

Oakridge Update

November 2, 2009

Dear Oakridge Residents:

We've been so involved in the overwhelming demands of the recovery process that we lost sight of the fact that it's been too long since our last update on the progress. A whole lot has happened in the past weeks in the effort to keep the park on the path to full recovery. Noted below are some of those positive developments:

- LADWP, the Gas Co., the Telephone Co. and the Cable Co. have nearly finished their work, the bulk of which was replacement of mostly-underground infrastructure. This necessitated a lot of trenching, including in the streets. Existing residents endured these inconveniences with a great deal of patience, for which we are very grateful.
- A huge plus in all of the inconveniences caused by the utility companies is the fact that Oakridge now has a largely brand-new utility infrastructure that will serve the current generation, and future generations of Oakridge homeowners very well.
- There are now some 80 brand-new homes in the park, with more coming in each week. To date, 18 different manufactured-housing dealers have sited new homes there.
- Construction on the new Community Center building is well under way, although most of the work completed to date is not readily visible from the street. The damaged portion of the building slab has been removed, as has the entire pool and therapy pool decking. New under-floor plumbing and electrical systems have been installed after saw cutting the existing floor slab, a great deal of concrete has been poured, and the first load of lumber has been delivered.
- Plans are being made to re-landscape the areas at the main entry, which will take place after the repair work on walls there is completed. The fire damage to those walls is not readily apparent but is significant, requiring extensive repair work, which is underway.
- In an effort to accelerate the process of ridding the park of the unsightly fire evidence, crews hired by Oakridge will be starting to remove debris on spaces where there's no immediate plans for new homes.
- Our onsite field superintendent will be retaining additional personnel for the primary purpose of mitigating whatever unsightly conditions exist now and in the future. Their primary responsibility will be to constantly travel the park, identifying, prioritizing, and then mitigating conditions that are undesirable in terms of appearance or safety.

Oakridge ownership and management is committed and prepared in every way to see that the rebuilding process continues to a successful conclusion. There is still a lot to be done, but the park is well on the road to recovery and will be better than ever in the end. We would like to thank all of you for your continued support, patience and understanding.

Best Regards,

Oakridge Management