

Oakridge Update From Management

February 23rd, 2009

In continuing our efforts to provide all of you with current and accurate information, we would like to first reiterate what has happened to date, and then explain steps to be taken in the near future relating to the cleanup, reconstruction and re-population of Oakridge.

Immediately after the fire in November of last year, we committed to bringing the community back as it once was. This sentiment has never changed, contrary to rumors that have been floating around from time to time. Selling the land has never been considered, and we have been working diligently toward bringing Oakridge back since November 16th, 2008.

Clearly the biggest obstacle has been the debris removal. Initially, we determined that it would be best for everyone if we were to take on the debris removal with our own contractors, knowing that this would be the quickest and least expensive way to handle this monumental task. As we moved forward with getting bids and arranging for the assignment of funds from residents' insurance proceeds, we soon discovered that the total funds available only covered a small percentage of the amount necessary to complete the job.

With this discovery we were forced to change course, so in the first part of December we initiated dialogue with Councilman Alarcon and his staff. The Councilman was very receptive and understanding of the situation, and immediately began working with the City Council and other branches within the City government to discuss some potential solutions. With a great deal of assistance from FEMA, State OES, LA County Public Health, LA City Emergency Management, the Mayor's office, Senators Diane Feinstein and Alex Padilla's offices, California Department of Housing and Community Development, California EPA, SBA, Oakridge Management and others, a solution has been formed whereby the City will clear all hazardous debris under an arrangement with FEMA in order that they may be reimbursed in large part by Federal and State funds available for disasters such as this. This sounds much easier and more clear-cut than it really is. In reality, it has taken dozens of meetings and countless man-hours throughout the holiday season and into the first couple months of this year to handle all the details. We can't emphasize enough the fact that all involved have worked very hard to get to this point.

Currently, the City is finalizing the contracting portion of this process, and estimates that work will begin in the first part of March. Crews will be working overtime to ensure that the job gets done as quickly as possible – likely in less than 60 days.

It may appear that, based on the delay in removing the debris, nothing much has been done onsite to get us any closer to moving residents back into Oakridge. This is far from the truth. We have accomplished a great deal in terms of infrastructure repair to date:

HCD and a licensed electrician have inspected all remaining homes, and all utilities to these homes have been repaired and/or replaced.

All damage to the water system throughout the park has been repaired.

90% of the park's sewer system has been inspected and repaired, and the remainder is being worked on right now.

DWP has completed its electrical plan and will be ready to set new transformers and pull new cable shortly after the debris removal process is complete. Oakridge will be equipped to set new pedestals as soon as this is possible, and will be assisting DWP in completing the electrical system.

The gas system has been completed, and all spaces that lost homes to the fire now have gas laterals stubbed out at the curb, ready for extension and connection to new homes.

The telephone and cable companies have assessed their systems and will be ready to make all necessary repairs as soon as the debris is removed.

All debris has been removed from the Clubhouse site.

Final design details have been worked out for the new Oakridge Community Center. Working drawings are in process right now, and we will begin getting bids from qualified contractors soon.

Common area greenbelts have been largely rehabilitated and maintained.

The condition of streetlights throughout the community has been assessed, and all necessary parts will be purchased and ready for installation soon after the completion of the debris removal. The same is true for street signs, mailboxes, tubes, etc.

Engineers have surveyed the entire community, and data has been gathered on all existing lot markers and monumentation so that spaces and common areas can be properly delineated during reconstruction.

As soon as the City's contractor has completed the debris removal, we will be ready to hit the ground running with all remaining construction and repair. In addition to getting those with homes remaining moved back in, getting spaces ready to accept new homes will be the first priority. A great deal of concrete will likely have to be removed from old driveways, sidewalks, etc., and a certain amount of earthwork will have to be done to get each space back to finish grade. We won't know the extent of this until we see what is left onsite after the City is finished with their scope of work, though we are planning ahead with all scenarios in mind. This work will be very expensive and Oakridge's insurance provides nothing for demolition and cleanup of debris belonging to individual homeowners. Finding funds to pay for that work is a challenge we're working on right now. New electrical pedestals and meters must be set and new cable to those pedestals will have to be run. New water valves and meters will also have to be installed, gas meters will have to be set, and the cable and phone companies will have to re-run their services to each space. All parts and equipment will be purchased, and all entities involved in the jobs mentioned above will be retained, prior to the completion of the debris removal, so that there is no time wasted in the transition from the City's work to final infrastructure

reconstruction. We're also working toward getting the new Community Center plans approved and contracts executed for that job in time for a quick start.

The above-mentioned tasks hardly begin to communicate the details involved in getting Oakridge operational again, but we hope this at least conveys the fact that we are doing everything we can in the timeliest manner possible to get our residents back in their homes.

To stay clear of the hazards that will exist during the debris removal process, we are relocating the temporary offices to outside the main entrance. Out of consideration to our onsite staff, we ask that you please call for an appointment before arriving for assistance.

We thank you for your patience and understanding, and we very much look forward to the day we can welcome you back to Oakridge.

Sincerely,

Paul Reichert