



C. L. KIP CONSTRUCTION SERVICES

BACKHOE ♦ UTILITIES ♦ DRAINAGE ♦ SEPTIC ♦ WATER
CONTRACTOR'S LICENSE #356744

5/26/09

To the residents of Oakridge:

My name is Chris Kip, aka “the cleanup guy”, and I would like to take a moment to introduce myself, and talk about the cleanup effort at Oakridge.

In 1976 I was introduced to Bob Von Dulm by Winston McMullen, (McMullen Landscaping). Bob had some work he needed done, and I was a young general contractor. It was a good pairing as Bob was caretaker at the Old Stetson Ranch, (El Rancho Sombrero), where he worked on heavy equipment, and I was just starting to buy equipment and needed a place to store it. He helped with my equipment, I helped with his buildings, eventually tearing down the garages that were collapsed in the '71 earthquake, and re-habilitating one of the servant's houses on the East side, which he used as his house. I built the “dog house” on the barn where he parked his welding truck, and I re-created a new garage door on his house from the original design.

In 1985 I helped Bob with the grading on the second phase of Oakridge, building crossings for the Sylmar highline, storm drains and headwalls, and ran some of the equipment along with Ed Snyder, Gary Brown, Gene Bartholomew, and others.

I have been back since from time to time to help with re-grading for replacement units until Bob's untimely death, when I lost a good friend.

When Oakridge burned last November, I felt a certain personal loss, as I had put a considerable amount of effort into the property over the years. I also felt that I had the knowledge, experience, equipment and desire to help re-build the park .

I have put together the most economical package that I could to do this, without cutting corners or skimping on procedure. We remove all the old concrete footings and walls as per request, scarify, moisture condition and re-compact the soil, using a self propelled vibratory sheep's foot compactor, re-grade the lots to their original grade, and then place the crushed aggregate under to the coach to provide the crown as is now required by the state. We use the best methods and equipment available, and stand behind our work. Several of the dealers have signed up to have their lots prepared. I invite anyone interested to contact me regarding their specific lot, and anyone can come and watch the crews work on the lots, and observe the methods that we use. In the absence of testing by a soils engineer, there is no third-party verification. However, the methods that we use are the industry standard, and we have completed many grading projects with no failures and no claims.



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Should you wish to have others do the work, the following should apply:

The contractor should have a valid class A California Contractor's License. (General Engineering Contractor).

He / She should have liability and workman's compensation insurance.

After the concrete and masonry have been removed, the lot should be scarified, moisture conditioned, and re-compacted using a vibratory sheep's foot roller due to the granular nature of the soil.

The lot should be restored to it's original grade (1% grade to street).

After home placement approvals have been obtained, the base can be placed under the home to create the 1% drainage from center of the home to the outside perimeter.

Should you wish to have others place the base, we can provide the base to the lot, and adjust the price to reflect the time not spent in grading the base (about \$110.00).

Sincerely

Christopher L Kip