

LO-257

**NOTICE OF INTENT TO SELL**  
(Tenant's Notice of Termination of Tenancy)

Civil Code Section 798.59 states that:

"A homeowner shall give written notice to the management of not less than 60 days before vacating his or her tenancy":

Park: **LAGUNA VISTA MHC, LLC**

I/We: Gary Cress tenant(s) residing at **276 N. El Camino**

Real, Space# 257, Oceanside, CA 92058

Hereby give notice of termination of tenancy, to be effective (length of time or date) 10/11/2023

I/We intend to:

- Remove the mobilehome from the park
- Sell the mobile home to a third party and the mobilehome will remain in the park

Listing Salesperson MICHAEL HAAS

Company AARE

Address 12636 HIGH BLUFF

Telephone 760-580-7019

Description of Mobilehome:

Model: LA JOLLA Year: 1979 Length: 63 Width: 34 Bed: 2 Bath:

2  
Decal No: AAD8568 Serial No: ALJ791566PLSCA Listing Price: \$499,888

Legal Owner (Name/Address)

Gary Cress  
276 N El Camino Real #257

I/We understand that this Notice is not valid until the date management notes below it was received.

I/We understand that all maintenance and other deficiencies must be corrected before a Release of Deficiencies will be issued.

"If seller intends to sell or move mobilehome out of the park, a 10 day First Right of Refusal will be provided to Management. This will qualify the Seller to receive \$1,000.00 bonus, should Management decide to purchase the mobilehome.

I/We also understand that pursuant to the provisions of the California Civil Code (Mobilehome Residency Law), any escrow, sale or transfer agreement involving a mobilehome located in a Park at the time of the sale, where the mobilehome is to remain in the Park, shall contain a provision signed by the purchaser stating that, by such signature he or she has agreed to the terms of a rental agreement. I/We further understand that if there is an existing long-term lease agreement in effect governing out tenancy, that the prospective purchaser may be required to assume the lease agreement. I/We further understand that in the event the purchaser fails to execute the rental/lease agreement, the purchaser shall not have any rights of tenancy.

I/We understand that this notice shall remain valid for a period of 120 days from the date this form is accepted by an authorized agent of the park. If the sale or removal of the home has not been completed by that time, then this form becomes null and void and a new form must be submitted by vacating tenant.

Tenant 1. [Signature]

Date 10/26/23

Park Manager [Signature] Date 10/18/23

Date faxed to MHC Management Inc. \_\_\_\_\_

LO-257

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
REGISTRATION CARD

Manufactured Home

Decal: AAD8568

<b>Manufacturer ID/Name</b> PACIFIC LIVING SYSTEMS	<b>Trade Name</b> LA JOLLA	<b>Model</b> JE	<b>DOM</b> 01/01/1979	<b>DFS</b> 03/21/1979	<b>RY</b> 1979	<b>Exp. Date</b> Mar 31, 2024
<b>Serial Number</b> ALJ791566PLSCA BLJ791566PLSCA CLJ791566PLSCA	<b>Label/Insignia Number</b> 140258 140259 140260	<b>Weight</b>	<b>Length</b> 63' 63' 63'	<b>Width</b> 12' 12' 10'	<b>Issued</b> Jun 21, 2023	

**Addressee**

GARY CRESS  
1319 E HALIFAX ST  
MESA, AZ 85203



**Registered Owner(s)**

GARY CRESS  
1319 E HALIFAX ST  
MESA, AZ 85203

**Situs Address**

276 N EL CAMINO REAL SPACE 257  
OCEANSIDE, CA 92058

\*\*\*\*\*

**ATTENTION OWNER:**

**THIS IS THE REGISTRATION CARD FOR THE UNIT DESCRIBED ABOVE. PLEASE KEEP THIS CARD IN A SAFE PLACE WITHIN THE UNIT.**

**INSTRUCTIONS FOR RENEWAL:**

**REGISTRATION FOR THIS UNIT EXPIRES ON THE DATE INDICATED ABOVE IN THE BOX LABELED "Exp. Date". THERE ARE SUBSTANTIAL PENALTIES FOR DELINQUENCY. IF YOU DO NOT RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS PRIOR TO THE EXPIRATION DATE, CONTACT H.C.D. FOR RENEWAL INSTRUCTIONS.**

\*\*\*\*\*

**IMPORTANT**

**THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.**