



OAKRIDGE

May 1, 2009

To all Oakridge residents whose homes survived the Sayre fire:

At this writing, it appears that Oakridge people will, by early next week (assuming State approval and re-sumption of utility service), once again be allowed into the park, the City of Los Angeles' hazardous-debris removal project being complete. That is good news for all concerned, especially those of you who need to get back into your own home as soon as possible. Although it's obvious that it will take time for Oakridge to return to what it was, the fact that things have progressed to this point and plans are in place to address the remaining concrete and masonry debris, is a positive and most welcome development in the difficult recovery process.

The new recreation center is in the final planning stages, in the capable hands of an architectural firm which has created a vastly improved building, using the same foundation "footprint". We anticipate obtaining the necessary construction permits sometime in June.

As most of you know, your space-rental rates will be the same as in November '08. The first rent payments will become due as of June 15, 2009 for all spaces on which homes have been cleared for occupancy by State of California. The rental statements will be mailed to your home at Oakridge, and/or to your place of residence if you are not occupying your home at Oakridge at that time. The rental statements will reflect a reduction of \$80.00 per month until the recreation center is rebuilt and once again functional.

Obligation to pay rent on spaces where the home has been damaged but repairable will begin when State of California has cleared the home for occupancy, or August 1, 2009, whichever comes first.

You'll soon be receiving much more information regarding the debris-clearing process and other aspects of what will soon be happening at Oakridge. It's been a moving target and a work in progress, but certain unknowns have become more clear now and we'll keep you informed of developments.

Sincerely,

Oakridge ownership