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FILED
YOLO SUPERIOR COURT
MAR 25 2016
BY M. GIORDANO
DEPUTY

Attorneys for Plaintiff

SUPERIOR COURT OF CALIFORNIA, COUNTY OF YOLO

The People of the State of California,

Plaintiff,

v.

DAVIS GROUP, LP, a limited partnership; SIERRA
CORPORATE MANAGEMENT, INC, a California
corporation; WESTERN VENTURES, L.P., a limited
partnership; ABRAHAM ARRIGOTTI, individually
and in his representative capacity; and DOES 1
through 20, inclusive.

Defendant(s)

No. *CV 16 - 500*

COMPLAINT FOR INJUNCTION, CIVIL
PENALTIES, AND OTHER EQUITABLE
RELIEF

*Exempt from fees per
Government Code §6103*

Plaintiff, the People of the State of California, by and through its attorneys, Jeff Reisig, District Attorney of Yolo County, and Larry Barlly, Supervising Deputy District Attorney, are informed and believe, and based on that information and belief, allege the following:

JURISDICTION AND VENUE

1. JEFF REISIG, District Attorney of Yolo County, acting to protect the public from unfair and unlawful business practices, as well as untrue or misleading advertising, brings this action in the public interest in the name of the People of the State of California.

2. The authority of the District Attorney to bring this action is derived from statutory law of California, specifically Business and Professions Code sections 17200, 17203, 17204, 17205, 17206, 17500, 17535 and 17536.

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3. The violations of law alleged herein have been carried out within the County of Yolo. The alleged actions of the Defendants and each of them, jointly and separately, as set out below, are in violation of the law and public policy of the State of California. Unless enjoined and restrained by an order of this court, the Defendants will continue to retain the means to engage in unlawful action and practices and courses of conduct set out below.

DEFENDANTS

4. Defendant DAVIS GROUP LP, a limited partnership, doing business as ROYAL OAK MANUFACTURED COMMUNITY, was at all times relevant herein engaged in the business of owning and operating a mobilehome park, and offering for sale, selling, and transferring mobilehomes, which were located at 500 Artis Lane, Davis, Yolo County, California.

5. Defendant SIERRA CORPORATE MANAGEMENT, INC., a California corporation, a business of unknown type of organization, was at all times relevant herein engaged in the business of owning and operating a mobilehome park, and offering for sale, selling, and transferring mobilehomes, which were located at 500 Artis Lane, Davis, Yolo County, California.

6. Defendant WESTERN VENTURES L.P., a limited partnership, a business of unknown type of organization, was at all times relevant herein engaged in the business of owning and operating a mobilehome park, and offering for sale, selling, and transferring mobilehomes, which were located at 500 Artis Lane, Davis, Yolo County, California.

7. Defendant ABRAHAM ARRIGOTTI, individually, and in his Representative Capacity as an officer of SIERRA CORPORATE MANAGEMENT, INC., a California corporation, a business of unknown type of organization, was at all times relevant herein engaged in the business of owning and operating a mobilehome park, and offering for sale, selling, and transferring mobilehomes, which were located at 500 Artis Lane, Davis, Yolo County, California.

8. Defendants DOES ONE through TWENTY are connected and responsible for the acts complained of below. Their real names are unknown at this time, and the People will amend this complaint at a later date when the true identities of DOES ONE through TWENTY are discovered.

9. All of the defendants described in paragraphs 4 through 9 shall be collectively referred to in this complaint as “defendants” or “Defendants.”

1 10. Whenever in this Complaint reference is made to any act of Defendants, such allegation
2 shall be deemed to mean that Defendants and their officers, agents, employees, or representatives,
3 did or authorized acts while actively engaged in the management, direction, or control of the affairs
4 of said Defendants, and while acting within the course and scope of their duties.

5 11. All Defendants at all times acted as agents of one another. With regard to the conduct
6 and omissions alleged in this Complaint, each of the Defendants ratified the actions of the other
7 Defendants.

8 GENERAL ALLEGATIONS

9 12. Defendants' business was to own and operate a mobilehome park, commonly referred to
10 as the Royal Oak Manufactured Community or "Royal Oaks" located at 500 Artis Lane, Davis, Yolo
11 County, California.

12 13. As a component of the business, Defendants obtained mobilehomes through various
13 means including, but not limited to, purchases, lien sales, and abandonment.

14 14. After obtaining the homes, Defendants would offer them for sale to the public through
15 various means including, but not limited to, listings on Craigslist. However, Defendants failed to
16 obtain or perfect title to the homes before, during, or even after the sale in violation of Health and
17 Safety Code section 18060.5(c), which prohibits fraudulent representations as further discussed
18 below.

19 15. Defendants' business was such that it was engaged at least in part in selling
20 mobilehomes. Therefore, Defendants were required to have a dealer license and follow the law as it
21 pertained to dealers.

22 A. As dealers, Health and Safety Code section 18046 required Defendants
23 to conduct a competent visual inspection, disclose all facts material to the value
24 or desirability of the home, and to provide a transfer disclosure statement.

25 Defendants, when/if they inspected or reviewed the condition of the
26 homes prior to offering them for sale, failed to timely disclose, or would
27 subsequently negate the results of the inspection to prospective purchasers,
28 even when those inspections showed facts that materially affected the value or

1 desirability of the home in violation of Health and Safety Code sections 18046
2 and in violation of Health and Safety Code section 18060.5 (c), which prohibits
3 fraudulent representations.

4 Just by way of example, inspections would reveal substandard
5 conditions which included, but was not limited to, homes that failed to meet
6 structural, fire safety, plumbing, heat producing, or electrical system code
7 requirements. For instance, and solely by way of an example, on or about
8 August 9, 2013, two buyers tendered an offer to defendants to purchase a
9 mobilehome. The Defendants required the buyers to include a \$1,000
10 "nonrefundable deposit" in their offer. It was only thereafter, in accepting the
11 buyers' offer, that Defendants, on or about August 12, 2013, listed needed
12 repairs including repairs of interior floor, walls, and ceiling; bracing of a water
13 heater; and a needed installation of a smoke detector. (Exhibit A)

14 B. Inspection results were belatedly disclosed after a buyer deposited a
15 significant amount of money as a "nonrefundable deposit." Even then, the
16 inspection results would be negated in a subsequent document. For instance, in
17 the example cited above, shortly after the acceptance letter which stated that
18 repairs were needed, the Defendants provided a disclosure statement stating
19 that no inspection was done. This disclosure statement was dated on August
20 14, two days after the Defendants provided notice of needed repairs. (Exhibit
21 B) In another example, Defendants advised buyer in a letter dated October 1,
22 2013 (and signed by the buyer on October 5, 2013) that repairs were needed to
23 the home's interior walls floors and ceiling. On October 18, 2013, Defendants
24 stated that no inspection was performed. (Exhibit C)

25 C. Defendants failed to follow escrow requirements as they pertained to
26 dealers in violation of Health and Safety Code sections 18035 and 18059.5
27 which required the following:

28 (i) The establishment of an escrow account with an escrow agent and

1 the utilization of the services of an escrow agent in its sales.
2 Defendants did not establish escrow accounts or use escrow agents.

3 (ii) All funds were to go through an escrow agent and checks, money
4 orders or similar payments were to be made payable only to the
5 escrow agent. Defendants' terms of purchase stated that money
6 was "to be paid in the form of a cashier's check or money order
7 made payable to Royal Oaks MHP Mobilehome Park..." (Exhibit
8 D). The used Mobilehome sales contracts also required the buyer to
9 pay the purchase price to the seller with no mention of making
10 payments only to an escrow agent. (Exhibit E)

11 D. Defendants were to deliver to the transferee a written statement
12 indicating that the defendants were in compliance with the requirement that the
13 mobilehome had an operable smoke detector (Health and Safety Code sections
14 18029.6, 13113.8 and Civil Code section 1102.6). Defendants failed to do so,
15 instead placing the burden on the transferee. For example, on August 12, 2013
16 in an acceptance letter the defendants advised the transferee that (s)he was
17 required to install a smoke detector. (Exhibit F)

18 E. Defendants were to deliver to the transferee a written statement
19 indicating that the defendants were in compliance with the requirement that the
20 mobilehome had a braced water heater. (Health and Safety Code sections
21 18031.7(b) and 19211 and Civil Code section 1102.6.) Defendants failed to do
22 so, instead placing the burden on the transferee. For example, on August 12,
23 2013 in an acceptance letter the defendants advised the transferee that (s)he was
24 required to brace the water heater. (Exhibit F)

25 16. If Defendants successfully asserted that they were not subject to dealer requirements,
26 Defendants remained subject to the requirements of Health and Safety Code section 18025 which
27 makes it unlawful to sell or offer for sale mobilehomes that fail to meet health and safety
28 requirements related to structure, fire, safety, plumbing, heat-producing and electrical systems.

1 Defendants improperly advised buyers that it was their responsibility to repair or install such items as
2 braced water heaters (in violation of Health and Safety Code sections 18031.7(b) and 19211, and
3 Civil Code section 1102.6); smoke detectors (in violation of Health and Safety Code sections
4 13113.8 and 18029.6) and carbon monoxide detectors (in violation of Health and Safety Code section
5 17926) and to fix floors, walls and ceilings (in violation of Health and Safety Code section 18550).
6 See by way of example, paragraph 16(A).

7 17. Defendants required offers to purchase to be accompanied with a nonrefundable deposit.
8 Such non-refundable deposits ranged up to 50% of the purchase price, and were unreasonable and
9 unconscionable in violation of Civil Code sections 1770(a)(19) and 1671. (Exhibit G)

10 18. Defendants used transfer disclosure statements that were not in compliance with the
11 requirements of Civil Code section 1102.6. (A copy of the required form is found in Exhibit L). The
12 forms used were not on the form that is mandated by Civil Code section 1102.6. In addition, just by
13 way of example, Defendants' Transfer Disclosure Form, as shown in Exhibit H:

14 A. Failed to state significant defects. Instead, Defendants routinely stated that no
15 inspection was done. As a dealer, if the statement was correct Defendants
16 were in violation of Health and Safety Code 18046 which required a
17 competent visual inspection. However, if incorrect the Defendants violated
18 Penal Code section 118, PERJURY, in that the disclosure statement contains
19 the following language: "Seller certifies that the information herein [that no
20 inspection was done] is true and correct to the best of the Seller's knowledge
21 as of the date signed by seller" (Exhibit I). By way of example only, on
22 August 12, 2013, defendants sent a letter accepting an offer to purchase which
23 listed various defects in the property, including the need to brace a water
24 heater, install a smoke detector and install a carbon monoxide detector
25 (Exhibit F). Two days later, on August 14, 2013, the disclosure form was
26 signed by the Defendants, stating that no inspection was performed (see
27 Exhibit J); yet given the previous list of defects it is clear that an inspection
28 was performed.

1 B. Sought to have buyers waive rights that could not be waived. Defendants'
2 transfer disclosure statement stated that the sale was "as is" in violation of the
3 legislative intent as delineated in Civil Code section 1102.1 as well as Health
4 and Safety Code sections 18035(k) and 18039 which preclude the waiver of
5 rights.

6 C. Failed to inform the transferee that by close of escrow operable smoke
7 detectors would be installed (Health and Safety Code sections 13113.8 and
8 18029.6).

9 D. Failed to inform the transferee that by close of escrow the water heater would
10 be braced (Health and Safety Code section 19211).

11 E. Failed to provide the statement that section 1102.3a of the Civil Code provides
12 a buyer with the right to rescind a purchase contract for at least three days after
13 the delivery of this disclosure if delivery occurs after the signing of an offer to
14 purchase. In multiple instances the date of the disclosure statement was after
15 the signing of an offer to purchase, yet this right of rescission was not
16 provided to potential buyers.

17 19. Transfer disclosure statements were not provided in a timely manner. Time after time,
18 the transfer disclosure statements were given weeks after the buyer paid a significant and
19 nonrefundable deposit. This is in contrast with Health and Safety Code section 18046 which requires
20 the disclosure statement to be given to a "*prospective* buyer" (emphasis added) and the statutorily
21 mandated transfer disclosure form which states that "buyers may rely on this information in deciding
22 whether and on what terms to purchase the subject property." In addition, the failure to provide a
23 timely disclosure statement until the buyer tendered a nonrefundable deposit violated Health and
24 Safety Code section 18060.5(c), by creating a loss or damage by reason of fraud or
25 misrepresentation.

26 20. Once a buyer obtained a mobilehome, Defendants permitted the buyer to occupy the
27 home in violation of Health and Safety Code section 18550. As described in paragraphs 15 and 16,

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1 infra, multiple health and safety concerns were noted, yet occupants were permitted to occupy the
2 homes.

3 21. Defendants failed to provide title to the homes promptly after purchase. Contracts
4 between Defendants and buyers stated that "seller shall accordingly transfer and deliver all rights title
5 and interest in and to the above described mobilehome to buyer" (Exhibit K). However, Defendants
6 did not obtain, possess, perfect or otherwise have title to the homes and did not promptly transfer and
7 deliver title as contracted, in violation of Health and Safety Code sections 18059, 18100.5, 18101
8 and 18101.5. Furthermore, by representing that Defendants would transfer title that they did not
9 have, Defendants violated Penal Code section 484, theft by false or fraudulent representations to
10 defraud buyers of money or property as well as Health and Safety Code section 18060.5(c).

11 22. Defendants, as dealers, failed to provide in its contracts or any other document
12 evidencing the purchase, the requirements of section 18035.3(a) which mandate the presence of
13 certain language including notices regarding complaints, and warnings to consumers not to sign
14 agreements that are not completely filled in.

15 23. Defendant ABRAHAM ARRIGOTTI directly and actively participated in the activities
16 as alleged in paragraphs 12 through 22 including, but not limited to:

- 17 A. Obtaining mobilehomes;
- 18 B. Determining the price to be set for the mobilehomes after evaluating their
19 worth, including but not limited to, considerations after inspections were
20 performed;
- 21 C. Instructing employees on sales pitches; and
- 22 D. Signing documents including but not limited to transfer disclosure statements
23 and contracts:

24 **FIRST CAUSE OF ACTION**

25 **VIOLATION OF BUSINESS AND PROFESSIONS CODE SECTIONS 17200 ET SEQ.**
26 **(UNLAWFUL AND/OR UNFAIR COMPETITION)**

27 24. Plaintiff re-alleges and incorporates by reference paragraphs 1 through 23 above, as
28 though fully set forth herein.

1 25. Plaintiff is informed and believes and based on such information and belief alleges that
2 beginning at an exact date that is unknown to Plaintiff, but within four (4) years prior to the filing of
3 this Complaint (Business and Professions Code section 17208), Defendants have engaged in acts
4 unlawful and/or unfair competition prohibited by California Business and Professions Code, section
5 17200 et seq. by virtue of the acts described herein, each of which constitutes an unlawful and/or
6 unfair business practice. The use of such unlawful and or unfair business practices constitutes unfair
7 competition within the meaning of California Business and Professions Code, section 17200 et seq.
8 The unlawful and/or unfair business practices committed by the Defendants include, but are not
9 limited to:

- 10 A. Defendants unlawfully sold or transferred mobilehomes to victims that contained
11 structural, fire safety, plumbing, heat producing, or electrical systems that did not
12 meet code, in violation of Health and Safety Code section 18025;
- 13 B. Defendants failed to use escrow and have the funds collected regarding the
14 purchase go through an escrow agent, in violation of Health and Safety Code
15 section 18035 and 18059.5;
- 16 C. Defendants failed to disclose material facts when showing mobilehomes to victims,
17 in violation of Health and Safety Code section 18046 and 18060.5(c);
- 18 D. Defendants failed to do their duty as a dealer or salesperson to prospective buyers
19 of used mobilehomes, to conduct a reasonably competent and diligent visual
20 inspection of the home offered for sale and to disclose to the prospective buyer all
21 facts materially affecting the value or desirability of the home, in violation of
22 Health and Safety Code section 18046;
- 23 E. Defendants violated the provisions of Health and Safety Code sections 13113.8
24 17926, 18029.6, 18031.7, 18025, 18550, and 19211 and Civil Code section 1102.6
25 by selling, offering for sale, or transferring homes without meeting habitability
26 and safety requirements;
- 27 F. Defendants provided assurances to victims in contracts that "the seller shall
28 deliver all rights, title, etc..." without actually having obtained, possessed,

perfected or otherwise having and providing title, in violation of Health and Safety Code sections 18060.5(c), 18059, 18100.5, 18101, and 18101.5;

G. Defendants allowed/permitted occupancy in mobilehomes that were structurally unsound or were in an unsafe or unsanitary condition, in violation of Health and Safety Code section 18550;

H. Defendants failed to deliver to the prospective transferee, or victims, the written disclosure statement as soon as practical before transfer of title, in violation of California Civil Code sections 1102.3 and 1102.3a;

I. Defendants failed to use the mandated disclosure form, in violation of California Civil Code section 1102.6;

J. Defendants failed to disclose all that was required on the mandated transfer disclosure form, in violation of California Civil Code section 1102.6;

K. Defendants sought to waive un-waivable requirements including, but not limited to, braced water heaters and smoke detectors in violation of Health and Safety Code sections 13113.8, 18029.6 and 18031.7 and 19211;

L. Defendants collected an unreasonable amount of money from the victims as a nonrefundable deposit, in violation of California Civil Code section 1671(d);

M. Defendants inserted an unconscionable provision in the contract regarding the collection of nonrefundable deposits, in violation of California Civil Code section 1770(a)(19);

N. Defendants violated Health and Safety Code section 18060.5 by causing loss or damage by reason of fraudulent representations;

O. Defendants violated section 18035.3(a) by failing to include mandated statutory language in documents evidencing the purchase of mobilehomes.

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SECOND CAUSE OF ACTION

**VIOLATION OF BUSINESS AND PROFESSIONS CODE SECTIONS 17500 ET SEQ.
(UNTRUE OR MISLEADING STATEMENTS)**

26. Plaintiff re-alleges and incorporates by reference paragraphs 1 through 25 above, as through fully set forth herein.

27. Plaintiff is informed and believes and, based on such information and belief, alleges that beginning at an exact date that is unknown to Plaintiff, but within three (3) years prior to the filing of this Complaint (Code Civ. Proc. § 338(h)), Defendants, and each of them, engaged in unlawful acts, omissions, and practices that constituted false and misleading statements within the meaning of Business and Professions Code sections 17500 et seq., and Health and Safety Code section 18061, including, but not limited to, the violations as alleged below:

A. Defendants misled by omission, and in violation of Health and Safety Code sections 13113.8 and 18029.6, failed to provide a written statement that mobilehomes which were sold or transferred had operable smoke alarms;

B. Defendants misled by omission, and in violation of Health and Safety Code sections 18031.7 and 19211, failed to provide a written statement that mobilehomes which were sold or transferred had braced water heaters;

C. Defendants misled by omission and violated sections 18025 and 18046 by falsely stating in its contracts that mobilehomes were not inspected;

D. Defendants misled by omission and violated section 18025 and 18046 in omitting material facts in its contract to transferees;

E. Defendants misled buyers, in violation of Health and Safety Code sections 18059, 18100.5, 18101, and 18101.5, by stating in its contracts that "the seller shall deliver all rights, title, etc..." without actually having the title therein;

F. Defendants misled by omission by selling and offering for sale mobilehomes to be occupied by victims when those homes did not conform to the requirements of Health and Safety Code section 18550;

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1 G. Defendants misled by omission by failing to use the mandated disclosure form in
2 violation of California Civil Code section 1102.6;

3 H. Defendants misled by omission by failing to include required terms in their
4 disclosure form in violation of California Civil Code section 1102.6;

5 **PRAYER**

6 WHEREFORE, Plaintiff prays that:

- 7 1. Defendants be permanently restrained and enjoined from directly or indirectly committing
8 acts of unlawful and/or unfair business practices in violation of California Business and
9 Professions Code section 17200.
- 10 2. For violation of the First Cause of Action, that Defendants herein be jointly and severally
11 assessed a civil penalty of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00)
12 for each act of unfair competition, in an amount according to proof but not less than ONE
13 HUNDRED THOUSAND DOLLARS (\$100,000.00), pursuant to Business and
14 Professions Code section 17206.
- 15 3. Defendants be permanently restrained and enjoined from directly or indirectly
16 committing acts of false or misleading statements or representations in violation of
17 California Business and Professions Code section 17500.
- 18 4. For violation of the Second Cause of Action, that Defendants herein be jointly and
19 severally assessed a civil penalty of TWO THOUSAND FIVE HUNDRED DOLLARS
20 (\$2,500.00) for each act of false or misleading statements or representations, in an amount
21 according to proof but not less than ONE HUNDRED THOUSAND DOLLARS
22 (\$100,000.00), pursuant to Business and Professions Code section 17536.
- 23 5. Plaintiff be awarded reasonable costs of investigation.

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1 6. Plaintiff recover costs of suit.

2 7. Plaintiff be granted whatever and further relief as this Court deems equitable and just.

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4 Dated: 3/25/16

5 Respectfully requested:

6 JEFF W. REISIG
7 DISTRICT ATTORNEY

8 By: Larry Barry
9 LARRY BARRY
 Supervising Deputy District Attorney

10 **NOTICE: THIS COMPLAINT IS DEEMED VERIFIED PURSUANT TO CALIFORNIA**
11 **CODE OF CIVIL PROCEDURE SECTION 446**

EXHIBIT A

8/10/13

th_scm_mobilehome - Yahoo! Mr

RE: RO 101

D. B.

Nor Cal Sales Man.

Counter at 1k cash
Waive Security
Move in August 15, 2012
September 2013 rent free
Rent deal 499.550.600.650

From: Nor Cal Sales Manager [mailto:mobilehome@yahoo.com]
Sent: Friday, August 09, 2013 4:39 PM
To: D. B.
Subject: Re: RO

Mr. R. is countering 1k firm and final for home RO

T. H.
Nor Cal Sales Manager
Phone:
Fax:

From: D. B. <db@kortandscott.com>
To: T. H. <mobilehome@yahoo.com>
Sent: Friday, August 9, 2013 10:38 AM
Subject: RO

Counter at 1,250 cash
Waive Security
Move in August 15, 2012
September 2013 rent free
Rent deal 499.550.600.650

D. B.
Vice President of Sales
cell
office
fax

Royal Oak Manufactured Mobile Home Community

August 12, 2013

Re: Offer to Purchase Mobile Home located at Royal Oak Mobile Home Community
500 Artis Lane, Space [REDACTED], Davis, CA 95618
Decal: LBD1280

Dear Mr. C [REDACTED] and Ms. F [REDACTED]:

We have received your offer of One Thousand Dollars (\$1,000) to purchase the above home situated at Space [REDACTED], located at Royal Oak MHP ("Park"). We accept your offer of One Thousand Dollars (\$1,000) for this home and it will be allowed to remain onsite. Please be advised that said purchase will be "As Is", which includes but not limited to liens, encumbrances or fees/taxes owing with regards title and/or registration known or unknown. Our acceptance is contingent on park approval for tenancy, which must be completed within 15 days of date of letter.

THE FOLLOWING NOTICE IS ACCORDINGLY PROVIDED TO THE BUYER PRIOR TO SALE.

(A) THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT ARE BEING SOLD ON AN "AS IS" OR "WITH ALL FAULTS" BASIS.

(B) THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT IS WITH THE BUYER.

(C) SHOULD THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT PROVE DEFECTIVE FOLLOWING THEIR PURCHASE, THE BUYER AND NOT THE MANUFACTURER, DISTRIBUTOR, OR RETAILER ASSUMES THE ENTIRE COST OF ALL-NECESSARY SERVICING OR REPAIR. EVERY SALE OF GOODS ON AN "AS IS" OR "WITH ALL FAULTS" BASIS, MADE IN COMPLIANCE WITH THE APPLICABLE LAW SHALL CONSTITUTE A WAIVER BY THE BUYER OF THE IMPLIED WARRANTY OF MERCHANTABILITY AND, WHERE APPLICABLE, OF THE IMPLIED WARRANTY OF FITNESS.

A MATERIAL INDUCEMENT FOR SELLER ENTERING INTO THIS AGREEMENT IS THE FOREGOING RECITAL AND ACKNOWLEDGMENT; BUYER REPRESENTS AND COVENANTS TO FULLY AND COMPLETELY INSPECT AND INDEPENDENTLY INVESTIGATE THE MOBILEHOME AND ALL ACCESSORY STRUCTURES AND

Buyer(s) to Initial

h, R.

August 12, 2013

MEBE

Page 1 of 5

Royal Oak Manufactured Mobile Home Community

EQUIPMENT UPON THE SPACE TO HIS/HER/THEIR AND AGENT'S FULL AND COMPLETE SATISFACTION AND RELY EXCLUSIVELY THEREON.

I/WE AGREE TO THE ABOVE PARAGRAPH & CONDITIONS.

Buyer(s) Initial L.R August 18 2013

NEBE

Terms of the purchase of this home will be as follows:

1. One Thousand Dollars (\$1,000) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP Mobile Home Park on or before August 14, 2013.

2. You also agree that the above-mentioned deposit in the amount of One Thousand Dollars (\$1,000) will be deemed nonrefundable should you fail to complete this purchase/sales transaction. We will maintain this amount and it will not be returned/refunded should you fail to complete this purchase/sales transaction within 15 days of date of letter.

3. One Thousand One Hundred One Dollars and Ninety-Six Cents (\$1,101.96) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP on or before August 15, 2013.

a.	Down Payment	0.00
b.	Security Deposit	0.00
c.	August 15-31, 2013	282.77
d.	August 2013 Sewer	44.70
e.	August 2013 Trash	23.60
f.	September 2013 Rent	0.00
g.	September 2013 Sewer	44.70
h.	September 2013 Trash	23.60
i.	Title Transfer Fees	432.59
j.	Processing Fee	250.00
	Total	★ 1,101.96

*The utility provider has yet to bill for September 2013 therefore the above charges are merely estimates based on the current rates. Once we are in receipt of actual charges the Park will make adjustments to your account accordingly.

4. Four Hundred and Forty-Six Dollars (\$446) to be paid in the form of a cashier's check or money order made payable to Housing Community and Development *with notation of the decal number written on the memo section of the check* on or before August 15, 2013.

a.	Transfer Fee	35.00
b.	Mobilehome Recovery Fund Fee	10.00
c.	Registration Fee	23.00
d.	Park Purchase Fee	5.00
e.	Lien Registration Fee	25.00

Buyer(s) to Initial L.R August 18 2013

NEBE

Page 2 of 5

Royal Oak Manufactured Mobile Home Community

f.	Duplicate Title Fee	25.00
g.	Duplicate Registration Card Fee	25.00
h.	Double Transfer Fee	148.00
i.	Administration Fee	150.00
	Estimated Total	\$446.00

5. Please sign the enclosed Power of Attorney, Statement of Facts regarding Carbon Monoxide, Statement of Facts regarding Smoke Detector/Water Heater Bracing and Multi-Purpose Transfer From where indicated and return original to the Park Manager.

6. Please make your designation of a Co-Owner below:

	Designation	Print Names of Co-Owners
<input type="checkbox"/>	Non-Applicable. No Co-Owner(s).	
<input checked="" type="checkbox"/>	JTRS (Joint Tenants with Right of Survivorship); Upon the death of joint tenant, the interest of the deceased party passes to the surviving joint tenant. The signature of each joint tenant is required to transfer or encumber the title.	I [REDACTED] R [REDACTED] C [REDACTED] M [REDACTED] E [REDACTED] E [REDACTED]
<input type="checkbox"/>	TENCOM AND (Tenants in Common with the names jointed by the word AND); Each tenant in common may transfer his or her individual interest without the signature of the other tenants(s) in common. The signature of each tenant in common is required to transfer full interest in the unit to a new registered owner or to encumber the title.	
<input type="checkbox"/>	TENCOM OR (Tenants in Common with the names joined by the word OR); Any one of the tenants in common may transfer full ownership interest in the unit to a new registered owner without the signature of the other tenants(s) in common. The signature of each tenant in common is required to encumber the title.	
<input type="checkbox"/>	COMPRO (Community Property); A unit may be registered as community property in the names of a husband and wife. The signature of each spouse is required to transfer full interest in the unit or encumber the title.	
<input type="checkbox"/>	COMPRORS (Community Property with Right of Survivorship); A unit may be registered as community property in the names of a husband and wife. At the death of one spouse, the decedent's community property interest passes to the surviving spouse without administration. The signature of each spouse is required to transfer full interest in the unit or encumber the title.	

7. Provide proof of home transfer/ownership within twenty (20) days from the date you enter into a rental agreement with the Park or no later than September 5, 2013.

Buyer(s) to Initial L, R. August 12, 2013

MEBE

Royal Oak Manufactured Mobile Home Community

8. Provide proof of homeowners insurance within twenty (20) days from the date you enter into a rental agreement with the Park or no later than September 5, 2013.
9. Should additional taxes/fees be due and owing please provide proof that any and all taxes/fees assessed by the State, City or Local Agencies are paid within twenty (20) days from the date you enter into a rental agreement with the Park.
10. You further agree to bring the home (interior and exterior) to full Park and Health & Safety standard/compliance to be completed within sixty (60) days (see exception to due dates below, these items must be completed on August 15, 2013) from the date buyer takes possession of the home or no later than October 15, 2013. Including but not limited to the following:
- a. power wash home and shed
 - b. paint home and shed a park approved color
 - c. install and maintain park approved landscaping, including but limited to removing weeds, trimming trees, plants, hedges, bushes, vines, or flowers
 - d. replace/repair skirting and siding where missing or damaged
 - e. replace/repair windows, window thresholds and windows screens where missing or damaged
 - f. install rain gutters where missing or damaged
 - g. remove all trash and debris around home site
 - h. remove all trash and debris from underneath the home
 - i. remove any and all TV antennas
 - j. relocate any and all satellite dishes to rear of home
 - k. repair/install/recover steps, decks, porch and handrails where damaged or missing
 - l. repair flooring inside home where necessary
 - m. repair interior walls in home where necessary
 - n. paint interior of home if necessary
 - o. repair roof and ceiling where damaged
 - p. remove all non-permitted items, including but not limited to pet housing
 - q. remove all non-permitted and unlawful room additions
 - r. install steps and handrails at all doorways
 - s. install handrails at all exterior door ways
 - t. *install smoke detector by August 15, 2013
 - u. *install carbon monoxide by August 15, 2013
 - v. *brace water heater by August 15, 2013

Buyer(s) to Initial

L.R.

August 12, 2013

ME BE

Page 4 of 5

Royal Oak Manufactured Mobile Home Community

If above terms are acceptable please sign below acknowledging your agreement of same.

Thank you,



D. E. [redacted]
Vice President of Sales
Royal Oak MHP

I/We, L. J. R. [redacted] C. [redacted] and M. E. B. [redacted] E. [redacted], fully agree and accept the above terms. I/We further acknowledge that I/we have inspected the home to my/our satisfaction and understand that the home is sold "as is". Additionally I/we agree to cure/pay any and all taxes, fees and/or liens within twenty (20) days from the date I/we purchase the above-mentioned home.

Dated: August 12, 2013



L. J. R. [redacted]

Dated: August 12, 2013



M. E. B. [redacted]

Buyer(s) to Initial

LJR

August 12, 2013

MEBE

Page 5 of 5

EXHIBIT B

TRANSFER DISCLOSURE STATEMENT

This Disclosure Statement concerns the Manufactured / Mobilehome located at _____

In the City of Davis County of Yolo State California

Described as Royal Oak MHP Net Size of Home 10X48

~~This is not a warranty of any kind by the Registered Owner, Dealer, Salesperson, Park, or Park Employee or any persons representing any principal in this transaction, and is not a substitute for any inspections or warranties the buyer or any principal may wish to obtain.~~

This Disclosure is in no way meant to amend or replace the Park Disclosure, Park Rules and Regulations, or the Mobilehome Residency Act, which related to the Mobilehome Park and Disclosure relates only to the specific home described herein and per the listing agreement.

The following are disclosures made by the registered owner, and are not the disclosures of the Mobilehome dealer or salesperson, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller or the dealer/salesperson.

TAKE NOTICE: The Park/Owner/ Salesperson/Agent/Seller does not know the condition of the Mobilehome and has conducted no investigation to determine its condition. Buyer assumes all risks in connection with the purchase of the Mobilehome and agrees to investigate and inspect to his satisfaction. X h R X CHCBE

Buyer Initials Buyer Initials Buyer Initials

TAKE NOTICE: The Park/Owner/Salesperson/Agent/Seller does not know the status of State/County/Local/HCD taxes due and buyer agrees to assume all responsibility for all taxes and registration fees due in the course of titling the Mobilehome.

X h R X CHCBE

Buyer Initials Buyer Initials Buyer Initials

TAKE NOTICE: The Buyer agrees that he/she will be responsible for all fees/fines/ taxes or other costs incurred in titling this home with Housing and Community Development (HCD), and will begin the process of titling within twenty (20) days as required by law. X h R X CHCBE

Buyer Initials Buyer Initials Buyer Initials

The seller is disclosing the following information with the knowledge that even though this is not a warranty, the prospective buyer may rely upon this information in deciding whether and on what terms to purchase the subject home. Seller hereby authorized any dealer or Salesperson representing any principal in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale, lease with option to purchase, or transfer of this home.

Seller is _____ is not X occupying the home.

The subject home has the following items checked below:

Range _____ Oven _____ Refrigerator _____ Microwave _____ Dishwasher _____ Garbage Disposal _____
Washer _____ Dryer _____ Washer and Dryer Hook Ups _____ Steps _____ Deck _____ Porch _____ F _____ R _____
Storage Shed _____ Carport _____ Central Heating _____ AC Cooling _____ Evaporative Cooling (Swamp Cooler) _____
Carpet _____ Window Coverings _____ Ceiling Fans _____ Light fixtures _____ Axels _____ Tow Bars _____
Earthquake Bracing _____ Other _____

Are there, to the best of the seller's knowledge, any of the above referenced items not in operating condition?

No X Yes _____ If yes, explain _____

Note: SELLER HAS DONE NO INSPECTIONS OF THE HOME OR THE ABOVE REFERENCED ITEMS, AND THE HOME IS SOLD "AS-IS", NO WARRANTIES OR GUARANTEES. X h R X CHCBE

Buyer Initials Buyer Initials Buyer Initials

TRANSFER DISCLOSURE STATEMENT, PAGE TWO (2)

Are you the Seller, aware of any defects/ malfunctions in any of the following? No X Yes _____ If yes, check the appropriate spaces.

Interior Walls	Ceilings	Floors	Exterior Walls	Insulation	Roof	Windows
Doors	Piers/support devices/ earthquake bracing	Slab	Foundation system	Driveway		
Skirting	Steps	Decking	Electrical system	heating or air conditioning	Plumbing	
Other						

If yes to any of the above, explain: _____

Note: Seller has done no inspections of the home or the above referenced items, and the home is sold "as-is", no warranties or guarantees. X MR EMERG

Buyer Initials Buyer Initials Buyer Initials

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Registered Owner/Seller _____ Date: 8/14/13

TAKE NOTICE: THE REGISTERED OWNER/SELLER/PARK RECOMMENDS THE BUYER OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTION OF THE HOME. THE REGISTERED OWNER/SELLER/PARK HAS DONE NO INSPECTIONS AND THE HOME IS SOLD "AS-IS", NO WARRANTIES OR GUARANTEES.

I/WE (Purchaser/ Buyer) acknowledge receipt of a copy of this Statement:

Purchaser/Buyer X _____

Date: 8/14/13

Purchaser/Buyer X EM EMERG

Date: 8/14/13

Purchaser/Buyer _____

Date: _____

I/We (Purchaser/Buyer) ACCEPT this home/ property AS PRESENTED IN A "AS-IS" CONDITION, AND UNDERSTAND THE SELLER HAS DONE NO INSPECTIONS, AND EXPECT NO WARRANTIES OR GUARANTEES

Purchaser/Buyer X _____

Date: 8/14/13

Purchaser/Buyer X EM EMERG

Date: 8/14/13

Purchaser/Buyer _____

Date: _____

**** NOTE:** Seller is not required to fix/repair any items on the attached lists because the home is sold "as-is" with no warranties or guarantees.

EXHIBIT C

Royal Oak Manufactured Mobile Home Community

October 1, 2013

Friday 10/11/13
2pm

Re: Offer to Purchase Mobile Home located at Royal Oak Mobile Home Community
500 Artis Lane, Space [redacted] Davis, CA 95618 or [redacted], Davis, CA 95618
Decal: LAM7334

Not correct home Decal

Dear Mr. Stoops and Ms. Cervantes:

We have received your offer of Fourteen Thousand Dollars (\$14,000) to purchase the above home situated at Space [redacted], located at Royal Oak MHP ("Park"). We accept your offer of Fourteen Thousand Dollars (\$14,000) for this home and it will be allowed to remain onsite. Please be advised that said purchase will be "As Is", which includes but not limited to liens, encumbrances or fees/taxes owing with regards title and/or registration known or unknown. Our acceptance is contingent on park approval for tenancy, which must be completed within 15 days of date of letter.

THE FOLLOWING NOTICE IS ACCORDINGLY PROVIDED TO THE BUYER PRIOR TO SALE:

(A) THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT ARE BEING SOLD ON AN "AS IS" OR "WITH ALL FAULTS" BASIS.

(B) THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT IS WITH THE BUYER.

(C) BECAUSE THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT MAY BE DEFECTIVE FOLLOWING THEIR PURCHASE, THE BUYER AND NOT THE MANUFACTURER, DISTRIBUTOR, OR RETAILER ASSUMES THE ENTIRE RISK OF ALL NECESSARY SERVICING OR REPAIR. EVERY SALE OF GOODS ON AN "AS IS" OR "WITH ALL FAULTS" BASIS, MADE IN COMPLIANCE WITH THE APPLICABLE LAW SHALL CONSTITUTE A WAIVER BY THE BUYER OF THE IMPLIED WARRANTIES OF MERCHANTABILITY AND, WHERE APPLICABLE, OF THE FITNESS OF THE GOODS FOR A PARTICULAR PURPOSE.

(D) BY ENTERING INTO THIS AGREEMENT FOR SELLER ENTERING INTO THIS AGREEMENT IS BY THE BUYER'S SIGNATURE AND ACKNOWLEDGMENT, BUYER REPRESENTS AND WARRANTS THAT BUYER HAS FULLY AND COMPLETELY INSPECTED AND INDEPENDENTLY VERIFIED THE MOBILEHOME AND ALL ACCESSORY STRUCTURES AND EQUIPMENT.

October 1, 2013

Royal Oak Manufactured Mobile Home Community

5. The amount due and owing to County Tax Collectors Office is unknown at this time

a.	Secured Property Taxes	Unknown
b.	Unsecured Property Taxes	Unknown
c.	Estimated Pre-Collection	Unknown
	Estimated Total	Unknown

6. A conditional Tax Clearance Certificate will be requested by the Park to the County Tax Collectors Office and once they provide us with the amount due we will notify you with instructions regarding payment. Note that said amount is to be paid in the form of a cash check or money order made payable to County Tax Collectors Office.

7. Please sign the enclosed Power of Attorney, Statement of Facts regarding Carbon Monoxide, Statement of Facts regarding Smoke Detector/Water Heater Bracing and Purpose Transfer From where indicated and return original to the Park Manager.

8. Please make your designation of a Co-Owner below:

	Designation	Print Names of
<input type="checkbox"/>	Non-Applicable. No Co-Owner(s).	
<input checked="" type="checkbox"/>	JTRS (Joint Tenants with Right of Survivorship); Upon the death of joint tenant, the interest of the deceased party passes to the surviving joint tenant. The signature of each joint tenant is required to transfer or encumber the title.	R. S. C. C.
<input type="checkbox"/>	TENCOM AND (Tenants in Common with the names joined by the word AND); Each tenant in common may transfer his or her individual interest without the signature of the other tenants(s) in common. The signature of each tenant in common is required to transfer full interest in the unit to a new registered owner or to encumber the title.	
<input type="checkbox"/>	TENCOM OR (Tenants in Common with the names joined by the word OR); Any one of the tenants in common may transfer full ownership interest in the unit to a new registered owner without the signature of the other tenants(s) in common. The signature of each tenant in common is required to encumber the title.	

Signature to Initial RS

October 5TH, 2013

C.C.

Page 3 of 3

1 /al Oak Manufactured Mobile Home Community

<input type="checkbox"/>	COMPRO (Community Property); A unit may be registered as community property in the names of a husband and wife. The signature of each spouse is required to transfer full interest in the unit or encumber the title.	
<input type="checkbox"/>	COMPRORS (Community Property with Right of Survivorship); A unit may be registered as community property in the names of a husband and wife. At the death of one spouse, the decedent's community property interest passes to the surviving spouse without administration. The signature of each spouse is required to transfer full interest in the unit or encumber the title.	

9. Provide proof of home transfer/ownership within twenty (20) days from the date you enter into a rental agreement with the Park or no later than November 1, 2013.

10. Provide proof of homeowners insurance within twenty (20) days from the date you enter into a rental agreement with the Park or no later than November 1, 2013.

11. Should additional taxes/fees be due and owing please provide proof that any and all taxes/fees assessed by the State, City or Local Agencies are paid within twenty (20) days from the date you enter into a rental agreement with the Park.

12. You further agree to bring the home (interior and exterior) to full Park and Health & Safety standard/compliance to be completed within sixty (60) days (see exception to due dates below, these items must be completed on October 11, 2013) from the date buyer takes possession of the home or no later than December 11, 2013. Including but not limited to the following:

- a. power wash home and shed
- b. paint home and shed a park approved color
- c. install and maintain park approved landscaping, including but limited to removing weeds, trimming trees, plants, hedges, bushes, vines, or flowers
- d. replace/repair skirting and siding where missing or damaged
- e. replace/repair windows, window thresholds and windows screens where missing or damaged
- f. install rain gutters where missing or damaged
- g. remove all trash and debris around home site
- h. remove all trash and debris from underneath the home
- i. remove any and all TV antennas
- j. relocate any and all satellite dishes to rear of home
- k. repair/install/recover steps, decks, porch and handrails where damaged or missing
- l. repair flooring inside home where necessary
- m. repair interior walls in home where necessary
- n. paint interior of home if necessary
- o. repair roof and ceiling where damaged

Signature: AS

October 5th 2013

CC

Page 4 of 5

Royal Oak Manufactured Mobile Home Community

EQUIPMENT UPON THE SPACE TO HIS/HER/THEIR AND AGENT'S FULL AND COMPLETE SATISFACTION AND RELY EXCLUSIVELY THEREON.

I/WE AGREE TO THE ABOVE PARAGRAPH & CONDITIONS.

Buyer(s) Initial RS October 5 2013

Terms of the purchase of this home will be as follows:

1. One Thousand Dollars (\$1,000) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP Mobile Home Park on or before October 2, 2013.
2. You also agree that the above-mentioned deposit in the amount of One Thousand Dollars (\$1,000) will be deemed nonrefundable should you fail to complete this purchase/sales transaction. We will maintain this amount and it will not be returned/refunded should you fail to complete this purchase/sales transaction within 15 days of date of letter.
3. Four Thousand Four Hundred Ninety-One Dollars and Forty-Six Cents (\$4,491.46) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP on or before October 11, 2013.

a.	Balance of Home Purchase and/or Down Payment	2,000.00
b.	Security Deposit	0.00
c.	October 11-31, 2013 Rent	349.30
d.	October 2013 Trash	28.70
e.	October 2013 Sewer	46.88
f.	November 2013 Rent	0.00
g.	November 2013 Trash	28.70
h.	November 2013 Sewer	46.88
i.	Title Transfer Fees/Taxes	1,195.00
j.	Processing Fee	250.00
k.	Utility Deposit	100.00
l.	Estimated HCD Fees	446.00
	Total	4,491.46

to be paid in monthly installments

*This selling provider has not yet set up for November 2013 therefore the above charges are merely estimates based on the current rates. Once we are in receipt of actual charges the Park will make adjustments to your account accordingly.

4. Balance of Eleven Thousand Dollars (\$11,000) to be paid in monthly installment payments at twelve (12%) interest for a period of thirty (30) months. Approximate monthly payments are Four Hundred Twenty-Six Dollars and Twenty-Three Cents (\$426.23).

3296.00

Buyer(s) Initial RS October 5 2013

CO

Page 1 of 3

For more information, contact: Callahan 504-12, 336-753-2614, 336-753-2692 or 336-750-9423 page

- p. remove all non-permitted items, including but not limited to pet housing
- q. remove all non-permitted and unlawful room additions
- r. install steps and handrails at all doorways
- s. install handrails at all exterior door ways
- t. remove or repair fence
- u. *install smoke detector by October 11, 2013
- v. *install carbon monoxide by October 11, 2013
- w. *brace water heater by October 11, 2013

If above terms are acceptable please sign below acknowledging your agreement of same.

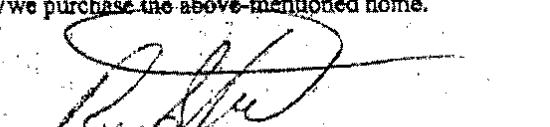
Thank you,



Dan B.
Vice President of Sales
Royal Oak MHP

I/We, R. S. and C. O., fully agree and accept the above terms. I/We further acknowledge that I/we have inspected the home to my/our satisfaction and understand that the home is sold "as is". Additionally I/we agree to cure/pay any and all taxes, fees and/or liens within twenty (20) days from the date I/we purchase the above-mentioned home.

Dated: October 5, 2013


R. S.

Dated: October 5, 2013


C. O.

Buyer(s) to Initial



October 5, 2013



Page 3 of 3

TRANSFER DISCLOSURE STATEMENT

This Disclosure Statement concerns the Manufactured / Mobilehome located at _____

In the City of Davis County of Yolo State California

Described as Royal Oak Manufactured Community Net Size of Home 24X60

This is not a warrantee of any kind by the Registered Owner, Dealer, Salesperson, Park, or Park Employee or any persons representing any principal in this transaction, and is not a substitute for any inspections or warranties the buyer or any principal may wish to obtain.

This Disclosure is in no way meant to amend or replace the Park Disclosure, Park Rules and Regulations, or the Mobilehome Residency Act, which related to the Mobilehome Park and Disclosure relates only to the specific home described herein and per the listing agreement.

The following are disclosures made by the registered owner, and are not the disclosures of the Mobilehome dealer or salesperson, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller or the dealer/salesperson.

TAKE NOTICE: The Park/Owner/ Salesperson/Agent/Seller does not know the condition of the Mobilehome and has conducted no investigation to determine its condition. Buyer assumes all risks in connection with the purchase of the Mobilehome and agrees to investigate and inspect to his satisfaction. X CC

Buyer Initials Buyer Initials Buyer Initials

TAKE NOTICE: The Park/Owner/Salesperson/Agent/Seller does not know the status of State/County/Local/HCD taxes due and buyer agrees to assume all responsibility for all taxes and registration fees due in the course of titling the Mobilehome. X CC

Buyer Initials Buyer Initials Buyer Initials

TAKE NOTICE: The Buyer agrees that he/she will be responsible for all fees/fines/ taxes or other costs incurred in titling this home with Housing and Community Development (HCD), and will begin the process of titling within twenty (20) days as required by law. X CC

Buyer Initials Buyer Initials Buyer Initials

The seller is disclosing the following information with the knowledge that even though this is not a warrantee, the prospective buyer may rely upon this information in deciding whether and on what terms to purchase the subject home. Seller hereby authorized any dealer or Salesperson representing any principal in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale, lease with option to purchase, or transfer of this home.

Seller is _____ is not X occupying the home.

The subject home has the following items checked below:

Range _____ Oven _____ Refrigerator _____ Microwave _____ Dishwasher _____ Garbage Disposal _____
Washer _____ Dryer _____ Washer and Dryer Hook Ups _____ Steps _____ Deck _____ Porch _____ F _____ R _____
Storage Shed _____ Carport _____ Central Heating _____ AC Cooling _____ Evaporative Cooling (Swamp Cooler) _____
Carpet _____ Window Coverings _____ Ceiling Fans _____ Light fixtures _____ Axels _____ Tow Bars _____
Earthquake Bracing _____ Other _____

Are there, to the best of the seller's knowledge, any of the above referenced items not in operating condition?

No X Yes _____ If yes, explain _____

Note: SELLER HAS DONE NO INSPECTIONS OF THE HOME OR THE ABOVE REFERENCED ITEMS, AND THE HOME IS SOLD "AS-IS", NO WARANTEES OR GUARANTEES. X CC

Buyer Initials Buyer Initials Buyer Initials

TRANSFER DISCLOSURE STATEMENT, PAGE TWO (2)

Are you the Seller, aware of any defects/ malfunctions in any of the following? No X Yes _____ If yes, check the appropriate spaces.

Interior Walls	Ceilings	Floors	Exterior Walls	Insulation	Roof	Windows
Doors	Piers/support devices/ earthquake bracing			Slab	Foundation system	Driveway
Skirting	Steps	Decking	Electrical system	heating or air conditioning		Plumbing
Other _____						

If yes to any of the above, explain: _____

Note: Seller has done no inspections of the home or the above referenced items, and the home is sold "as-is", no warranties or guarantees.

Buyer Initials Buyer Initials Buyer Initials

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Registered Owner/Seller _____

Date: 10/18/13

TAKE NOTICE: THE REGISTERED OWNER/SELLER/PARK RECOMMENDS THE BUYER OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTION OF THE HOME. THE REGISTERED OWNER/SELLER/PARK HAS DONE NO INSPECTIONS AND THE HOME IS SOLD "AS-IS", NO WARRANTIES OR GUARANTEES.

I/WE (Purchaser/ Buyer) acknowledge receipt of a copy of this Statement:

Purchaser/Buyer _____

Date: 10/18/13

Purchaser/Buyer

Date: 10/18/13

Purchaser/Buyer _____

Date: _____

I/We (Purchaser/Buyer) ACCEPT this home/ property AS PRESENTED IN A "AS-IS" CONDITION, AND UNDERSTAND THE SELLER HAS DONE NO INSPECTIONS, AND EXPECT NO WARRANTIES OR GUARANTEES

Purchaser/Buyer _____

Date: 10/18/13

Purchaser/Buyer

Date: 10/18/13

Purchaser/Buyer _____

Date: _____

**** NOTE:** Seller is not required to fix/repair any items on the attached lists because the home is sold "as-is" with no warranties or guarantees.

EXHIBIT D

Royal Oak Manufactured Mobile Home Community

EQUIPMENT UPON THE SPACE TO HIS/HER/THEIR AND AGENT'S FULL AND COMPLETE SATISFACTION AND RELY EXCLUSIVELY THEREON.

I/WE AGREE TO THE ABOVE PARAGRAPH & CONDITIONS.

Buyer(s) Initial L.R. August 12 2013

MEBE

Terms of the purchase of this home will be as follows:

1. One Thousand Dollars (\$1,000) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP Mobile Home Park on or before August 14, 2013.

2. You also agree that the above-mentioned deposit in the amount of One Thousand Dollars (\$1,000) will be deemed nonrefundable should you fail to complete this purchase/sales transaction. We will maintain this amount and it will not be returned/refunded should you fail to complete this purchase/sales transaction within 15 days of date of letter.

3. One Thousand One Hundred One Dollars and Ninety-Six Cents (\$1,101.96) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP on or before August 15, 2013.

a.	Down Payment	0.00
b.	Security Deposit	0.00
c.	August 15-31, 2013	282.77
d.	August 2013 Sewer	44.70
e.	August 2013 Trash	23.60
f.	September 2013 Rent	0.00
g.	September 2013 Sewer	44.70
h.	September 2013 Trash	23.60
i.	Title Transfer Fees	432.59
j.	Processing Fee	250.00
	Total	<u>\$1,101.96</u>

*The utility provider has yet to bill for September 2013 therefore the above charges are merely estimates based on the current rates. Once we are in receipt of actual charges the Park will make adjustments to your account accordingly.

4. Four Hundred and Forty-Six Dollars (\$446) to be paid in the form of a cashier's check or money order made payable to Housing Community and Development *with notation of the decal number written on the memo section of the check* on or before August 15, 2013.

a.	Transfer Fee	35.00
b.	Mobilehome Recovery Fund Fee	10.00
c.	Registration Fee	23.00
d.	Park Purchase Fee	5.00
e.	Lien Registration Fee	25.00

Buyer(s) to Initial L.R. August 12, 2013

MEBE

EXHIBIT E

Royal Oak Manufactured Community
320 N. Park Vista St
Anaheim, CA 92806

USED MOBILEHOME SALES CONTRACT

1. This sale agreement (bill of sale) is entered into this date, March 7, 2014 by the seller(s):
Royal Oak Manufactured Community and the "buyer" or nominee / assignee of the buyer:
("seller") C [REDACTED] F [REDACTED] A [REDACTED] and M [REDACTED] Z [REDACTED] C [REDACTED] with reference to the following described mobilehome:
("buyer")

MOBILEHOME IDENTIFICATION

Make/Model of Mobilehome: FAQUA CHALLENGER Year of Manufacture: 1971
Serial/VIN#: S7296U/X Decal/License#: ABB6427 Insignia #: N/A Size: 24X60

2. The sum of Twenty-Three Thousand Six Hundred Seventy-One Dollars (\$23,671.00) is to be paid to seller no later than March 7, 2014, seller agrees to sell and buyer agrees to purchase seller's interest and seller shall accordingly transfer and deliver all rights, title and interest in and to the above described mobilehome to buyer. Buyer shall have the responsibility for the titling and registration of the mobilehome and shall do so if the mobilehome remains on space ("space") [REDACTED] at Royal Oak MHP, 500 Artis Lane, Davis, CA 95618 and shall not remove or relocate from that address without Management's written approval. Buyer shall be responsible for all charges for titling and registration including payment of any taxes, fees or charges for registration, titling, and currently owed amount (including any overdue taxes/fees) and going forward.

(Complete if applicable) A down payment of Five Thousand Dollars (\$5,000.00) shall be paid, pending payment of the balance of the purchase price of Twenty-Three Thousand Six Hundred Seventy-One Dollars (\$23,671.00). This down payment is non-refundable.



3. NO WARRANTY BY SELLER: THE SALE OF THE MOBILEHOME IS "AS IS, WHERE IS, WITH ALL FAULTS." THIS PROVISION IS IN LIEU OF ALL WARRANTIES EXPRESS OR IMPLIED. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, MADE BY SELLER AS TO THE QUALITY, CONDITION, MERCHANTABILITY, VALUE OR FITNESS FOR USE OF THE MOBILEHOME. SELLER IS NOT IN THE BUSINESS OF SELLING MOBILEHOMES.

THE FOLLOWING NOTICE IS ACCORDINGLY PROVIDED TO THE BUYER PRIOR TO SALE:

(1) THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT ARE BEING SOLD ON AN "AS IS" OR "WITH ALL FAULTS" BASIS.

(2) THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT IS WITH THE BUYER.



(3) SHOULD THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT PROVE DEFECTIVE FOLLOWING THEIR PURCHASE, THE BUYER AND NOT THE MANUFACTURER, DISTRIBUTOR, OR RETAILER ASSUMES THE ENTIRE COST OF ALL-NECESSARY SERVICING OR REPAIR. EVERY SALE OF GOODS ON AN "AS IS" OR "WITH ALL FAULTS" BASIS, MADE IN COMPLIANCE WITH THE APPLICABLE LAW SHALL CONSTITUTE A WAIVER BY THE BUYER OF THE IMPLIED WARRANTY OF MERCHANTABILITY AND, WHERE APPLICABLE, OF THE IMPLIED WARRANTY OF FITNESS.

A MATERIAL INDUCEMENT FOR SELLER ENTERING INTO THIS AGREEMENT IS THE FOREGOING RECITAL AND ACKNOWLEDGMENT: BUYER REPRESENTS AND COVENANTS TO FULLY AND COMPLETELY INSPECT AND INDEPENDENTLY INVESTIGATE THE MOBILEHOME AND ALL ACCESSORY STRUCTURES AND EQUIPMENT UPON THE SPACE TO HIS/HER/THEIR AND AGENT'S FULL AND COMPLETE SATISFACTION AND RELY EXCLUSIVELY THEREON.

I/WE AGREE TO THE ABOVE PARAGRAPH. Initials of buyer(s) here: O X T F O X M F O

4.a. Seller has made disclosures of all material defects, known or suspected, which exist as to the mobilehome. Buyer understands and agrees that it is the Buyer's independent duty to exercise due diligence for full inspection of the conditions and the existence of any defects in the mobilehome unit itself. Sale of the mobilehome in the condition existing at time of sale is, notwithstanding the foregoing, acknowledged to be in compliance with all California laws and regulations and consistent with the requirements of the Health and Safety Code, including but not limited to the Mobilehome Parks Act and its implementing regulations. Buyer shall maintain the mobilehome in compliance with all applicable codes and regulations while on the "space."

4.b. Seller requires that Buyer undertake the assistance of skilled professionals to undertake the duty of inspection of the mobilehome unit and all other property described above purchased under this contract of sale. Buyer acknowledges the duty to make full inspection of all conditions, quality, merchantability, utility, value and fitness for use. Seller expressly excludes all warranties express and implied of all other types and descriptions in lieu of this paragraph.

4.c. Seller makes no warranties of any kind regarding the quality, condition, value, utility, fitness for use, age, useful life, buyers' satisfaction, or other factor regarding the mobilehome. Buyer understands there is no warranty or assurance of any kind regarding the life expectancy, maintenance, repairs, condition, serviceability, or appearance of the mobilehome, its value or any equipment, appliance, fixtures, porches, awnings, water heaters, ventilation, plumbing, electrical, heating, or other aspect of the mobilehome, now or in the future. Such aspects of the mobilehome may or will fail, prove or be defective, or otherwise unsatisfactory: Buyer takes full and exclusive responsibility therefore.

I/WE AGREE TO THE ABOVE PARAGRAPH. Initials of buyer(s) here: XIF XMZ O

5. **ATTORNEY-IN-FACT:** Seller appoints buyer, as its attorney-in-fact to do any act or pursue any action necessary and appropriate to effectuate and implement this agreement.

6. **INSURANCE:** Seller requires Buyer to obtain liability insurance on the mobilehome as of the date of sale for liability such as for fire, flood, casualty loss and damage.

7.a. Pursuant to California Health and Safety Code 18099.5, (a) Except as otherwise provided in subdivision (b), no person shall move, permit to be moved, or cause to be moved, any manufactured home, mobilehome, or floating home from the situs indicated on the registration card, without first obtaining the written consent of the legal owner and of each junior lienholder, if any. The written consent shall be obtained on forms approved by the department. In the event that there is no legal owner and no junior lienholder, the registered owner shall complete the written consent form. The original copy of each written consent form shall accompany the manufactured home, mobilehome, or floating home to its new situs in lieu of a registration card.

7.b. If the person proposing to move a manufactured home, mobilehome, or floating home required to be registered under this part shall have requested the consent required by subdivision (a) delivered to a secured party or mailed to such person by certified mail, return receipt requested, and the secured party has within 30 days neither given nor withheld its consent, the person proposing to move the manufactured home, mobilehome, or floating home shall notify the department on a form approved by the department of such event and a copy of such form shall accompany the manufactured home, mobilehome, or floating home to its new situs.

8. **MISCELLANEOUS:** Seller and Buyer will execute any additional agreements, escrow instructions, assignments or documents that may be deemed necessary or advisable to effectuate the purpose of this agreement. The provisions of this bill of sale are hereby made applicable to and shall inure to the benefit of the seller's successors and assigns and binds all parties' heirs, legatees, devisees, administrators, executors and personal representatives. In any claim, which arises under this agreement, venue shall be in the County in which the mobilehome is located. This agreement may be executed in counterparts, the totality of which shall be but one agreement. This Agreement and the documents referred to herein constitute the entire Agreement between Resident and Owner pertaining to the subject matter contained herein and supersede all prior and contemporaneous agreements, representations and understandings of the parties whether written or oral.

9. **BUYER AGREES TO MAINTAIN A SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN OPERABLE CONDITION WITHIN THE MOBILEHOME.**

10. **RISK OF LOSS:** If the mobilehome is materially damaged or destroyed at any time during the performance of this agreement, Buyer agrees that its duty to complete the purchase and the assignment of the rental agreement shall remain in force and effect. In the event of nonperformance, seller shall be entitled to retain any down payment or deposit made to the extent allowed by law; if the sale is not completed, buyer(s) shall not become a mobilehome tenant nor apply for a mobilehome tenancy in accordance with Civil Code section 798, et seq.

11. **ATTORNEY'S FEES:** In the event of any dispute arising pursuant to this agreement, the prevailing party will be entitled to its attorney's fees and costs.

12. **ALTERNATE DISPUTE RESOLUTION PROCESS (OPTIONAL):** "DISPUTE" INCLUDES CLAIMS, DEMANDS, SUITS, AND DEFAULTS. THIS CLAUSE SHALL NOT APPLY IN THE EVENT OF A DEFAULT IN PAYMENT OF A CONDITIONAL SALE CONTRACT (INCLUDING ALL REMEDIES RELATED THERETO INCLUSIVE OF FORECLOSURE, EVICTION, RESTITUTION OF POSSESSION AND MONIES OWED). THIS CLAUSE DOES APPLY TO INJURIES, DAMAGES, DEFECTS, CONDITION AND OPERATION OF THE PROPERTY SOLD, WHETHER RESULTING IN ANY PART FROM NEGLIGENCE OR INTENTIONAL MISCONDUCT; BUSINESS ADMINISTRATION OR PRACTICES OR OPERATIONS; PUNITIVE DAMAGE AND CLASS ACTION CLAIMS. DISPUTES COVERED BY THIS AGREEMENT WILL BE SUBJECT TO REFERENCE AS PROVIDED BY CODE OF CIVIL PROCEDURE §§ 638, ET SEQ. FIRST THE PARTIES SHALL ATTEMPT TO MEDIATE IN GOOD FAITH. A WRITTEN DEMAND SHALL BE SERVED IN THE EVENT OF A DISPUTE, DESCRIBING THE DISPUTE. THE PARTIES SHALL MEDIATE WITHIN 60 DAYS, AND THE MATTER SHALL BE SUBJECT TO REFERENCE IF THE DISPUTE IS NOT RESOLVED BY MEDIATION. THE MEDIATOR SHALL BE A RETIRED JUDGE

FROM THE JUDICIAL ARBITRATION OR MEDIATION SERVICE, INC. ("JAMS") EACH SIDE PAYING HALF OF THE FEES FOR A ONE-HALF DAY MEDIATION.

NOTICE: BY INITIALING IN THE SPACE BELOW, YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ALTERNATE DISPUTE RESOLUTION PROCESS" PROVISION DECIDED BY REFERENCE AS PROVIDED BY CALIFORNIA LAW, AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A JURY TRIAL. YOUR AGREEMENT TO THIS ALTERNATE DISPUTE RESOLUTION PROCESS IS VOLUNTARY. WE AND YOU HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ALTERNATE DISPUTE RESOLUTION PROCESS" PROVISIONS TO NEUTRAL "REFERENCE" AS PROVIDED ABOVE.

I/WE ACKNOWLEDGE HAVING READ THE ABOVE "ALTERNATE DISPUTE RESOLUTION PROCESS" PROVISIONS AND AGREE TO COMPLY THEREWITH.

Initials of seller: 0

Initials of buyer(s): 0 XIF 0 X MZ 0

(NOTE: This paragraph 13 does not apply unless both parties have initialed in the spaces provided)

13. DUTY TO INSPECT FOR MOLD: Resident agrees that prior to taking possession of the mobilehome on completion of sale, a home warranty inspection shall be conducted by buyer at buyer's expense in order to investigate the conditions of the mobilehome including the presence of any mold. If buyer discovers the presence of any mold, it shall be the immediate duty of the buyer to re-mediate and remove any such discovered mold. Buyer shall thereafter at reasonable and recommended intervals cause to be made further periodic inspections, as necessary and appropriate, in order to ensure that the mobilehome shall be kept free of any mold. Buyer assumes all risk that any mold is present in or about the mobilehome at time of purchase. Buyer therefore agrees to indemnify, defend and hold management, owner and all agents and employees free and harmless from any claim, demand, suit, action, or liability (personal or bodily injury or property damage to any person or thing) caused or claimed to be caused by mold in, about or under a mobilehome or any accessory structure equipment, appliance or other property, or upon the homesite. Since management may not enter the mobilehome except under the circumstances allowed by the Mobilehome Residency Law, Resident further warrants that the mobilehome is under the exclusive control of the Resident and that management has no duties respecting prevention or treatment of mold within the mobilehome. If the occurrence of mold is observed by the management and resident fails to properly re-mediate such condition, management may but has no duty to proceed with any available remedy to cause resident to do so.

14. RELEASE AND INDEMNIFICATION: The Buyer(s) agree to indemnify, defend and save Seller and its agents, employees, representatives, attorneys, partners and family members, free and harmless from any and all claims, demands, actions, causes of action, suits, judgments, liens, legal or administrative proceedings, losses, damages, costs, expenses including but not limited to attorney's fees, expert and investigation fees (from the first notice that any claim or demand is to be made or may be made) and the provision of a defense for Seller which may be asserted against or incurred or suffered by Seller from time to time by reason of or in connection with this agreement, sale, operation of the park, management of the Park.

The provisions of this Section shall survive the termination of this agreement for any event occurring prior to the termination. IN FURTHER CONSIDERATION OF THE BELOW MARKET PRICE PAID BY BUYER FOR THE MOBILEHOME, BUYER AND FOR ALL MEMBERS OF THE HOUSEHOLD ARE FULLY AND FOREVER RELEASING THE SELLER FROM ANY AND ALL CLAIMS, SUITS, DISPUTES, DAMAGES AND LIABILITIES RELATING TO THE SALE OF THE MOBILEHOME, AND ALL PATENT AND LATENT DEFECTS THEREIN. BUYERS ALSO INTEND THAT ALL OF BUYERS' RIGHTS AND CLAIMS UNDER §1542 OF THE CIVIL CODE ARE EXPRESSLY WAIVED AND RELEASED.

CIVIL CODE §1542 PROVIDES: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

UNDERSTOOD AND AGREED THIS DAY:

** NOTE: Seller is not required to fix/repair the mobile home because the home is sold "as-is" with no warranties or guarantees. Buyer shall be responsible for acquiring Insignia Number from HCD.

XI [redacted] F [redacted]
Buyer's Signature

I [redacted] F [redacted]
Print Name

3/7/14
Date

XM [redacted] Z [redacted]
Buyer's Signature

TA [redacted] Z [redacted]
Print Name

3/7/14
Date

[Signature]
Buyer's Signature

[Signature]
Print Name

3/7/14
Date

Seller's Signature [Signature]

Date 3/7/14

Please initial here: 0 XIF 0 X MZ 0

MOBILEHOME SALES CONTRACT

EXHIBIT F

Royal Oak Manufactured Mobile Home Community

August 12, 2013

Re: Offer to Purchase Mobile Home located at Royal Oak Mobile Home Community
500 Artis Lane, Space [REDACTED], Davis, CA 95618
Decal: LBD1280

Dear Mr. C [REDACTED] and Ms. E [REDACTED]:

We have received your offer of One Thousand Dollars (\$1,000) to purchase the above home situated at Space [REDACTED], located at Royal Oak MHP ("Park"). We accept your offer of One Thousand Dollars (\$1,000) for this home and it will be allowed to remain onsite. Please be advised that said purchase will be "As Is", which includes but not limited to liens, encumbrances or fees/taxes owing with regards title and/or registration known or unknown. Our acceptance is contingent on park approval for tenancy, which must be completed within 15 days of date of letter.

THE FOLLOWING NOTICE IS ACCORDINGLY PROVIDED TO THE BUYER PRIOR TO SALE:

(A) THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT ARE BEING SOLD ON AN "AS IS" OR "WITH ALL FAULTS" BASIS.

(B) THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT IS WITH THE BUYER.

(C) SHOULD THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT PROVE DEFECTIVE FOLLOWING THEIR PURCHASE, THE BUYER AND NOT THE MANUFACTURER, DISTRIBUTOR, OR RETAILER ASSUMES THE ENTIRE COST OF ALL-NECESSARY SERVICING OR REPAIR. EVERY SALE OF GOODS ON AN "AS IS" OR "WITH ALL FAULTS" BASIS, MADE IN COMPLIANCE WITH THE APPLICABLE LAW SHALL CONSTITUTE A WAIVER BY THE BUYER OF THE IMPLIED WARRANTY OF MERCHANTABILITY AND, WHERE APPLICABLE, OF THE IMPLIED WARRANTY OF FITNESS.

A MATERIAL INDUCEMENT FOR SELLER ENTERING INTO THIS AGREEMENT IS THE FOREGOING RECITAL AND ACKNOWLEDGMENT; BUYER REPRESENTS AND COVENANTS TO FULLY AND COMPLETELY INSPECT AND INDEPENDENTLY INVESTIGATE THE MOBILEHOME AND ALL ACCESSORY STRUCTURES AND

Buyer(s) to Initial

h.R.

August 12, 2013

MEBE

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Royal Oak Manufactured Mobile Home Community

EQUIPMENT UPON THE SPACE TO HIS/HER/THEIR AND AGENT'S FULL AND COMPLETE SATISFACTION AND RELY EXCLUSIVELY THEREON.

I/WE AGREE TO THE ABOVE PARAGRAPH & CONDITIONS.

Buyer(s) Initial L.R. August 12 2013

MEBE

Terms of the purchase of this home will be as follows:

1. One Thousand Dollars (\$1,000) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP Mobile Home Park on or before August 14, 2013.

2. You also agree that the above-mentioned deposit in the amount of One Thousand Dollars (1,000) will be deemed nonrefundable should you fail to complete this purchase/sales transaction. We will maintain this amount and it will not be returned/refunded should you fail to complete this purchase/sales transaction within 15 days of date of letter.

3. One Thousand One Hundred One Dollars and Ninety-Six Cents (\$1,101.96) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP on or before August 15, 2013.

a.	Down Payment	0.00
b.	Security Deposit	0.00
c.	August 15-31, 2013	282.77
d.	August 2013 Sewer	44.70
e.	August 2013 Trash	23.60
f.	September 2013 Rent	0.00
g.	September 2013 Sewer	44.70
h.	September 2013 Trash	23.60
i.	Title Transfer Fees	432.59
j.	Processing Fee	250.00
	Total	★ 1,101.96

*The utility provider has yet to bill for September 2013 therefore the above charges are merely estimates based on the current rates. Once we are in receipt of actual charges the Park will make adjustments to your account accordingly.

4. Four Hundred and Forty-Six Dollars (\$446) to be paid in the form of a cashier's check or money order made payable to Housing Community and Development *with notation of the decal number written on the memo section of the check* on or before August 15, 2013.

a.	Transfer Fee	35.00
b.	Mobilehome Recovery Fund Fee	10.00
c.	Registration Fee	23.00
d.	Park Purchase Fee	5.00
e.	Lien Registration Fee	25.00

Buyer(s) to Initial L.R. August 12, 2013

MEBE

Page 2 of 5

Royal Oak Manufactured Mobile Home Community

f.	Duplicate Title Fee	25.00
g.	Duplicate Registration Card Fee	25.00
h.	Double Transfer Fee	148.00
i.	Administration Fee	150.00
	Estimated Total	\$446.00

5. Please sign the enclosed Power of Attorney, Statement of Facts regarding Carbon Monoxide, Statement of Facts regarding Smoke Detector/Water Heater Bracing and Multi-Purpose Transfer From where indicated and return original to the Park Manager.

6. Please make your designation of a Co-Owner below:

Designation	Print Names of Co-Owners
<input type="checkbox"/> Non-Applicable. No Co-Owner(s).	
<input checked="" type="checkbox"/> JTRS (Joint Tenants with Right of Survivorship); Upon the death of joint tenant, the interest of the deceased party passes to the surviving joint tenant. The signature of each joint tenant is required to transfer or encumber the title.	L. J. R. C. M. E. B. E.
<input type="checkbox"/> TENCOM AND (Tenants in Common with the names jointed by the word AND); Each tenant in common may transfer his or her individual interest without the signature of the other tenants(s) in common. The signature of each tenant in common is required to transfer full interest in the unit to a new registered owner or to encumber the title.	
<input type="checkbox"/> TENCOM OR (Tenants in Common with the names joined by the word OR); Any one of the tenants in common may transfer full ownership interest in the unit to a new registered owner without the signature of the other tenants(s) in common. The signature of each tenant in common is required to encumber the title.	
<input type="checkbox"/> COMPRO (Community Property); A unit may be registered as community property in the names of a husband and wife. The signature of each spouse is required to transfer full interest in the unit or encumber the title.	
<input type="checkbox"/> COMPRORS (Community Property with Right of Survivorship); A unit may be registered as community property in the names of a husband and wife. At the death of one spouse, the decedent's community property interest passes to the surviving spouse without administration. The signature of each spouse is required to transfer full interest in the unit or encumber the title.	

7. Provide proof of home transfer/ownership within twenty (20) days from the date you enter into a rental agreement with the Park or no later than September 5, 2013.

Buyer(s) to Initial LJR August 12, 2013

MEBE

Royal Oak Manufactured Mobile Home Community

8. Provide proof of homeowners insurance within twenty (20) days from the date you enter into a rental agreement with the Park or no later than September 5, 2013.
9. Should additional taxes/fees be due and owing please provide proof that any and all taxes/fees assessed by the State, City or Local Agencies are paid within twenty (20) days from the date you enter into a rental agreement with the Park.
10. You further agree to bring the home (interior and exterior) to full Park and Health & Safety standard/compliance to be completed within sixty (60) days (see exception to due dates below, these items must be completed on August 15, 2013) from the date buyer takes possession of the home or no later than October 15, 2013. Including but not limited to the following:
- a. power wash home and shed
 - b. paint home and shed a park approved color
 - c. install and maintain park approved landscaping, including but limited to removing weeds, trimming trees, plants, hedges, bushes, vines, or flowers
 - d. replace/repair skirting and siding where missing or damaged
 - e. replace/repair windows, window thresholds and windows screens where missing or damaged
 - f. install rain gutters where missing or damaged
 - g. remove all trash and debris around home site
 - h. remove all trash and debris from underneath the home
 - i. remove any and all TV antennas
 - j. relocate any and all satellite dishes to rear of home
 - k. repair/install/recover steps, decks, porch and handrails where damaged or missing
 - l. repair flooring inside home where necessary
 - m. repair interior walls in home where necessary
 - n. paint interior of home if necessary
 - o. repair roof and ceiling where damaged
 - p. remove all non-permitted items, including but not limited to pet housing
 - q. remove all non-permitted and unlawful room additions
 - r. install steps and handrails at all doorways
 - s. install handrails at all exterior door ways
 - t. *install smoke detector by August 15, 2013
 - u. *install carbon monoxide by August 15, 2013
 - v. *brace water heater by August 15, 2013

Buyer(s) to Initial

L.R.

August 12, 2013

ME BE

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EXHIBIT G

Royal Oak Manufactured Mobile Home Community

May 22, 2013

Re: Offer to Purchase Mobile Home located at Royal Oak Mobile Home Community
500 Artis Lane, Space [REDACTED], Davis, CA 95618 or [REDACTED] 95618
Decal: AAL6663

Dear Ms. G [REDACTED]:

We have received your offer of Two Thousand Dollars (\$2,000) to purchase the above home situated at Space [REDACTED], located at Royal Oak MHP ("Park"). We accept your offer of Two Thousand Dollars (\$2,000) for this home and it will be allowed to remain onsite. Please be advised that said purchase will be "As Is", which includes but not limited to liens, encumbrances or fees/taxes owing with regards title and/or registration known or unknown. Our acceptance is contingent on park approval for tenancy, which must be completed within 15 days of date of letter.

THE FOLLOWING NOTICE IS ACCORDINGLY PROVIDED TO THE BUYER PRIOR TO SALE:

(A) THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT ARE BEING SOLD ON AN "AS IS" OR "WITH ALL FAULTS" BASIS.

(B) THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT IS WITH THE BUYER.

(C) SHOULD THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT PROVE DEFECTIVE FOLLOWING THEIR PURCHASE, THE BUYER AND NOT THE MANUFACTURER, DISTRIBUTOR, OR RETAILER ASSUMES THE ENTIRE COST OF ALL-NECESSARY SERVICING OR REPAIR. EVERY SALE OF GOODS ON AN "AS IS" OR "WITH ALL FAULTS" BASIS, MADE IN COMPLIANCE WITH THE APPLICABLE LAW SHALL CONSTITUTE A WAIVER BY THE BUYER OF THE IMPLIED WARRANTY OF MERCHANTABILITY AND, WHERE APPLICABLE, OF THE IMPLIED WARRANTY OF FITNESS.

A MATERIAL INDUCEMENT FOR SELLER ENTERING INTO THIS AGREEMENT IS THE FOREGOING RECITAL AND ACKNOWLEDGMENT; BUYER REPRESENTS AND COVENANTS TO FULLY AND COMPLETELY INSPECT AND INDEPENDENTLY INVESTIGATE THE MOBILEHOME AND ALL ACCESSORY STRUCTURES AND EQUIPMENT UPON THE SPACE TO HIS/HER/THEIR AND AGENT'S FULL AND COMPLETE SATISFACTION AND RELY EXCLUSIVELY THEREON.

I/WE AGREE TO THE ABOVE PARAGRAPH & CONDITIONS.

Buyer(s) Initial OL May 24, 2013

Buyer(s) to initial CU

May 24, 2013

Royal Oak Manufactured Mobile Home Community

Terms of the purchase of this home will be as follows:

1. One Thousand Dollars (\$1,000) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP Mobile Home Park on or before May 24, 2013.
2. You also agree that the above-mentioned deposit in the amount of One Thousand Dollars (\$1,000) will be deemed nonrefundable should you fail to complete this purchase/sales transaction. We will maintain this amount and it will not be returned/refunded should you fail to complete this purchase/sales transaction within 15 days of date of letter.
3. One Thousand Six Hundred Seventy-One Dollars and Forty-Two Cents (\$1,671.42) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP on or before May 29, 2013.

a	Balance of Home Purchase or Down Payment	0.00
b	Security Deposit	0.00
c	May 29-31, 2013 Rent	49.90
d	May 2013 Trash	20.80
e	May 2013 Sewer	45.04
f	June 2013 Rent	0.00
g	June 2013 Trash	20.80
h	June 2013 Sewer	45.04
i	July 2013 Rent	499.00
j	July 2013 Trash	20.80
k	July 2013 Sewer	45.04
* l	Title Transfer Fees	925.00
	Total	1,671.42

4. Balance of One Thousand Dollars (\$1,000) to be paid in monthly installment payments at twelve (12%) interest for a period of six (6) months. Approximate monthly payments are Three Hundred Forty-Five Dollars and Ten Cents (\$345.10).
5. Please sign the enclosed Power of Attorney, Statement of Facts regarding Carbon Monoxide, Statement of Facts regarding Smoke Detector/Water Heater Bracing and Multi-Purpose Transfer From

Buyer(s) to Initial



May 24, 2013

EXHIBIT H

TRANSFER DISCLOSURE STATEMENT

This Disclosure Statement concerns the Manufactured / Mobilehome located at _____

In the City of Davis County of Yolo State California

Described as Royal Oak MHP Net Size of Home 12X64

This is not a warrantee of any kind by the Registered Owner, Dealer, Salesperson, Park, or Park Employee or any persons representing any principal in this transaction, and is not a substitute for any inspections or warranties the buyer or any principal may wish to obtain.

This Disclosure is in no way meant to amend or replace the Park Disclosure, Park Rules and Regulations, or the Mobilehome Residency Act, which related to the Mobilehome Park and Disclosure relates only to the specific home described herein and per the listing agreement.

The following are disclosures made by the registered owner, and are not the disclosures of the Mobilehome dealer or salesperson, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller or the dealer/salesperson.

TAKE NOTICE: The Park/Owner/ Salesperson/Agent/Seller does not know the condition of the Mobilehome and has conducted no investigation to determine its condition. Buyer assumes all risks in connection with the purchase of the Mobilehome and agrees to investigate and inspect to his satisfaction.

Buyer Initials EM Buyer Initials EM

TAKE NOTICE: The Park/Owner/Salesperson/Agent/Seller does not know the status of State/County/Local/HCD tax and buyer agrees to assume all responsibility for all taxes and registration fees due in the course of titling the Mobile

Buyer Initials EM Buyer Initials EM

TAKE NOTICE: The Buyer agrees that he/she will be responsible for all fees/fines/taxes or other costs incurred in titling this home with Housing and Community Development (HCD).

Buyer Initials EM Buyer Initials EM

and will begin the process of titling within twenty (20) days as required by law.

Buyer Initials EM Buyer Initials EM

The seller is disclosing the following information with the knowledge that even though this is not a warrantee, the prospective buyer may rely upon this information in deciding whether and on what terms to purchase the subject home. Seller hereby authorized any dealer or Salesperson representing any principal in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale, lease with option to purchase, or transfer of this home.

Seller is _____ is not X occupying the home.

The subject home has the following items checked below:

Range	Oven	Refrigerator	Microwave	Dishwasher	Garbage Disposal
Washer	Dryer	Washer and Dryer Hook Ups	Stops	Deck	Porch
Storage Shed	Carport	Central Heating	AC Cooling	Evaporative Cooling (Swamp Cooler)	F R
Carpet	Window Coverings	Ceiling Fans	Light fixtures	Axels	Tow Bars
Earthquake Bracing	Other				

Are there, to the best of the seller's knowledge, any of the above referenced items not in operating condition?

No X Yes _____ If yes, explain _____

Note: SELLER HAS DONE NO INSPECTIONS OF THE HOME OR THE ABOVE REFERENCED ITEMS, AND THE HOME IS SOLD "AS-IS", NO WARRANTIES OR GUARANTEES.

Buyer Initials EM Buyer Initials EM

Page
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PROMISSORY NOTE AND DISCLOSURE STATEMENT

Borrower's Name and Address

U. U. [Redacted]
Address [Redacted]
Davis, CA 95618

Lender's Name and Address

Royal Oak Manufactured Community
320 N. Park Vista St
Anaheim, CA 92806

Park name and Space Royal Oak MC [Redacted]

Start date November 1, 2013
Maturity February 1, 2016
Total Price of Home \$10,000.00
Down Payment \$2,000.00
Amount Financed \$8,000.00

PROMISE TO PAY: For the value received, Borrower promises to pay the Lender, and to Lenders successor in ownership, the sum of \$8,000.00. Together with interest thereon at the rate of 12% per annum on the unpaid balance, (hereinafter "Note rate")
INTEREST shall be computed as **SIMPLE DAILY INTEREST** (on the basis of a 365-day year and actual days elapsed). Payments received shall be applied first to interest due, second to other charges due, and the balance to unpaid principal.
FINANCE CHARGE: The following disclosure statement assures payments are paid exactly on the due date each month. Payments made after the due date will incur greater finance charges.
"AGREEMENT": means this PROMISSORY NOTE AND DISCLOSURE STATEMENT.
"SECURITY AGREEMENT" means the Security Agreement (Specific Personal Property)
HOMEOWNER INSURANCE POLICY: means fire and liability insurance on the home.
BENEFICIARY: means the holder of the note will be named beneficiary on the Homeowner Insurance Policy

FEDERAL TRUTH IN LENDING DISCLOSURE STATEMENT

ANNUAL PERCENTAGE RATE (The cost of Borrower's credit as a yearly rate: 12%)
FINANCE CHARGE (The dollar amount the credit will cost Borrower): \$ 1,211.87
AMOUNT FINANCED (the amount of credit provided Borrower on Borrower's behalf) \$ 8,000.00
INSURANCE PAID BY LENDER FOR BORROWER \$ N/A
TOTAL PAYMENTS (The amount Borrower will have paid, after Borrower has made all payments as scheduled) \$9,211.87
BORROWER'S PAYMENT SCHEDULE WILL BE:
 Number of payments 28 Dollar Amount of Payments \$329.00 Final Payment \$329.00 Total amount with 12% Interest Rate \$9,211.87
 When payments are due: First of each Month, Beginning November 2013
 [x] Security: Borrower is giving lenders security interest in (year of mobile home) 1999
 (Length and Width) 14X60
 (License Number) LBA4578 (Hereafter called "collateral")

The collateral shall be located at [Redacted] Davis CA 95618
 and shall not be removed or relocated from that address without Lender's prior written permission.

LATE / NSF CHARGES: If a payment is received **FIVE DAYS** (5) days or more after the date it is due, Borrower will be charged a late fee of **THIRTY-FIVE DOLLARS (\$35.00)** or five percent (5%) of the payment amount, whichever is greater. Additionally, there will be a **TWENTY-FIVE DOLLAR (\$25.00)** charge for each payment that is returned or dishonored for any reason by Borrower's bank.
PREPAYMENT: If Borrower pays off early, Borrower will not have to pay a penalty. Borrower will not be entitled to a refund of prepaid finance charges, if any.
ASSIGNMENT: The Collateral may not be sold, rented, leased, or assigned penalties without Lender and Park Management prior written approval.
INSURANCE: At all times, the Borrower will keep the Collateral insured with a Homeowner fire and liability policy for the entire amount of the above loan with creditor the beneficiary of the policy, or at the Creditor's sole discretion, the creditor may carry insurance for the home with the Borrower to pay.
 \$ 100.00 a month.

ITEMIZATION OF AMOUNT FINANCED

Amount to be given to Borrower directly	\$ 8,000.00
Interest Paid	\$ 1,211.87
Insurance Payment	\$ N/A
TOTAL OF PAYMENTS	\$ 9,211.87

Official Fees: Borrower will have to pay the estimated fee(s) of \$ 500.00 to public official(s) (i.e. HCD and County Tax Collector) to transfer registration after this loan is paid off. Borrower agrees that Lender may obtain Borrower's most current residence address as needed from the Department of Motor Vehicles and therefore Borrower waives his or her rights under Vehicle code Section 1808.21.
 By signing below, Borrower acknowledges that Borrower has received and read a copy of the Agreement. Borrower agrees to its terms if more than one person signs below, Borrower's liability under this AGREEMENT is joint and several.

THE PROMISES, STATEMENTS, AND PROVISIONS IN THIS PROMISSORY NOTE DISCLOSURE STATEMENT CREATE IMPORTANT LEGAL OBLIGATIONS THAT WILL BE BINDING UPON BORROWER. THE TERMS AND CONDITIONS ARE INCORPORATED AS PART OF THIS AGREEMENT. READ IT CAREFULLY BEFORE SIGNING. BORROWER HAS ALSO READ AND RECEIVED THE SECURITY AGREEMENT, (SPECIFIC PERSONAL PROPERTY) AND AGREES TO ALL OF THE TERMS CONTAINED THEREIN. THE BORROWER/BUYER HAS ALSO READ AND RECEIVED THE TRANSFER DISCLOSURE STATEMENT, AND AGREES TO THE TERMS CONTAINED THEREIN, INCLUDING THE "AS-IS, NO WARRANTIES, OR GUARANTEE CONDITIONS OF THE COLLATERAL/HOME."

If Borrower has received a completed copy of this PROMISSORY NOTE AND DISCLOSURE STATEMENT, and agrees to the terms therein, Borrower should sign his/her name below.

X U. U. [Redacted]
 Borrower's Signature

U. U. [Redacted]
 Borrower's Print Name

10-26-13
 Date

X [Redacted]
 Borrower's Signature

A. [Redacted]
 Borrower's Print Name

10-26-13
 Date

6/23/13

TRANSFER DISCLOSURE STATEMENT, PAGE TWO (2)

Are you the Seller, aware of any defects/ malfunctions in any of the following? No X Yes _____ If yes, check the appropriate spaces.

Interior Walls	Cellings	Floors	Exterior Walls	Insulation	Roof	Windows
Doors	Piers/support devices/ earthquake bracing	Slab	Foundation system	Driveway		
Skirting	Steps	Decking	Electrical system	heating or air conditioning	Plumbing	
Other						

If yes to any of the above, explain: _____

Note: Seller has done no inspections of the home or the above referenced items, and the home is sold "as-is", no warranties or guarantees.

XVU
Buyer Initials

XAV
Buyer Initials

Buyer Initials

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Registered Owner/Seller _____

Date: 10/26/13

TAKE NOTICE: THE REGISTERED OWNER/SELLER/PARK RECOMMENDS THE BUYER OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTION OF THE HOME. THE REGISTERED OWNER/SELLER/PARK HAS DONE NO INSPECTIONS AND THE HOME IS SOLD "AS-IS", NO WARRANTIES OR GUARANTEES.

I/WE (Purchaser/ Buyer) acknowledge receipt of a copy of this Statement:

Purchaser/Buyer

X [Signature]

Date: 10-26-13

Purchaser/Buyer

X [Signature]

Date: _____

Purchaser/Buyer

Date: _____

I/We (Purchaser/Buyer) ACCEPT this home/ property AS PRESENTED IN A "AS-IS" CONDITION, AND UNDERSTAND THE SELLER HAS DONE NO INSPECTIONS, AND EXPECT NO WARRANTIES OR GUARANTEES

Purchaser/Buyer

X [Signature]

Date: 10-26-13

Purchaser/Buyer

X [Signature]

Date: _____

Purchaser/Buyer

Date: _____

**** NOTE:** Seller is not required to fix/repair any items on the attached lists because the home is sold "as-is" with no warranties or guarantees.

EXHIBIT I

TRANSFER DISCLOSURE STATEMENT

This Disclosure Statement concerns the Manufactured / Mobilehome located at _____

In the City of Davis County of Yolo State California

Described as Royal Oak MHP Net Size of Home 10X48

~~This is not a warranty of any kind by the Registered Owner, Dealer, Salesperson, Park, or Park Employee or any persons representing any principal in this transaction, and is not a substitute for any inspections or warranties the buyer or any principal may wish to obtain.~~

This Disclosure is in no way meant to amend or replace the Park Disclosure, Park Rules and Regulations, or the Mobilehome Residency Act, which related to the Mobilehome Park and Disclosure relates only to the specific home described herein and per the listing agreement.

The following are disclosures made by the registered owner, and are not the disclosures of the Mobilehome dealer or salesperson, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller or the dealer/salesperson.

TAKE NOTICE: The Park/Owner/ Salesperson/Agent/Seller does not know the condition of the Mobilehome and has conducted no investigation to determine its condition. Buyer assumes all risks in connection with the purchase of the Mobilehome and agrees to investigate and inspect to his satisfaction. X h R X CHCBE

Buyer Initials

Buyer Initials

Buyer Initials

TAKE NOTICE: The Park/Owner/Salesperson/Agent/Seller does not know the status of State/County/Local/HCD taxes due and buyer agrees to assume all responsibility for all taxes and registration fees due in the course of titling the Mobilehome. X h R X CHCBE

Buyer Initials

Buyer Initials

Buyer Initials

TAKE NOTICE: The Buyer agrees that he/she will be responsible for all fees/fines/ taxes or other costs incurred in titling this home with Housing and Community Development (HCD), and will begin the process of titling within twenty (20) days as required by law. X h R X CHCBE

Buyer Initials

Buyer Initials

Buyer Initials

The seller is disclosing the following information with the knowledge that even though this is not a warranty, the prospective buyer may rely upon this information in deciding whether and on what terms to purchase the subject home. Seller hereby authorized any dealer or Salesperson representing any principal in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale, lease with option to purchase, or transfer of this home.

Seller is _____ is not X occupying the home.

The subject home has the following items checked below:

Range _____ Oven _____ Refrigerator _____ Microwave _____ Dishwasher _____ Garbage Disposal _____
Washer _____ Dryer _____ Washer and Dryer Hook Ups _____ Steps _____ Deck _____ Porch _____ F _____ R _____
Storage Shed _____ Carport _____ Central Heating _____ AC Cooling _____ Evaporative Cooling (Swamp Cooler) _____
Carpet _____ Window Coverings _____ Ceiling Fans _____ Light fixtures _____ Axels _____ Tow Bars _____
Earthquake Bracing _____ Other _____

Are there, to the best of the seller's knowledge, any of the above referenced items not in operating condition?

No X Yes _____

If yes, explain _____

Note: SELLER HAS DONE NO INSPECTIONS OF THE HOME OR THE ABOVE REFERENCED ITEMS, AND THE HOME IS SOLD "AS-IS", NO WARRANTIES OR GUARANTEES. X h R X CHCBE

Buyer Initials

Buyer Initials

Buyer Initials

TRANSFER DISCLOSURE STATEMENT, PAGE TWO (2)

Are you the Seller, aware of any defects/ malfunctions in any of the following? No X Yes _____ If yes, check the appropriate spaces.

Interior Walls _____ Cellings _____ Floors _____ Exterior Walls _____ Insulation _____ Roof _____ Windows _____
Doors _____ Piers/support devices/ earthquake bracing _____ Slab _____ Foundation system _____ Driveway _____
Skirting _____ Steps _____ Decking _____ Electrical system _____ heating or air conditioning _____ Plumbing _____
Other _____

If yes to any of the above, explain: _____

Note: Seller has done no inspections of the home or the above referenced items, and the home is sold "as-is", no warranties or guarantees. X AS X EMERG

Buyer Initials

Buyer Initials

Buyer Initials

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Registered Owner/Seller _____

Date: 8/14/13

TAKE NOTICE: THE REGISTERED OWNER/SELLER/PARK RECOMMENDS THE BUYER OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTION OF THE HOME. THE REGISTERED OWNER/SELLER/PARK HAS DONE NO INSPECTIONS AND THE HOME IS SOLD "AS-IS", NO WARRANTIES OR GUARANTEES.

I/WE (Purchaser/ Buyer) acknowledge receipt of a copy of this Statement:

Purchaser/Buyer X _____

Date: 8/14/13

Purchaser/Buyer X EM EB

Date: 8/14/13

Purchaser/Buyer _____

Date: _____

I/We (Purchaser/Buyer) ACCEPT this home/ property AS PRESENTED IN A "AS-IS" CONDITION, AND UNDERSTAND THE SELLER HAS DONE NO INSPECTIONS, AND EXPECT NO WARRANTIES OR GUARANTEES

Purchaser/Buyer X _____

Date: 8/14/13

Purchaser/Buyer X EM EB

Date: 8/14/13

Purchaser/Buyer _____

Date: _____

**** NOTE:** Seller is not required to fix/repair any items on the attached lists because the home is sold "as-is" with no warranties or guarantees.

EXHIBIT J

TRANSFER DISCLOSURE STATEMENT

This Disclosure Statement concerns the Manufactured / Mobilehome located at _____

In the City of Davis County of Yolo State California

Described as Royal Oak MHP Net Size of Home 10X48

~~This is not a warrantee of any kind by the Registered Owner, Dealer, Salesperson, Park, or Park Employee or any persons representing any principal in this transaction, and is not a substitute for any inspections or warrantees the buyer or any principal may wish to obtain.~~

This Disclosure is in no way meant to amend or replace the Park Disclosure, Park Rules and Regulations, or the Mobilehome Residency Act, which related to the Mobilehome Park and Disclosure relates only to the specific home described herein and per the listing agreement.

The following are disclosures made by the registered owner, and are not the disclosures of the Mobilehome dealer or salesperson, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller or the dealer/salesperson.

TAKE NOTICE: The Park/Owner/ Salesperson/Agent/Seller does not know the condition of the Mobilehome and has conducted no investigation to determine its condition. Buyer assumes all risks in connection with the purchase of the Mobilehome and agrees to investigate and inspect to his satisfaction. X h R X CHERO

Buyer Initials Buyer Initials Buyer Initials

TAKE NOTICE: The Park/Owner/Salesperson/Agent/Seller does not know the status of State/County/Local/HCD taxes due and buyer agrees to assume all responsibility for all taxes and registration fees due in the course of titling the Mobilehome.

X h R X CHERO

Buyer Initials Buyer Initials Buyer Initials

TAKE NOTICE: The Buyer agrees that he/she will be responsible for all fees/fines/ taxes or other costs incurred in titling this home with Housing and Community Development (HCD), and will begin the process of titling within twenty (20) days as required by law. X h R X CHERO

Buyer Initials Buyer Initials Buyer Initials

The seller is disclosing the following information with the knowledge that even though this is not a warrantee, the prospective buyer may rely upon this information in deciding whether and on what terms to purchase the subject home. Seller hereby authorized any dealer or Salesperson representing any principal in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale, lease with option to purchase, or transfer of this home.

Seller is _____ is not X occupying the home.

The subject home has the following items checked below:

Range _____ Oven _____ Refrigerator _____ Microwave _____ Dishwasher _____ Garbage Disposal _____
Washer _____ Dryer _____ Washer and Dryer Hook Ups _____ Steps _____ Deck _____ Porch _____ F R _____
Storage Shed _____ Carport _____ Central Heating _____ AC Cooling _____ Evaporative Cooling (Swamp Cooler) _____
Carpet _____ Window Coverings _____ Ceiling Fans _____ Light fixtures _____ Axels _____ Tow Bars _____
Earthquake Bracing _____ Other _____

Are there, to the best of the seller's knowledge, any of the above referenced items not in operating condition?

No X Yes _____ If yes, explain _____

Note: SELLER HAS DONE NO INSPECTIONS OF THE HOME OR THE ABOVE REFERENCED ITEMS, AND THE HOME IS SOLD "AS-IS", NO WARANTEES OR GUARANTEES. X h R X CHERO

Buyer Initials Buyer Initials Buyer Initials

TRANSFER DISCLOSURE STATEMENT, PAGE TWO (2)

Are you the Seller, aware of any defects/ malfunctions in any of the following? No X Yes _____ If yes, check the appropriate spaces.

Interior Walls	Ceilings	Floors	Exterior Walls	Insulation	Roof	Windows
Doors	Piers/support devices/ earthquake bracing	Slab	Foundation system	Driveway		
Skirting	Steps	Decking	Electrical system	heating or air conditioning	Plumbing	
Other						

If yes to any of the above, explain: _____

Note: Seller has done no inspections of the home or the above referenced items, and the home is sold "as-is", no warranties or guarantees. X MR EMGE
 Buyer Initials Buyer Initials Buyer Initials

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Registered Owner/Seller _____

[Signature]
8/12/13

Date: _____

8/14/13

TAKE NOTICE: THE REGISTERED OWNER/SELLER/PARK RECOMMENDS THE BUYER OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTION OF THE HOME. THE REGISTERED OWNER/SELLER/PARK HAS DONE NO INSPECTIONS AND THE HOME IS SOLD "AS-IS", NO WARRANTIES OR GUARANTEES.

I/WE (Purchaser/ Buyer) acknowledge receipt of a copy of this Statement:

Purchaser/Buyer X _____

Date: _____

8/14/13

Purchaser/Buyer X EM EB

Date: _____

8/14/13

Purchaser/Buyer _____

Date: _____

I/We (Purchaser/Buyer) ACCEPT this home/ property AS PRESENTED IN A "AS-IS" CONDITION, AND UNDERSTAND THE SELLER HAS DONE NO INSPECTIONS, AND EXPECT NO WARRANTIES OR GUARANTEES

Purchaser/Buyer X _____

Date: _____

8/14/13

Purchaser/Buyer X ell EB

Date: _____

8/14/13

Purchaser/Buyer _____

Date: _____

**** NOTE:** Seller is not required to fix/repair any items on the attached lists because the home is sold "as-is" with no warranties or guarantees.

Royal Oak Manufactured Mobile Home Community

August 12, 2013

Re: Offer to Purchase Mobile Home located at Royal Oak Mobile Home Community
500 Artis Lane, Space [REDACTED], Davis, CA 95618
Decal: LBD1280

Dear Mr. C [REDACTED] and Ms. E [REDACTED]:

We have received your offer of One Thousand Dollars (\$1,000) to purchase the above home situated at Space [REDACTED], located at Royal Oak MHP ("Park"). We accept your offer of One Thousand Dollars (\$1,000) for this home and it will be allowed to remain onsite. Please be advised that said purchase will be "As Is", which includes but not limited to liens, encumbrances or fees/taxes owing with regards title and/or registration known or unknown. Our acceptance is contingent on park approval for tenancy, which must be completed within 15 days of date of letter.

THE FOLLOWING NOTICE IS ACCORDINGLY PROVIDED TO THE BUYER PRIOR TO SALE:

(A) THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT ARE BEING SOLD ON AN "AS IS" OR "WITH ALL FAULTS" BASIS.

(B) THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT IS WITH THE BUYER.

(C) SHOULD THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT PROVE DEFECTIVE FOLLOWING THEIR PURCHASE, THE BUYER AND NOT THE MANUFACTURER, DISTRIBUTOR, OR RETAILER ASSUMES THE ENTIRE COST OF ALL-NECESSARY SERVICING OR REPAIR. EVERY SALE OF GOODS ON AN "AS IS" OR "WITH ALL FAULTS" BASIS, MADE IN COMPLIANCE WITH THE APPLICABLE LAW SHALL CONSTITUTE A WAIVER BY THE BUYER OF THE IMPLIED WARRANTY OF MERCHANTABILITY AND, WHERE APPLICABLE, OF THE IMPLIED WARRANTY OF FITNESS.

A MATERIAL INDUCEMENT FOR SELLER ENTERING INTO THIS AGREEMENT IS THE FOREGOING RECITAL AND ACKNOWLEDGMENT; BUYER REPRESENTS AND COVENANTS TO FULLY AND COMPLETELY INSPECT AND INDEPENDENTLY INVESTIGATE THE MOBILEHOME AND ALL ACCESSORY STRUCTURES AND

Buyer(s) to Initial

H.R.

August 12, 2013

MEBE

Page 1 of 5

Royal Oak Manufactured Mobile Home Community

EQUIPMENT UPON THE SPACE TO HIS/HER/THEIR AND AGENT'S FULL AND COMPLETE SATISFACTION AND RELY EXCLUSIVELY THEREON.

I/WE AGREE TO THE ABOVE PARAGRAPH & CONDITIONS.

Buyer(s) Initial L.R. August 12 2013

MEBE

Terms of the purchase of this home will be as follows:

1. One Thousand Dollars (\$1,000) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP Mobile Home Park on or before August 14, 2013.
2. You also agree that the above-mentioned deposit in the amount of One Thousand Dollars (1,000) will be deemed nonrefundable should you fail to complete this purchase/sales transaction. We will maintain this amount and it will not be returned/refunded should you fail to complete this purchase/sales transaction within 15 days of date of letter.
3. One Thousand One Hundred One Dollars and Ninety-Six Cents (\$1,101.96) to be paid in the form of a cashier's check or money order made payable to Royal Oak MHP on or before August 15, 2013.

a.	Down Payment	0.00
b.	Security Deposit	0.00
c.	August 15-31, 2013	282.77
d.	August 2013 Sewer	44.70
e.	August 2013 Trash	23.60
f.	September 2013 Rent	0.00
g.	September 2013 Sewer	44.70
h.	September 2013 Trash	23.60
i.	Title Transfer Fees	432.59
j.	Processing Fee	250.00
	Total	*1,101.96

*The utility provider has yet to bill for September 2013 therefore the above charges are merely estimates based on the current rates. Once we are in receipt of actual charges the Park will make adjustments to your account accordingly.

4. Four Hundred and Forty-Six Dollars (\$446) to be paid in the form of a cashier's check or money order made payable to Housing Community and Development *with notation of the decal number written on the memo section of the check* on or before August 15, 2013.

a.	Transfer Fee	35.00
b.	Mobilehome Recovery Fund Fee	10.00
c.	Registration Fee	23.00
d.	Park Purchase Fee	5.00
e.	Lien Registration Fee	25.00

Buyer(s) to Initial L.R. August 12, 2013

MEBE

Page 2 of 5

Royal Oak Manufactured Mobile Home Community

f.	Duplicate Title Fee	25.00
g.	Duplicate Registration Card Fee	25.00
h.	Double Transfer Fee	148.00
i.	Administration Fee	150.00
	Estimated Total	\$446.00

5. Please sign the enclosed Power of Attorney, Statement of Facts regarding Carbon Monoxide, Statement of Facts regarding Smoke Detector/Water Heater Bracing and Multi-Purpose Transfer From where indicated and return original to the Park Manager.

6. Please make your designation of a Co-Owner below:

Designation	Print Names of Co-Owners
<input type="checkbox"/> Non-Applicable. No Co-Owner(s).	
<input checked="" type="checkbox"/> JTRS (Joint Tenants with Right of Survivorship); Upon the death of joint tenant, the interest of the deceased party passes to the surviving joint tenant. The signature of each joint tenant is required to transfer or encumber the title.	L. J. R. C. M. E. B. E.
<input type="checkbox"/> TENCOM AND (Tenants in Common with the names joined by the word AND); Each tenant in common may transfer his or her individual interest without the signature of the other tenants(s) in common. The signature of each tenant in common is required to transfer full interest in the unit to a new registered owner or to encumber the title.	
<input type="checkbox"/> TENCOM OR (Tenants in Common with the names joined by the word OR); Any one of the tenants in common may transfer full ownership interest in the unit to a new registered owner without the signature of the other tenants(s) in common. The signature of each tenant in common is required to encumber the title.	
<input type="checkbox"/> COMPRO (Community Property); A unit may be registered as community property in the names of a husband and wife. The signature of each spouse is required to transfer full interest in the unit or encumber the title.	
<input type="checkbox"/> COMPRORS (Community Property with Right of Survivorship); A unit may be registered as community property in the names of a husband and wife. At the death of one spouse, the decedent's community property interest passes to the surviving spouse without administration. The signature of each spouse is required to transfer full interest in the unit or encumber the title.	

7. Provide proof of home transfer/ownership within twenty (20) days from the date you enter into a rental agreement with the Park or no later than September 5, 2013.

Buyer(s) to Initial L, R. August 12, 2013

MEBE

Royal Oak Manufactured Mobile Home Community

8. Provide proof of homeowners insurance within twenty (20) days from the date you enter into a rental agreement with the Park or no later than September 5, 2013.

9. Should additional taxes/fees be due and owing please provide proof that any and all taxes/fees assessed by the State, City or Local Agencies are paid within twenty (20) days from the date you enter into a rental agreement with the Park.

10. You further agree to bring the home (interior and exterior) to full Park and Health & Safety standard/compliance to be completed within sixty (60) days (see exception to due dates below, these items must be completed on August 15, 2013) from the date buyer takes possession of the home or no later than October 15, 2013. Including but not limited to the following:

- a. power wash home and shed
- b. paint home and shed a park approved color
- c. install and maintain park approved landscaping, including but limited to removing weeds, trimming trees, plants, hedges, bushes, vines, or flowers
- d. replace/repair skirting and siding where missing or damaged
- e. replace/repair windows, window thresholds and windows screens where missing or damaged
- f. install rain gutters where missing or damaged
- g. remove all trash and debris around home site
- h. remove all trash and debris from underneath the home
- i. remove any and all TV antennas
- j. relocate any and all satellite dishes to rear of home
- k. repair/install/recover steps, decks, porch and handrails where damaged or missing
- l. repair flooring inside home where necessary
- m. repair interior walls in home where necessary
- n. paint interior of home if necessary
- o. repair roof and ceiling where damaged
- p. remove all non-permitted items, including but not limited to pet housing
- q. remove all non-permitted and unlawful room additions
- r. install steps and handrails at all doorways
- s. install handrails at all exterior door ways
- t. *install smoke detector by August 15, 2013
- u. *install carbon monoxide by August 15, 2013
- v. *brace water heater by August 15, 2013

Buyer(s) to Initial

L.R.

August 12, 2013

ME BE

Page 4 of 5

Royal Oak Manufactured Mobile Home Community

If above terms are acceptable please sign below acknowledging your agreement of same.

Thank you,



D. B. [redacted]
Vice President of Sales
Royal Oak MHP

I/We, L. J. R. [redacted] C. [redacted] and M. E. B. [redacted] E. [redacted], fully agree and accept the above terms. I/We further acknowledge that I/we have inspected the home to my/our satisfaction and understand that the home is sold "as is". Additionally I/we agree to cure/pay any and all taxes, fees and/or liens within twenty (20) days from the date I/we purchase the above-mentioned home.

Dated: August 12, 2013


L. J. R. [redacted] C. [redacted]

Dated: August 12, 2013


M. E. B. [redacted] E. [redacted]

Buyer(s) to Initial

L. J. R.

August 12, 2013

M. E. B. E.

Page 5 of 5

EXHIBIT K

Royal Oak Manufactured Community
320 N. Park Vista St
Anaheim, CA 92806

USED MOBILEHOME SALES CONTRACT

1. This sale agreement (bill of sale) is entered into this date, March 7, 2014 by the seller(s):
Royal Oak Manufactured Community and the "buyer" or nominee / assignee of the buyer:
("seller")
C. F. A. and M. Z. C. with reference to the following described mobilehome:
("buyer")

MOBILEHOME IDENTIFICATION

Make/Model of Mobilehome: FAQUA CHALLENGER Year of Manufacture: 1971

Serial/VIN#: S7296U/X Decal/License#: ABB6427 Insignia #: N/A Size: 24X60

2. The sum of Twenty-Three Thousand Six Hundred Seventy-One Dollars (\$23,671.00) is to be paid to seller no later than March 7, 2014, seller agrees to sell and buyer agrees to purchase seller's interest and seller shall accordingly transfer and deliver all rights, title and interest in and to the above described mobilehome to buyer. Buyer shall have the responsibility for the titling and registration of the mobilehome and shall do so if the mobilehome remains on space ("space") at Royal Oak MHP, 500 Artis Lane, Davis, CA 95618 and shall not remove or relocate from that address without Management's written approval. Buyer shall be responsible for all charges for titling and registration including payment of any taxes, fees or charges for registration, titling, and currently owed amount (including any overdue taxes/fees) and going forward.

(Complete if applicable) A down payment of Five Thousand Dollars (\$5,000.00) shall be paid, pending payment of the balance of the purchase price of Twenty-Three Thousand Six Hundred Seventy-One Dollars (\$23,671.00). This down payment is non-refundable.



3. **NO WARRANTY BY SELLER: THE SALE OF THE MOBILEHOME IS "AS IS, WHERE IS, WITH ALL FAULTS." THIS PROVISION IS IN LIEU OF ALL WARRANTIES EXPRESS OR IMPLIED. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, MADE BY SELLER AS TO THE QUALITY, CONDITION, MERCHANTABILITY, VALUE OR FITNESS FOR USE OF THE MOBILEHOME. SELLER IS NOT IN THE BUSINESS OF SELLING MOBILEHOMES.**

THE FOLLOWING NOTICE IS ACCORDINGLY PROVIDED TO THE BUYER PRIOR TO SALE:

(1) **THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT ARE BEING SOLD ON AN "AS IS" OR "WITH ALL FAULTS" BASIS.**

(2) **THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT IS WITH THE BUYER.**



(3) **SHOULD THE MOBILEHOME, ACCESSORY STRUCTURES, APPLIANCES AND EQUIPMENT PROVE DEFECTIVE FOLLOWING THEIR PURCHASE, THE BUYER AND NOT THE MANUFACTURER, DISTRIBUTOR, OR RETAILER ASSUMES THE ENTIRE COST OF ALL NECESSARY SERVICING OR REPAIR. EVERY SALE OF GOODS ON AN "AS IS" OR "WITH ALL FAULTS" BASIS, MADE IN COMPLIANCE WITH THE APPLICABLE LAW SHALL CONSTITUTE A WAIVER BY THE BUYER OF THE IMPLIED WARRANTY OF MERCHANTABILITY AND, WHERE APPLICABLE, OF THE IMPLIED WARRANTY OF FITNESS.**

A MATERIAL INDUCEMENT FOR SELLER ENTERING INTO THIS AGREEMENT IS THE FOREGOING RECITAL AND ACKNOWLEDGMENT; BUYER REPRESENTS AND COVENANTS TO FULLY AND COMPLETELY INSPECT AND INDEPENDENTLY INVESTIGATE THE MOBILEHOME AND ALL ACCESSORY STRUCTURES AND EQUIPMENT UPON THE SPACE TO HIS/HER/THEIR AND AGENT'S FULL AND COMPLETE SATISFACTION AND RELY EXCLUSIVELY THEREON.

I/WE AGREE TO THE ABOVE PARAGRAPH. Initials of buyer(s) here: 0 XTF 0 XMF 0

4.a. Seller has made disclosures of all material defects, known or suspected, which exist as to the mobilehome. Buyer understands and agrees that it is the Buyer's independent duty to exercise due diligence for full inspection of the conditions and the existence of any defects in the mobilehome unit itself. Sale of the mobilehome in the condition existing at time of sale is, notwithstanding the foregoing, acknowledged to be in compliance with all California laws and regulations and consistent with the requirements of the Health and Safety Code, including but not limited to the Mobilehome Parks Act and its implementing regulations. Buyer shall maintain the mobilehome in compliance with all applicable codes and regulations while on the "space."

4.b. Seller requires that Buyer undertake the assistance of skilled professionals to undertake the duty of inspection of the mobilehome unit and all other property described above purchased under this contract of sale. Buyer acknowledges the duty to make full inspection of all conditions, quality, merchantability, utility, value and fitness for use. Seller expressly excludes all warranties express and implied of all other types and descriptions in lieu of this paragraph.

5. Seller makes no warranties of any kind regarding the quality, condition, value, utility, fitness for use, age, useful life, buyers' satisfaction, or other factor regarding the mobilehome. Buyer understands there is no warranty or assurance of any kind regarding the life expectancy, maintenance, repairs, condition, serviceability, or appearance of the mobilehome, its value or any equipment, appliance, fixtures, porches, awnings, water heaters, ventilation, plumbing, electrical, heating, or other aspect of the mobilehome, now or in the future. Such aspects of the mobilehome may or will fail, prove or be defective, or otherwise unsatisfactory: Buyer takes full and exclusive responsibility therefore.

I/WE AGREE TO THE ABOVE PARAGRAPH. Initials of buyer(s) here: XIF X MZ

5. ATTORNEY-IN-FACT: Seller appoints buyer, as its attorney-in-fact to do any act or pursue any action necessary and appropriate to effectuate and implement this agreement.

6. INSURANCE: Seller requires Buyer to obtain liability insurance on the mobilehome as of the date of sale for liability such as for fire, flood, casualty loss and damage.

7.a. Pursuant to California Health and Safety Code 18099.5, (a) Except as otherwise provided in subdivision (b), no person shall move, permit to be moved, or cause to be moved, any manufactured home, mobilehome, or floating home from the situs indicated on the registration card, without first obtaining the written consent of the legal owner and of each junior lienholder, if any. The written consent shall be obtained on forms approved by the department. In the event that there is no legal owner and no junior lienholder, the registered owner shall complete the written consent form. The original copy of each written consent form shall accompany the manufactured home, mobilehome, or floating home to its new situs in lieu of a registration card.

7.b. If the person proposing to move a manufactured home, mobilehome, or floating home required to be registered under this part shall have requested the consent required by subdivision (a) delivered to a secured party or mailed to such person by certified mail, return receipt requested, and the secured party has within 30 days neither given nor withheld its consent, the person proposing to move the manufactured home, mobilehome, or floating home shall notify the department on a form approved by the department of such event and a copy of such form shall accompany the manufactured home, mobilehome, or floating home to its new situs.

8. MISCELLANEOUS: Seller and Buyer will execute any additional agreements, escrow instructions, assignments or documents that may be deemed necessary or advisable to effectuate the purpose of this agreement. The provisions of this bill of sale are hereby made applicable to and shall inure to the benefit of the seller's successors and assigns and binds all parties' heirs, legatees, devisees, administrators, executors and personal representatives. In any claim, which arises under this agreement, venue shall be in the County in which the mobilehome is located. This agreement may be executed in counterparts, the totality of which shall be but one agreement. This Agreement and the documents referred to herein constitute the entire Agreement between Resident and Owner pertaining to the subject matter contained herein and supersede all prior and contemporaneous agreements, representations and understandings of the parties whether written or oral.

9. BUYER AGREES TO MAINTAIN A SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN OPERABLE CONDITION WITHIN THE MOBILEHOME.

10. RISK OF LOSS: If the mobilehome is materially damaged or destroyed at any time during the performance of this agreement, Buyer agrees that its duty to complete the purchase and the assignment of the rental agreement shall remain in force and effect. In the event of nonperformance, seller shall be entitled to retain any down payment or deposit made to the extent allowed by law; if the sale is not completed, buyer(s) shall not become a mobilehome tenant nor apply for a mobilehome tenancy in accordance with Civil Code section 798, et seq.

11. ATTORNEY'S FEES: In the event of any dispute arising pursuant to this agreement, the prevailing party will be entitled to its attorney's fees and costs.

12. ALTERNATE DISPUTE RESOLUTION PROCESS (OPTIONAL): "DISPUTE" INCLUDES CLAIMS, DEMANDS, SUITS, AND DEFAULTS. THIS CLAUSE SHALL NOT APPLY IN THE EVENT OF A DEFAULT IN PAYMENT OF A CONDITIONAL SALE CONTRACT (INCLUDING ALL REMEDIES RELATED THERETO INCLUSIVE OF FORECLOSURE, EVICTION, RESTITUTION OF POSSESSION AND MONIES OWED). THIS CLAUSE DOES APPLY TO INJURIES, DAMAGES, DEFECTS, CONDITION AND OPERATION OF THE PROPERTY SOLD, WHETHER RESULTING IN ANY PART FROM NEGLIGENCE OR INTENTIONAL MISCONDUCT; BUSINESS ADMINISTRATION OR PRACTICES OR OPERATIONS; PUNITIVE DAMAGE AND CLASS ACTION CLAIMS. DISPUTES COVERED BY THIS AGREEMENT WILL BE SUBJECT TO REFERENCE AS PROVIDED BY CODE OF CIVIL PROCEDURE §§ 638, ET SEQ. FIRST THE PARTIES SHALL ATTEMPT TO MEDiate IN GOOD FAITH. A WRITTEN DEMAND SHALL BE SERVED IN THE EVENT OF A DISPUTE, DESCRIBING THE DISPUTE. THE PARTIES SHALL MEDiate WITHIN 60 DAYS, AND THE MATTER SHALL BE SUBJECT TO REFERENCE IF THE DISPUTE IS NOT RESOLVED BY MEDIATION. THE MEDIATOR SHALL BE A RETIRED JUDGE

FROM THE JUDICIAL ARBITRATION OR MEDIATION SERVICE, INC. ("JAMS") EACH SIDE PAYING HALF OF THE FEES FOR A ONE-HALF DAY MEDIATION.

NOTICE: BY INITIALING IN THE SPACE BELOW, YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ALTERNATE DISPUTE RESOLUTION PROCESS" PROVISION PROVIDED BY REFERENCE AS PROVIDED BY CALIFORNIA LAW, AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A JURY TRIAL. YOUR AGREEMENT TO THIS ALTERNATE DISPUTE RESOLUTION PROCESS IS VOLUNTARY. WE AND YOU HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ALTERNATE DISPUTE RESOLUTION PROCESS" PROVISIONS TO NEUTRAL "REFERENCE" AS PROVIDED ABOVE.

I/WE ACKNOWLEDGE HAVING READ THE ABOVE "ALTERNATE DISPUTE RESOLUTION PROCESS" PROVISIONS AND AGREE TO COMPLY THEREWITH.

Initials of seller: O

Initials of buyer(s): O XEF O X MZ O

(NOTE: This paragraph 13 does not apply unless both parties have initialed in the spaces provided)

13. DUTY TO INSPECT FOR MOLD: Resident agrees that prior to taking possession of the mobilehome on completion of sale, a home warranty inspection shall be conducted by buyer at buyer's expense in order to investigate the conditions of the mobilehome including the presence of any mold. If buyer discovers the presence of any mold, it shall be the immediate duty of the buyer to re-mediate and remove any such discovered mold. Buyer shall thereafter at reasonable and recommended intervals cause to be made further periodic inspections, as necessary and appropriate, in order to ensure that the mobilehome shall be kept free of any mold. Buyer assumes all risk that any mold is present in or about the mobilehome at time of purchase. Buyer therefore agrees to indemnify, defend and hold management, owner and all agents and employees free and harmless from any claim, demand, suit, action, or liability (personal or bodily injury or property damage to any person or thing) caused or claimed to be caused by mold in, about or under a mobilehome or any accessory structure equipment, appliance or other property, or upon the homesite. Since management may not enter the mobilehome except under the circumstances allowed by the Mobilehome Residency Law, Resident further warrants that the mobilehome is under the exclusive control of the Resident and that management has no duties respecting prevention or treatment of mold within the mobilehome. If the occurrence of mold is observed by the management and resident fails to properly re-mediate such condition, management may but has no duty to proceed with any available remedy to cause resident to do so.

14. RELEASE AND INDEMNIFICATION: The Buyer(s) agree to indemnify, defend and save Seller and its agents, employees, representatives, attorneys, partners and family members, free and harmless from any and all claims, demands, actions, causes of action, suits, judgments, liens, legal or administrative proceedings, losses, damages, costs, expenses including but not limited to attorney's fees, expert and investigation fees (from the first notice that any claim or demand is to be made or may be made) and the provision of a defense for Seller which may be asserted against or incurred or suffered by Seller from time to time by reason of or in connection with this agreement, sale, operation of the park, management of the Park.

The provisions of this Section shall survive the termination of this agreement for any event occurring prior to the termination. IN FURTHER CONSIDERATION OF THE BELOW MARKET PRICE PAID BY BUYER FOR THE MOBILEHOME, BUYER AND FOR ALL MEMBERS OF THE HOUSEHOLD ARE FULLY AND FOREVER RELEASING THE SELLER FROM ANY AND ALL CLAIMS, SUITS, DISPUTES, DAMAGES AND LIABILITIES RELATING TO THE SALE OF THE MOBILEHOME, AND ALL PATENT AND LATENT DEFECTS THEREIN. BUYERS ALSO INTEND THAT ALL OF BUYERS' RIGHTS AND CLAIMS UNDER §1542 OF THE CIVIL CODE ARE EXPRESSLY WAIVED AND RELEASED.

CIVIL CODE §1542 PROVIDES: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

UNDERSTOOD AND AGREED THIS DAY:

**** NOTE:** Seller is not required to fix/repair the mobile home because the home is sold "as-is" with no warranties or guarantees. Buyer shall be responsible for acquiring Insignia Number from HCD.

XI F
Buyer's Signature

I F
Print Name

3/7/14
Date

XU Z
Buyer's Signature

U Z
Print Name

3/7/14
Date

[Signature]
Buyer's Signature

[Signature]
Print Name

[Signature]
Date

[Signature]
Seller's Signature

3/7/14
Date

Please Initial here: XI XU

MOBILEHOME SALES CONTRACT

Page 3

EXHIBIT L

§ 1102.6. Disclosure form, CA CIVIL § 1102.6

West's Annotated California Codes

CivilCode(Refs & Annos)

Division 2. Property (Refs & Annos)

Part 4. Acquisition of Property

Title 4. Transfer

Chapter 2. Transfer of Real Property

Article 1.5. Disclosures upon Transfer of Residential Property (Refs & Annos)

West's Ann.Cal.Civ.Code § 1102.6

§ 1102.6. Disclosure form

Effective: January 1, 2015

Currentness

(a) The disclosures required by this article pertaining to the property proposed to be transferred are set forth in, and shall be made on a copy of, the following disclosure form:

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY
SITUATED IN THE CITY OF _____, COUNTY OF _____, STATE OF
CALIFORNIA, DESCRIBED AS _____

THIS STATEMENT IS
A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED
PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS
OF _____. IT IS NOT A WARRANTY OF ANY KIND BY
THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN
THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR
WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102
of the Civil Code. Other statutes require disclosures, depending upon the details of the
particular real estate transaction (for example, special study zone and purchase-money
liens on residential property).

Substantiated Disclosures: The following disclosures and other disclosures required by
law, including the Natural Hazard Disclosure Report/Statement that may include airport
nuisances, earthquake, fire, flood, or special assessment information, have or will be
made in connection with this real estate transfer, and are intended to satisfy the disclosure
obligations on this form, where the subject matter is the same.

- ☐ Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- ☐ Additional inspection reports or disclosures.

II

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this
is not a warranty, prospective Buyers may rely on this information in deciding whether
and on what terms to purchase the subject property. Seller hereby authorizes any agent(s)
representing any principal(s) in this transaction to provide a copy of this statement to any
person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE
NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION
IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT
BETWEEN THE BUYER AND SELLER.

[illegible]

4. The applicant proposes that the above described land be (used as) (vacant)

St. Louis, MO 63103

Range	Oven	Microwave
Dishwasher	Toaster/Compressor	Cutlery/Disposal
Wooden/Plastic Backups		Rain Gutters
Buglar Alarm	Cable/Monitors	Fire Alarm
TV Antenna	Decks/Steps	Library
Central Heating	Shedding Tools	Exterior/Interior Paints
Well/Window Air Conditioning	Central Air Conditioning	Public Sewer System
Septic Tank	Sprinklers	Water Softener
Pool/Decking	Swamp Pumps	Closets
Garage	Built-in Barbecues	
Hot Tub/Locking		Spa/Locking
Safety Cover	Pool/Field	Safety Cover
Security Gates	Resistant Barrier	Number Remover
	Automatic Garage	Controls
Garage/Attached	Door Openers	Alarms
Pool/Spa Heater	Not Attached	Electric
Water Heater	Solar	Pipe/Utility or
		Cover
Water Supply	Well	Water conserving
Gas Supply	Drilled	plumbing fixtures
Window Screens	Window Security	
	Bars/Quick-Release	
	Mechanisms on	
	Bedroom Windows	

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each additional sheet if necessary)

1. The first part of the document is a header section containing the title "THE EFFECTS OF THE 2008 FINANCIAL CRISIS ON THE UK ECONOMY" and the author's name "JAMES H. HARRIS".

... Yes ... No. If yes, check appropriate space(s) below

(continued)

[illegible][illegible]

§ 1102.6. Disclosure form, CA CIVIL § 1102.6

C. Are you (Seller) aware of any of the following?

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property. Yes ☐ No ☐
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveway, whose use or responsibility for maintenance may have an effect on the subject property. Yes ☐ No ☐
3. Any encroachments, easements or similar matters that may affect your interest in the subject property. Yes ☐ No ☐
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes ☐ No ☐
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. Yes ☐ No ☐
6. Fall or collapsed or other hazard on the property or any portion thereof. Yes ☐ No ☐
7. Any settling from any cause, or slippage, sliding, or other soil problems. Yes ☐ No ☐
8. Flooding, drainage or grading problems. Yes ☐ No ☐
9. Major damage to the property in any of the structures to or the, earthquake, flood, or landslide. Yes ☐ No ☐
10. Any zoning violations, non-conforming uses, violations of "setback" requirements. Yes ☐ No ☐
11. Neighborly noise problems or other nuisances. Yes ☐ No ☐
12. CC&Rs or other deed restrictions or obligations. Yes ☐ No ☐
13. Homeowners' Association which has any authority over the subject property. Yes ☐ No ☐
14. Any "common area" facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others. Yes ☐ No ☐
15. Any notices of abuse, mistreatment or damage against the property. Yes ☐ No ☐
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 of the Civil Code threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 of the Civil Code threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 of the Civil Code threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 of the Civil Code alleging a defect or deficiency in this real property or "common areas" facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others. Yes ☐ No ☐

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.)

(D) The Seller certifies that the property is of the class of use now with being in compliance with Section 14114.5 of the Health and Safety Code by having

operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.

2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller

Seller _____ Date _____

Seller _____ Date _____

III

AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☐ Agent notes no items for disclosure.

☐ Agent notes the following items:

Agent (Broker
Representing Seller) _____ By _____ Date _____
(Please Print) (Associate Licensee
or Broker Signature)

IV

AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- ☐ Agent notes no basis for disclosure.
- ☐ Agent notes the following items:

Agent (Broker) _____
Obtaining the Offer _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

V

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ Date _____ Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker) _____
Representing Seller _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

Agent (Broker) _____
Obtaining the Offer _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

(b) The amendments to this section by the act adding this subdivision¹ shall become operative on July 1, 2014.

Credits

(Added by Stats.1985, c. 1574, § 2, operative Jan. 1, 1987. Amended by Stats.1986, c. 460, § 5; Stats.1989, c. 171, § 1; Stats.1990, c. 1336 (A.B.3600), § 2, operative July 1, 1991; Stats.1994, c. 817 (S.B.1377), § 2; Stats.1996, c. 240 (A.B.2383), § 2; Stats.1996, c. 925 (A.B.3305), § 1; Stats.1996, c. 926 (A.B.3026), § 1.5, operative July 1, 1997; Stats.2001, c. 584 (S.B.732), § 1; Stats.2002, c. 664 (A.B.3034), § 35; Stats.2002, c. 496 (A.B.2776), § 3, operative Jan. 1, 2004; Stats.2003, c. 62 (S.B.600), § 13; Stats.2010, c. 19 (S.B.183), § 1; Stats.2011, c. 61 (S.B.837), § 1; Stats.2013, c. 431 (S.B.652), § 1, operative July 1, 2014; Stats.2014, c. 71 (S.B.1304), § 15, eff. Jan. 1, 2015.)