

May 1, 2009

To all Oakridge residents who have lost homes and plan to return:

As most of you know by now, the City of Los Angeles and their contractor have turned Oakridge back over to the Park and its residents. This is great news for all of us, but there's still much work to be done in the form of utilities and other infrastructure repairs, clearing of concrete and masonry, re-grading of individual spaces and of course delivery and setup of new homes. I'd like to explain how we plan to accomplish all this, and give you an understanding of what will be expected from the residents.

One of the big issues we all face immediately is the removal of the remaining concrete and masonry. We've made arrangements with a local contractor (C.L. Kip Construction Services) who has done excellent work for Oakridge in the past to give us bulk pricing on lot clearing and re-grading. **If we can get at least fifty (50) residents to sign up to use this company's services, each lot will cost \$2,835. This price not only includes removal of all remaining concrete, masonry and other miscellaneous debris, but also bringing aggregate material onsite and spreading and compacting it onto the footprint of the new home, as required by State of California. In other words, this price gets each participating lot ready to accept a new home.** Here's how this will work:

1. Everyone who wishes to participate in this program must sign up at the temporary Park office trailer located at the right of the entrance to Oakridge. If you can't get to the office to do so, please call 818-367-1128 and let us know where to send you a sign up sheet for you to sign and return. **We're asking everyone who wishes to participate to sign up by no later than May 22<sup>nd</sup>**, though we highly encourage you to sign up as soon as you can so cleanup of the first lots can be initiated quickly.
2. Anyone who does not wish to participate will have to arrange for this work to be done on their lot themselves. In this case, you, your dealer and your contractor must coordinate with the Park office to ensure that we have the contractor's license and insurance information and the proposed schedule of work.
3. Once you've signed up, your lot will be cleared in roughly the order that your name falls on the list.
4. It's apparent that some carport slabs will be salvageable, though only if the new home can be sited on the lot so that it can use the old slab. We understand that there may be some situations where this can work, so we will assess each one on a case-by-case basis with the residents prior to any lot clearing activity. Severely damaged slabs will have to be replaced, though certain coatings may be approved as a way to deal with cosmetic damage.

5. Approximately 9 or 10 lots will be cleared per day, though a few more than this per day may be possible as operations are refined.
6. Material will be hauled to an open area at the southeast end of the Park. This area will be used for staging, separation of materials and crushing of concrete material for later re-use under homes (class 2 aggregate as mentioned above and required by HCD). Material that can't be crushed and reused will be hauled offsite.
7. It's expected that after a week or two of lot clearing activity, there will be enough material gathered to begin the crushing operation. Once this starts and the aggregate is being generated, a crew will be broken out to begin finishing lots that have been cleared.
8. **Before a lot can be completely finished, including the spreading and compacting of the required aggregate, you and/or your home dealer must: 1) get the Park Manager's approval on the home you plan to purchase and the plot plan for that home; 2) coordinate with the Park Construction Manager to ensure that your lot is staked properly (your dealer will be responsible for staking the location of the home on your lot, and must get approval from the Construction Manager before the lot can be finished).**
9. During the clearing and grading process, DWP, the Gas Company, Verizon, Time Warner Cable and Oakridge crews will also be hard at work restoring their portions of the Park's infrastructure. This will require a tremendous amount of coordination between all parties, including residents and their dealers. As the utility companies regain access to the park and begin work again, we will soon have a better idea of when everything will be restored to the point that homes can start being delivered. This doesn't mean that you can't start the home order process with your dealer, or even place the order with the factory assuming they have the ability to store your home for a period of time once it's off the factory line, but **please do not arrange for delivery until you're certain that your lot will be able to accept the home and utilities will be available to serve the home. If this is not the case, the home will not be allowed into the Park.** We will provide further information regarding the timing of home deliveries as soon as we can give reliable timeframes based on the status of all entities that will be working in the Park and their remaining workloads. Our best estimate right now is that we hope to start being able to accept homes by sometime in mid to late June, but please wait for additional communication on this from the Continental Mobile Housing main office. Please don't believe anything you hear in this regard unless you hear it directly from us.
10. There will be a master list in the temporary office trailer that will list resident names, dealer names, space numbers, permit numbers and estimated home delivery dates. This list will communicate to the grading crews and all utility companies which lots need to be finished and when. **It's critical for a number**

**of reasons that residents and their dealers provide this information to the office as soon as they have it. A home will not be allowed into the Park without a permit number, and of course, a home cannot be placed on a lot that isn't finished.** If you decide to have your space cleared and re-graded by someone else, we still require all the above information before your home can be accepted in the Park.

- 11. The Oakridge staff will notify you upon the completion of your lot, at which time payment will be due in full and payable to C.L Kip Construction Services by you or your home dealer.** The Oakridge staff will also be collecting checks in the temporary office trailer on behalf of Kip.

We're hopeful that enough people sign up to participate with C.L Kip Construction Services so that residents can take advantage of this pricing structure. We're confident that this represents a savings of at least \$1,000 compared to the alternative of having to haul all material offsite and then import aggregate to finish a lot.

To summarize, please remember these important points:

**If we can get at least 50 residents to sign up with C.L. Kip Construction Services, the total cost per lot will be \$2,835.**

**Sign up for this service by May 22<sup>nd</sup>.**

**The Manager must approve your home and the plot plan, and the Construction Manager must approve the staking of your lot, before your lot can be finished.**

**Do not allow your dealer to arrange for the delivery of your home until you're certain that your lot will be able to accept the home.**

**When the time comes, please ensure that you or your dealer has provided the office with the required information on the master list (name, space number, permit number and estimated delivery date). Homes will not be allowed in the Park without a permit number.**

**Upon notification of the completion of your lot, you or your dealer must make a check out to C.L. Kip Construction Services in the amount of \$2,835 (again, this amount is dependent on getting at least 50 residents to participate).**

Thank you for your attention to these matters, and for your patience and understanding throughout this challenging time.

Best Regards,

Paul Reichert

Continental Mobile Housing, Ltd.