and full mailing address of each resident tenant, the Base Rent, any Other Charges paid by the residents but not included in the Base Rent, and the approximate monthly cost of each. "Other Charges" are separate charges for utilities and services actually rendered, including natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service. Please copy and attach additional sheets if necessary.

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service/Utility	Approx. Monthly Cost	
1	Echavarria, I.	709 East St.	61			61
2	Valencia, J.	709 East St.	899			899
3	Magallon, G.	709 East St.	1015			1015
4	Lopez, J.	709 East St.	834			834
5	Vacant	709 East St.				
6	Hernandez, J.	709 East St.	834			834
7	Ibarra, E.	709 East St.	730			730
8	Lancaster, I.	709 East St.	915			915
9	Hernandez, C.	709 East St.	1007			1007
10	Morales, A.	709 East St.	1015			1015
11	Solorzano, E.	709 East St.	1007			1007
12	Cano, M.	709 East St.	915			915

* Original 18 units

(Continued)

Part IV. Rent Schedule as of December 1, 2016

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)	Approx. Monthly Cost	Total Rent (Base Rent plus Other Charges)
13	Sanchez, M..	709 East St.	975	Service		975
* 14	Arellano, A.	709 East St/	361.88	Water, Sewer, Trash	42.00	403.88
15	Vargas, V.	709 East St.	395		65.01	460.01
* 16	Montes, G.	709 East St.	280		49.67	329.67
17	Ochoa, E.	709 East St.	395		34.33	429.33
* 18	Cazares, S.	709 East St.	265.72		49.67	315.39
* 19	Garcia-Delfin, M.	709 East St.	270		57.34	327.34
20	Pacheco, G.	709 East St.	395		80.35	475.35
21	Guiterrez-Chavez, G.	709 East St	395		80.35	475.35
22	Gonzalez, P.	709 East St.	390		49.67	439.67
23	Licea, G.	709 East St.	445		49.67	494.67
24	Molina, A.	709 East St.	395		57.34	452.34
* 25	Vasquez, H.	709 East St.	380		80.35	460.35
* 26	Rivera, G.	709 East St.	380		65.01	445.01
27	Martinez, C.	709 East St.	350		42.00	392.00
28	Contreras, L.	709 East St.	395	Water, Sewer, trash	42.00	437.00

* Original 18 units

(Continued)

Part IV. Rent Schedule as of December 1, 2016

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)	Approx. Monthly Cost	Total Rent (Base Rent plus Other Charges)
29	Lopez, A.	709 East St.	395	Water, Sewer, Trash	65.01	460.01
30	Solorzano, M.	709 East St.	385		72.68	457.68
31	Guerrero, M.	709 East St.	385		57.34	442.34
32	Ayala, J.	709 East St.	385		65.01	450.01
33	Cortez, C.	709 East St.	385		49.67	434.67
34	Cooney, S.	709 East St.	395		80.35	475.35
35	Hernandez, J.	709 East St.	385		49.67	434.67
* 36	Corona, A.	709 East St.	290		49.67	339.67
37	Garcia, J.	709 East St.	390		95.69	485.69
38	Murillo, J.	709 East St.	395		18.99	413.99
39	Brown, R.	709 East St.	395		34.33	429.33
40	Lopez-Vega, A.	709 East St.	405		34.33	439.33
41	Cazares, G.	709 East St.	395		34.33	429.33
42	Cazares, V.	709 East St.	395		80.35	475.35
43	Acencio, M.	709 East St.	395		72.68	467.68
44	Phipps, L.	709 East St.	365	Water, Sewer, Trash	72.68	437.68

* Original 18 units

(Continued)

Part IV. Rent Schedule as of December 1, 2016

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service	Approx. Monthly Cost	
45	Castro, G.	709 East St.	395	Water, Sewer, Trash	34.33	429.33
46	Sausedo-Perez, A.	709 East St.	395	Water, Sewer, Trash	57.34	452.34
47	Juarequi, G.	709 East St.	355.40		72.68	428.08
48	Cantua, A.	709 East St.	445		80.35	525.35
49	Castro, G.	709 East St.	395		34.33	429.33
50	Perez, S.	709 East St.	395		88.02	483.02
51	Sanchez, M.	709 East St.	375		26.66	401.66
* 52	Martinez-Rodriguez, V.	709 East St.	390		80.35	470.35
53	Del Jesus Hernandez	709 East St.	355.40	Water, Sewer, Trash	72.68	428.08
54	Ibarra, R.	709 East St.	395	Water, Sewer, Trash	42.00	437.00
55	Manager Unit	709 East St.				
56	Bustamante, J.	709 East St.	1015	Water, Sewer, Trash		1015
57	Uribe, V.	709 East St.	1015	Water, Sewer, Trash		1015
58	Lopez, E.	709 East St.	990			990
59	Bibby, J.	709 East St.	1025			1025
60	Hill, H.	709 East St.	1015	Water, Sewer, Trash		1015

6:

* Original 18 units

(Continued)

Part IV. Rent Schedule as of December 1, 2016

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent) Service	Approx. Monthly Cost	Total Rent (Base Rent plus Other Charges)
61	Castro-Arizaga, R.	709 East St.	445	Water, Sewer, Trash	65.01	510.01
62	Madrigal, G.	709 East St.	1025	Water, Sewer, Trash		1025
63	Ayala, B.	709 East St.	1025			1025
64	Vacant	709 East St.				
65	Hawkins, L.	709 East St.	1025			1025
66	Gonzalez, M.	709 East St.	1025			1025
67	Ceballos, M.	709 East St.	834	Water, Sewer, Trash		834
68	Lopez, S.	709 East St.	390	Water, Sewer, Trash	72.68	462.68
69	Solorzano, C.	709 East St.	915			915
70	Olivarez, A.	709 East St.	395	Water, Sewer, Trash	34.33	429.33
71	Darby, L.	709 East St.	915			915
72	Barboza, J.	709 East St.	395	Water, Sewer, Trash	65.01	460.01
73	Arauzo, I.	709 East St.	730			730
*74	Viorato, A.	709 East St.	350	Water, Sewer, Trash	49.67	399.67
75	Arizaga, S.	709 East St.	924			924
76	Gutierrez, A.	709 East St.	395	Water, Sewer, Traxh	49.67	444.67

(Continued)
 Part IV. Rent Schedule as of December 1, 2016

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service	Approx. Monthly Cost	
77	Arizage, M.	709 East St.	915			915.00
78	Campos, A.	709 East St.	390	Water, Sewer, Trash	65.01	455.01
79	Perez, M.	709 East St.	395		72.68	467.68
80	Sanchez, A.	709 East St.	395		80.35	475.35
81	Magana, C.	709 East St.	395		88.02	483.02
82	Corona, O.	709 East St.	390		49.67	439.67
83	Solorzano, J.	709 East St.	395		134.04	529.04
84	Alfaro, J.	709 East St.	385		80.35	465.35
85	Duran, J.	709 East St.	395		34.33	429.33
86	Pimentel, L.	709 East St.	425		49.67	474.67
87	Magana, A.	709 East St.	375		80.35	455.35
88	Orozco, M.	709 East St.	395		48.31	443.31
89	Estrada, A.	709 East St.	365		26.66	391.66
90	Perez, A.	709 East St.	395		49.67	444.67
91	Chavez, J.	709 East St.	365		34.33	399.33
92	Ayala, R.	709 East St.	355.40	Water, Sewer, Trash	65.01	420.41

* original 18 units

(Continued)

Part IV. Rent Schedule as of December 1, 2016

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)		Total Rent (Base Rent plus Other Charges)
				Service	Approx. Monthly Cost	
93	Alba, R.	709 East St.	345	Water, Sewer, Trash	42.00	387.00
94	Jauregui-Rodriguez	709 East St.	365	↖	34.33	399.33
95	Leon, J.	709 East St.	395		26.66	421.66
96	Arroya-lopez, J.	709 East St.	335		49.67	384.67
* 97	Hernandez, A.	709 East St.	310		88.02	398.02
98	Sanchez, I.	709 East St.	335		25.30	360.30
99	Figueroa, J.	709 East St.	395		57.34	452.34
100	Rosriguez, M.	709 East St.	365		49.67	414.67
101	Espinosa-Gonzalez	709 East St.	390		49.67	439.67
102	Moreno, R	709 East St.	365		26.66	391.66
103	Cazares, G.	709 East St.	395		42.00	437.00
104	Alvarez, J.	709 East St.	360		57.34	417.34
105	Ayala-Hernandez	709 East St.	395		42.00	437.00
106	Ayala, J.	709 East St.	350		49.67	399.67
* 107	Molina, M.	709 East St.	370	↖	49.67	419.67
108	Rosalva, T.	709 East St.	323.57	Water, Sewer, Trash	49.67	373.24

* Original 18 units

(Continued)

Part IV. Rent Schedule as of December 1, 2016

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges		Total Rent (Base Rent plus Other Charges)
				(paid by resident not included in base rent) Service	Approx. Monthly Cost	
109	Gaspar, S.	709 East St.	395	Water, Sewer, Trash	72.68	467.68
110	Pool, C.	709 East St.	335	↙	34.33	369.33
111	Elias, J.	709 East St.	365	↘	34.33	399.33
112	Alarez, M.	709 East St.	365		65.01	430.01
113	Magana, I.	709 East St.	365		26.66	391.66
114	Munzo, P.	709 East St.	370		26.66	396.66
115	Rodriguez-Elias, A.	709 East St.	395	↙	42.00	437.00
116	Pimentel, Y.	709 East St.	395	Water, Sewer, Trash	65.01	460.01
117	Vacant	709 East St.	395			
* 118	Serranto, M.	709 East St.	360	Water, Sewer, Trash	72.68	432.68
119	Rodriguez, M.	709 East St.	395	↙	95.69	490.69
120	Ibarra, F.	709 East St.	385		103.36	488.36
121	Ramos, S.	709 East St.	370		65.01	435.01
122	Licea, G.	709 East St.	395		57.34	452.34
123	Ganz, V.	709 East St.	335	↘	25.30	360.30
124	Doyle-Norton, M.	709 East St.	390	Water, Sewer, Trash	25.30	415.30

* Original 18 units

(Continued)

Part IV. Rent Schedule as of December 1, 2016

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)	Approx. Monthly Cost	Total Rent (Base Rent plus Other Charges)
*125	Kluth, W.	709 East St.	335.00	Water, Sewer, Trash	18.99	353.99
126	Urbano, M.	709 East St.	395.00		42.00	437.00
127	Hernandez, R.	709 East St.	355.40		111.03	466.43
*128	Urbano, R.	709 East St.	315.00		103.36	418.36
129	Hernandez, J.	709 East St.	395.00		88.02	483.02
*130	Hernandez, R.	709 East St.	350.00		49.67	399.67
131	Ayala, V.	709 East St.	390.00		57.34	447.34
*132	Aguiniga, L.	709 East St.	325.00		34.33	359.33
133	Hernandez, S.	709 East St.	390.00		88.02	478.02
134	Middleton, L.	709 East St.	395.00		17.63	412.63
135	Martinez, M.	709 East St.	395.00		49.67	444.67
136	Ortiz, S.	709 East St.	395.00		65.01	460.01
137	Hernandez, M.	709 East St.	395.00		57.34	452.34
138	Zamora, M.	709 East St.	395.00		103.36	498.36
139	Urbano, M.	709 East St.	395.00		49.67	444.67
140	Castro, R.	709 East St.	395.00	Water, Sewer, Trash	34.33	429.33

** Original 18 units*

(Continued)

Part IV. Rent Schedule as of December 1, 2016

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Name of Resident	Resident mailing address	Base Rent	Other Charges (paid by resident not included in base rent)	Approx. Monthly Cost	Total Rent (Base Rent plus Other Charges)
141	Del Carmen	709 East St.	355.40	Water, Sewer, Trash	72.68	428.08
142	Torres Diaz, J.	709 East St.	355.40	↕	72.68	428.08
143	Ibarra, R.	709 East St.	395.00		65.01	460.01
144	Ramirez, R.	709 East St.	395.00		118.70	513.70
145	Kirkpatrick, A.	709 East St.	395.00		42.00	437.00
146	Sambrano,, C.	709 East St.	390.00		65.01	455.01
147	Ocampo, R.	709 East St.	395.00		118.70	513.70
* 148	Reyes, R.	709 East St.	300.00		42.00	342.00
149	Angel Hernandez, F.	709 East St.	385.00		42.00	427.00
150	Greigo, J.	709 East St.	395.00		42.00	437.00
151	Bateman, L.	709 East St.	340.00			340.00
152	Urbano, A.	709 East St.	395.00		49.67	444.67
153	Herrera, L.	709 East St.	365.00		65.01	430.01
154	Gullen, J.	709 East St.	395.00		18.99	413.99
* 155	Ochoa, J.	709 East St.	285.00	↙	34.33	319.33
156	Hernandez, R.	709 East St.	395.00	Water, Sewer, Trash	65.01	460.01

**Part V.
 Exemption Schedule**

Instructions: For each manufactured home rental space listed in Part IV above, please indicate the Term of the rental agreement in effect as of December 1, 2016 (e.g., month-to-month, 12 months, etc.), the Expiration Date of that rental agreement, and whether exemptions from the Space Rent Ceiling and/or Registration Fee are claimed by the park owner(s). For each space claimed to be exempt from the Space Rent Ceiling and/or the Registration Fee, supporting documentation MUST be attached. (E.g., a copy of the rental agreement.)

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
1	Month to Month		Yes, Affordable Housing Covenant	Yes
2	Month to Month			
3		2/28/2017		
4	Month to Month			
5	Vacant			
6	Month to Month			
7	Month to Month			
8		12/31/2016		
9	Month to Month			
10		11/30/2016		
11	Month to Month			
12		9/30/2017		
13	Month to Month		Yes, Affordable Housing Covenant	Yes

* Original 18 units

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

(Continued)
 Part V. Exemption Schedule

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
* 14		10/31/2017	Yes, Affordable Housing Covenant	Yes
15		6/30/2019		
* 16		6/30/2018		
17		6/30/2019		
* 18		10/31/2017		
* 19		6/30/2018		
20	Month to Month			
21	Month to Month			
22		6/30/2018		
23	Month to Month			
24	Month to Month			
* 25		6/30/2018		
* 26		6/30/2018		
27		6/30/2019		
28	Month to Month			
29	Month to Month			
30		6/30/2019	Yes, Affordable Housing covenant	Yes

* Original 18 units

(Continued)

Part V. Exemption Schedule

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?		
31		4/1/2017	Yes, Affordable Housing Covenant	Yes		
32		6/30/2019	↙	↘		
33		6/30/17				
34	Month to Month					
35		6/30/2018				
36		6/30/2018				
37		6/30/2019				
38	Month to Month					
39		6/30/2018				
40		6/30/2019				
41	Month to Month					
42	Month to Month					
43	Month to Month					
44		6/30/2019				
45		6/30/2019				
46	Month to Month					
47		10/31/2017			Yes, Affordable Housing Covenant	Yes

* Original 18 units

(Continued)

Part V. Exemption Schedule

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
48	Month to Month	6/30/2018	Yes, Affordable Housing Covenant	Yes
49				
50	Month to Month			
51	Month to Month			
* 52		6/30/2018		
53		10/31/2017		
54		6/30/2019		
55		6/30/2018		
56		12/31/2016		
57	Month to Month			
58	Month to Month			
59	Month to Month			
60		4/30/2017		
61		6/30/2019		
62	Month to Month			
63	Month to Month			
64	Vacant		Yes, Affordable Housing Covenant	Yes

* original 18 units

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

(Continued)
 Part V. Exemption Schedule

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
65	Month to Month		Yes, Affordable Housing Covenant	Yes
66	Month to Month		Yes, Affordable Housing Covenant	Yes
67	Month to Month			
68		6/30/2018		
69	Vacant			
70	Month to Month			
71	Month to Month			
72	Month to Month			
73	Month to Month			
* 74		6/30.2018		
75	Month to Month			
76		6/30/2019		
77		10/31/2017		
78		6/30/2018		
79	Month to Month			
80	Month to Month			
81	Month to Month		Yes, Affordable Housing Covenant	Yes

* Original 18 units

(Continued)

Part V. Exemption Schedule

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?		
82	Month to Month	6/30/2018	Yes. Affordable Housing Covenant	Yes		
83	Month to Month		↘	↘		
84	Month to Month					
85	Month to Month					
86	Month to Month					
87	Month to Month					
88	Month to Month					
89	Month to Month					
90	Month to Month					
91	Month to Month					
92		10/31/2017				
93	Month to Month					
94	Month to Month					
95	Month to Month					
96	Month to Month					
* 97		6/30/2018				
98	Month to Month				Yes, Affordable Housing Covenant	Yes

* original 18 units

(Continued)

Part V. Exemption Schedule

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
99	Month to Month		Yes, Affordable Housing Covenant	Yes
100	Month to Month			
101		6/30/2018		
102	Month to Month			
103	Month to Month			
104		6/30/2018		
105	Month to Month			
106		6/30/2018		
* 107		6/30/2018		
108		10/31/2017		
109	Month to Month			
110	Month to Month			
111	Month to Month			
112	Month to Month			
113	Month to Month			
114		6/30/2019		
115		6/30/2019	Yes, Affordable Housing Covenant	Yes

* Original 18 UNITS

(Continued)

Part V. Exemption Schedule

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?
116	Month to Month		Yes, Affordable Housing Covenant	Yes
117	Month to Month			
* 118		6/30/2018		
119	Month to Month			
120		6/30/2017		
121		12/31/2017		
122	Month to Month			
123	Month to Month			
124		6/30/2018	Yes, Affordable Housing Covenant	Yes
* 125	Month to Month		Did Not Sign Lease	No
126	Month to Month		Yes, Affordable Housing covenant	Yes
127		10/31/2017		
* 128		6/30/2018		
129	Month to Month			
* 130		6/30/2018		
131		6/30/2018		
* 132		6/30/2018	Yes, Affordable Housing Covenant	Yes

** Original 18 units*

(Continued)

Part V. Exemption Schedule

City of Woodland
 Manufactured Home Fair Practices Commission
 2016 ANNUAL REGISTRATION

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from space rent ceiling? (if yes, provide reason and attach supporting documentation)	Claimed Exemption from Registration Fee per Civil Code Section 798.17?		
133		6/30/2018	Yes, Affordable Housing Covenant	Yes		
134	Month to Month		↕	↕		
135	Month to Month					
136	Month to Month					
137	Month to Month					
138	Month to Month					
139	Month to Month					
140	Month to Month					
141		10/31/2017				
142		10/31/2017				
143		6/30/2019				
144	Month to Month					
145		6/30/2019				
146		6/30/2018				
147	Month to Month					
148		6/30/2018				
149		3/31/2017			Yes, Affordable Housing Covenant	Yes

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: Peter Lundberg

Address: 5030 Business Center Dr Suite 260

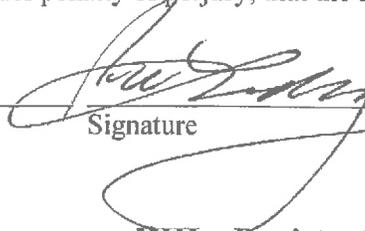
City: Fairfield State: CA Zip: 94534

Tel. No.: 707-759-6043 x 107

Facsimile No.: 707-759-6053

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

<u>Peter Lundberg</u>		<u>CFO</u>	<u>12/21/2016</u>
Name (print)	Signature	Capacity	Date

VIII. Registration Fee

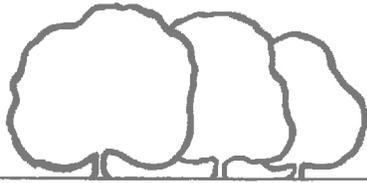
The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces <i>not</i> exempt from the Registration Fee (add lines (c) and (d) of Part III):	<u>N/A</u>
b. Registration Fee at \$30 per space:	<u>\$N/A</u>
c. Multiply lines (a) and (b) above. Enter result here:	<u>N/A</u>

Receipt of \$ N/A, paid by check number N/A, is hereby acknowledged by the Woodland City Clerk or his/her designee:

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name (print)	Signature	Title	Date

D. Review and Approve Manufactured Home Park Annual Inspection Reports



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT 300 FIRST STREET
(530) 661-5820 (530) 406-0832 FAX

WOODLAND, CA 95695
www.cityofwoodland.org

MANUFACTURED HOME PARK INSPECTION
BUILDING DIVISION

INSPECTION OF PARK: 1224 EAST GUM AVENUE

NAME OF PARK: BELL'S TRAILER VILLAGE

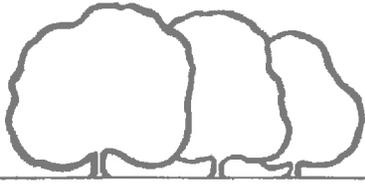
DATE: MAY 9, 2017

Item	Approved (Yes/No)	Inspection Subject
1.	YES	Public Street Frontage
2.	YES	Signs- Permits & Installation at Exterior Locations
3.	YES	Vehicle Access (Entrance & Exit)
4.	YES	Parking -Street & Conditional Use Permit requirements
5.	YES	Utilities & Equipment outside of Park
6.	YES	Perimeter Walls/Enclosures at Public Street Frontage
7.	YES	Disabled Accessibility at Property Access Areas
8.	YES	Lot lines (creation, movement, or alteration of)
9.	YES	Conditions of Curbs, Gutters & Sidewalks
10.	YES	Property Zoning (Use and Location)

Notes:

Inspector Name: Paul Siegel, C.B.O.

Signature: 



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT 300 FIRST STREET
(530) 661-5820 (530) 406-0832 FAX

WOODLAND, CA 95695
www.cityofwoodland.org

MANUFACTURED HOME PARK INSPECTION
BUILDING DIVISION

INSPECTION OF PARK: 907 BOURN DRIVE

NAME OF PARK: IDLE WHEEL ESTATES

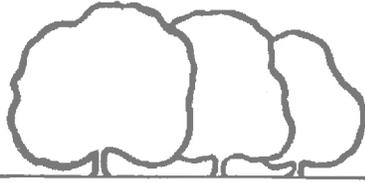
DATE: MAY 9, 2017

Item	Approved (Yes/No)	Inspection Subject
1.	YES	Public Street Frontage
2.	YES	Signs- Permits & Installation at Exterior Locations
3.	YES	Vehicle Access (Entrance & Exit)
4.	YES	Parking -Street & Conditional Use Permit requirements
5.	YES	Utilities & Equipment outside of Park
6.	YES	Perimeter Walls/Enclosures at Public Street Frontage
7.	YES	Disabled Accessibility at Property Access Areas
8.	YES	Lot lines (creation, movement, or alteration of)
9.	YES	Conditions of Curbs, Gutters & Sidewalks
10.	YES	Property Zoning (Use and Location)

Notes:

Inspector Name: Paul Siegel, C.B.O.

Signature: 



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT 300 FIRST STREET
(530) 661-5820 (530) 406-0832 FAX

WOODLAND, CA 95695
www.cityofwoodland.org

MANUFACTURED HOME PARK INSPECTION
BUILDING DIVISION

INSPECTION OF PARK: 840 BOURN DRIVE

NAME OF PARK: ROYAL PALM ESTATES

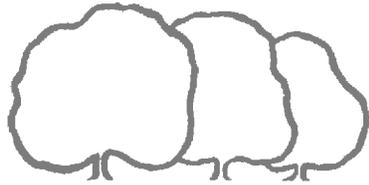
DATE: MAY 9, 2017

Item	Approved (Yes/No)	Inspection Subject
1.	YES	Public Street Frontage
2.	YES	Signs- Permits & Installation at Exterior Locations
3.	YES	Vehicle Access (Entrance & Exit)
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7.	YES	Disabled Accessibility at Property Access Areas
8.	YES	Lot lines (creation, movement, or alteration of)
9.	YES	Conditions of Curbs, Gutters & Sidewalks
10.	YES	Property Zoning (Use and Location)

Notes:

Inspector Name: Paul Siegel, C.B.O.

Signature: 



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT 300 FIRST STREET
(530) 661-5820 (530) 406-0832 FAX

WOODLAND, CA 95695
www.cityofwoodland.org

MANUFACTURED HOME PARK INSPECTION
BUILDING DIVISION

INSPECTION OF PARK: 709 EAST STRET

NAME OF PARK: CASA DEL SOL

DATE: MAY 9, 2017

Item	Approved (Yes/No)	Inspection Subject
1.	YES	Public Street Frontage
2.	YES	Signs- Permits & Installation at Exterior Locations
3.	YES	Vehicle Access (Entrance & Exit)
4.	YES	Parking -Street & Conditional Use Permit requirements
5.	YES	Utilities & Equipment outside of Park
6.	YES	Perimeter Walls/Enclosures at Public Street Frontage
7.	YES	Disabled Accessibility at Property Access Areas
8.	YES	Lot lines (creation, movement, or alteration of)
9.	YES	Conditions of Curbs, Gutters & Sidewalks
10.	YES	Property Zoning (Use and Location)

Notes:

Inspector Name: Paul Siegel, C.B.O.

Signature: 

E. Review CPI Data and Determine Available Annual Permissive Adjustments

Databases, Tables & Calculators by Subject

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Data extracted on: June 21, 2017 (4:37:05 PM)

CPI-All Urban Consumers (Current Series)

Series Id: CUUR0400SA0, CUUS0400SA0

Not Seasonally Adjusted

Series Title: All items in West urban, all urban consumers, not seasonally adjusted

Area: West urban

Item: All items

Base Period: 1982-84=100

Download:  

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2007	207.790	208.995	210.778	212.036	213.063	212.680	212.542	212.406	212.920	213.917	214.904	214.733	212.230	210.890	213.570
2008	215.739	216.339	218.533	219.437	221.009	223.040	223.867	222.823	222.132	221.034	217.113	214.685	219.646	219.016	220.276
2009	215.923	217.095	217.357	217.910	218.567	219.865	219.484	219.884	220.294	220.447	219.728	219.307	218.822	217.786	219.857
2010	219.989	220.179	220.809	221.202	221.417	221.147	221.331	221.523	221.384	221.708	221.671	222.081	221.203	220.790	221.616
2011	223.149	224.431	226.558	227.837	228.516	228.075	227.805	228.222	229.147	229.195	228.771	228.117	227.485	226.428	228.543
2012	228.980	229.995	232.039	232.561	233.053	232.701	231.893	233.001	234.083	234.966	233.206	232.029	232.376	231.555	233.196
2013	232.759	234.595	235.511	235.488	235.979	236.227	236.341	236.591	237.146	237.000	236.153	236.096	235.824	235.093	236.555
2014	236.707	237.614	239.092	239.808	241.350	241.616	241.850	241.660	241.920	241.650	240.220	239.095	240.215	239.365	241.066
2015	238.318	239.748	241.690	242.302	244.227	244.332	245.040	244.737	244.257	244.341	243.749	243.434	243.015	241.770	244.260
2016	244.600	244.821	245.404	246.589	247.855	248.228	248.375	248.498	249.234	249.897	249.448	249.516	247.705	246.250	249.161
2017	250.814	252.252	252.949	253.806	254.380										

 .0303 x 75% = 2.27% increase

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F. Approval Annual Permissive Adjustments to Space Rent Ceilings for:
Bell's Trailer Village
Royal Palm Estates

City of Woodland
Manufactured Home Fair Practices Commission
ANNUAL PERMISSIVE ADJUSTMENT APPLICATION

Instructions: By submitting this completed application, the applicant requests an Annual Permissive Adjustment as provided by Section 16B.8(c)(1) of the Woodland City Code. Information contained in the park's Annual Registration (except as updated in Part IV of this form) will be used to calculate the Annual Permissive Adjustment for each non-exempt manufactured home space.

I. Manufactured Home Park Information

1. Park Name: Bell's TRAILER Village
2. Park Address: 1224 E. Gum Ave. Woodland, CA
95776

II. Applicant Information

1. Name of Applicant: Whittle & Associates Property Mgmt. Inc.
2. Business Address: 409 Lincoln Ave.
Woodland, CA. 95695
3. Telephone: 530-666-1206 Facsimile: 530-666-2961
4. Applicant's relationship to Park: Property Mgmt. Co.

III. Verification

1. I hereby certify that I am authorized to submit this application and supporting documentation on behalf of the owner of the manufactured home park identified above in Part I.
2. I declare under penalty of perjury under the laws of the State of California that the information provided on this application, including Part IV "Exemption Update", if attached hereto, is true and correct to the best of my knowledge.

E. Mahlon Whittle
Name (print)

E. Mahlon Whittle
Signature

Property Mgr.
Capacity

12-30-16
Date

01-05-17 P03:55 IN

IV. Exemption Update

Instructions: Please refer to Part V "Exemption Schedule" of the most recent Annual Registration for this manufactured home park. Provide the information requested below only for any space that (1) was previously exempt but is no longer claimed to be exempt from the Space Rent Ceiling, or (2) was previously non-exempt but an exemption is now claimed. Please update the status of such spaces by indicating the current Term of the rental agreement, its Expiration Date, and whether an exemption is currently claimed by the park owner(s). For each space newly claimed to be exempt from the Space Rent Ceiling, supporting documentation MUST be attached.

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from the Space Rent Ceiling? (If yes, provide reason and attach supporting documentation)
7	month to month	—	NO
8	"	—	"
9	"	—	"
10	"	—	"
11	"	—	"
12	"	—	"
13	"	—	"
14	"	—	"
15	"	—	"
17	"	—	"
18	"	—	"
19	"	—	"
20	"	—	"
21	"	—	"
22	"	—	"
23	"	—	"
24	"	—	"
25	"	—	"
26	"	—	"

(Continued)
 IV. Exemption Update

Space No.	Term of rental agreement	Expiration date of rental agreement	Claimed exemption from the Space Rent Ceiling? (If yes, provide reason and attach supporting documentation)
27	month to month	-	NO
28	"	-	"
29	"	-	"
30	"	-	"
31	"	-	"
32	"	-	"
33	"	-	"
34	"	-	"
35	"	-	"
36	"	-	"
37	"	-	"
38	"	-	"
39	"	-	"
40	"	-	"
41	"	-	"
42	"	-	"
43	"	-	"
44	"	-	"
45	"	-	"
46	"	-	"
47	"	-	"

**City of Woodland
Manufactured Home Fair Practices Commission
ANNUAL PERMISSIVE ADJUSTMENT APPLICATION**

Instructions: By submitting this completed application, the applicant requests an Annual Permissive Adjustment as provided by Section 16B.8(c)(1) of the Woodland City Code. Information contained in the park's Annual Registration (except as updated in Part IV of this form) will be used to calculate the Annual Permissive Adjustment for each non-exempt manufactured home space.

I. Manufactured Home Park Information

1. Park Name: Royal Palm MHP
2. Park Address: 840 Bowen Dr. Woodland, CA 95776

II. Applicant Information

1. Name of Applicant : Philip A. Hoon ; Royal Palm I, L.P.
2. Business Address: 5 Bon Air Rd. Suite 225
Larkspur, CA 94939
3. Telephone: (415) 927-9013 Facsimile: (415) 927-9015
4. Applicant's relationship to Park: Managing Partner

III. Verification

1. I hereby certify that I am authorized to submit this application and supporting documentation on behalf of the owner of the manufactured home park identified above in Part I.
2. I declare under penalty of perjury under the laws of the State of California that the information provided on this application, including Part IV "Exemption Update", if attached hereto, is true and correct to the best of my knowledge.

Philip A. Hoon,
Royal Palm I, LP
Name (print)

PHILIP A. HOON
Signature

Managing Partner,
Royal Palm I, LP
Capacity

2/23/2017
Date

G. Set Next Meeting