

REPLY TO NOTICE OF INTENT TO SELL MOBILEHOME

Seller(s): Estate of Pauline Breeding Space: 57

This home may be resold in the park, and does not have to be removed on sale based on the following conditions:

1. This is a senior park therefore approval of tenancy is contingent upon the prospective homeowner providing proof that he or she is age 55 years or older; thereafter, ALL other occupants must be age 50 years or older.
2. When you have a prospective buyer, they need to contact me to obtain the necessary documents for tenancy. They will submit the names and proof of age of ALL PERSONS who will OCCUPY the home via our Application for Tenancy form.
3. FYI: The buyer must sign the Disclosure Form at least 72 hours before a rental agreement can be signed. (It is just information required by law; it does not create any obligation.)
4. The prospective homeowner must sign our Rental Agreement before moving in.
5. A minimum of one person who signs the Rental Agreement and is at least 55 years of age must be a registered owner on the mobile home title and must also be a permanent resident.
6. Space rent to a new qualified homeowner is \$815.00 per month.
7. Mobilehome and Lot Inspection: These are civil code, health, safety or rule violations:
 - a. Exterior/siding/paint: There is a metal trim that has come undone and is flapping in the wind at the rear of the home. This needs to be repaired. There is peeling paint at the rear of the home that needs to be touched up. There is filler on the wall of the front porch side that needs to be painted to match the siding.
 - b. Porch/steps/handrails: The carpeting on both porches at the CA Rm/front porch side of the home have holes/rolled areas. All the carpeting must be removed and replaced with outdoor carpeting or a non-slip coating. The railing at the front porch, on the street side, is loose at all three bases with rusted areas. The railing on the carport porch has (1) one wooden support in place to brace the metal railing. Both railings need to be repaired/replaced. Please see the attached diagram for California residential requirements.
 - c. Shed: The shed on the front porch side of the home has a rusty roof, rust at all 4 corners with damage, and peeling paint on the rear side. The shed needs to be repaired and painted to slow down rusting.



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- d. Storage items/debris: Large sections of lattice are leaning up against the fence on the carport side. The lattice needs to be reinstalled or removed from the lot. There are multiple tote boxes at the rear of the carport. These must all be removed. Carports, patios and the entire lot shall not be used for storage and must be kept clean and neat at all times. Only patio furniture that is in good condition may be used outside. The resident may not allow garbage, debris or storage items to accumulate on his or her homesite.
 - e. Landscaping: There is a volunteer tree sprout in the front hedge. This needs to be removed.
 - f. Rain gutters: The front porch downspout ends in the yard and needs an extension. Rain gutters must drain to the street in front of the house. They must not drain into the yard or the neighbor's lot.
8. If there is an escrow, it is the Seller's responsibility to notify the escrow company that they shall notify me of the closing date at least 3 business days before escrow closes. When escrow notifies us of the closing date, we will read the water meter so a final bill can be issued.
9. The Seller shall be responsible to pay for the utilities they have used.
10. This quote is valid for 30 days beginning the date this form is signed by Park Management.

Pets or animals must be approved by Park management.

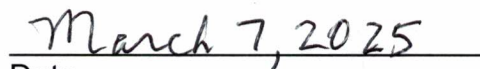
If you have any questions about how to correct the violations or to set an appointment for inspection after all corrections are done, please call Donna at the Park Office at (619) 445-2345.

Please call Abby at (619) 722-6467 to make an appointment to obtain or sign documents.

For this document to be valid, it must be signed by Diane Crandall.



Diane Crandall, Administrator



Date

Alpine Mobile Home Estates
P.O. Box 535
Alpine, CA 91903

cc: Donna Wright