



VENTURA PORT DISTRICT BOARD OF PORT COMMISSIONERS

Chris Stephens, Chairman
Brian Brennan, Vice Chairman
Jackie Gardina, Secretary
Everard Ashworth, Commissioner
Michael Blumenberg, Commissioner

Brian D. Pendleton, General Manager
Todd Mitchell, Business Operations Manager
Andy Turner, Legal Counsel
Jessica Rauch, Clerk of the Board

PORT COMMISSION AGENDA

TELECONFERENCE

MAY 6, 2020

6 TELECONFERENCE LOCATIONS

VENTURA PORT DISTRICT OFFICE

1603 ANCHORS WAY DRIVE

VENTURA, CA 93001

IN ACCORDANCE WITH THE CALIFORNIA GOVERNOR'S EXECUTIVE STAY AT HOME ORDER AND THE COUNTY OF VENTURA HEALTH OFFICER DECLARED LOCAL HEALTH EMERGENCY AND BE WELL AT HOME ORDER RESULTING FROM THE NOVEL CORONAVIRUS, THE VENTURA PORT DISTRICT ADMINISTRATION BUILDING IS CLOSED TO THE PUBLIC. THIS MEETING IS BEING HELD IN ACCORDANCE WITH THE STATE EMERGENCY SERVICES ACT, THE GOVERNOR'S EMERGENCY DECLARATION, AND THE GOVERNOR'S EXECUTIVE ORDER NO. 25-20 ISSUED ON MARCH 12, 2020 TO ALLOW ATTENDANCE BY MEMBERS OF THE PORT COMMISSION BY TELECONFERENCE IN FULL COMPLIANCE WITH THE BROWN ACT.

PUBLIC PARTICIPATION OPTIONS

1. Join a Zoom meeting LIVE:
<https://us02web.zoom.us/j/88500842798>
Meeting ID: 885 0084 2798

888 475 4499 US Toll-free
877 853 5257 US Toll-free
2. If you do not wish to speak but would like to submit a written comment on a specific agenda item, do so via email by 4:00PM on the day of the meeting. Please submit your comment to the Clerk of the Board at jrauch@venturaharbor.com. When sending an email, please indicate in the Subject Line, the Agenda item. Your email will be read by the Clerk or attached to the minutes.
3. If you wish to speak on a specific agenda item when watching the live Zoom meeting, please email the Clerk of the Board at jrauch@venturaharbor.com by 4:00PM on the day of the meeting so you can participate appropriately.

CLOSED SESSION – 5:30PM

CALL TO ORDER: *By Chairman Chris Stephens.*

ROLL CALL: *By the Clerk of the Board.*

PUBLIC COMMUNICATIONS (3 minutes)

The Public Communications period is set aside to allow public testimony on items only on the Closed Session Agenda. Each person may address the Commission for up to three minutes or at the discretion of the Chair.

CONVENE IN CLOSED SESSION – 5:35PM

CLOSED SESSION AGENDA (1 hour 25 minutes)

See Attachment to Agenda-Closed Session Conference with Legal Counsel.

OPEN SESSION – 7:00PM

CALL TO ORDER: *By Chairman Chris Stephens.*

PLEDGE OF ALLEGIANCE: *By Chairman Chris Stephens.*

ROLL CALL: *By the Clerk of the Board.*

ADOPTION OF AGENDA (3 minutes)

Consider and approve, by majority vote, minor revisions to agenda items and/or attachments and any item added to or removed/continued from the Port Commission's agenda. Administrative Reports relating to this agenda and materials related to an item on this agenda submitted after distribution of the agenda packet are available for public review at the Port District's office located at 1603 Anchors Way Drive, Ventura, CA during business hours as well as on the District's website - www.venturaharbor.com. Each item on the agenda shall be deemed to include action by an appropriate motion, resolution or ordinance to take action on any item.

APPROVAL OF MINUTES (3 minutes)

The Minutes of the April 15, 2020 Regular Meeting will be considered for approval.

MOMENT OF SILENCE FOR DONNA CANFIELD

PUBLIC COMMUNICATIONS (3 minutes)

The Public Communications period is set aside to allow public testimony on items not on today's agenda. Each person may address the Commission for up to three minutes or at the discretion of the Chair.

CLOSED SESSION REPORT (3 minutes)

Closed Sessions are not open to the public pursuant to the Brown Act. Any reportable actions taken by the Commission during Closed Session will be announced at this time.

BOARD COMMUNICATIONS (5 minutes)

Port Commissioner's may present brief reports on port issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole. Port Commissioner's must provide

a brief summary and disclose any discussions he or she may have had with any Port District Tenants related to Port District business.

STAFF AND GENERAL MANAGER REPORTS (5 minutes)

Ventura Port District Staff and General Manager will give the Commission updates on important topics or items of general interest if needed.

LEGAL COUNSEL REPORT (5 minutes)

Legal Counsel will report on progress of District assignments and any legislative or judicial matters.

CONSENT AGENDA: (5 minutes)

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon by the Board at one time, without discussion, unless a member of the Board or the public requests an opportunity to address any given item. Approval by the Board of Consent Items means that the recommendation is approved along with the terms set forth in the applicable staff reports.

a) Approval of Second Amendment and Extension of Lease for The Ultimate Escape Rooms

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve the Second Amendment to the current Lease between Annette Cortez, Alexis Crouse and Scott Crouse, doing business as The Ultimate Escape Rooms, and the Ventura Port District, removing the Crouses and adding Marilyn Ryemon to the Lease, with Annette Cortez remaining, for the premises located at 1591 Spinnaker Drive #117C.

b) Approval of New Retail Lease Agreement for Harbor Village Gallery & Gifts

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Harbor Village Gallery & Gifts for the premises located at 1559 Spinnaker Drive #106 consisting of a total of 773 square feet for a two (2) year term.

c) Approval of New Office Lease Agreement for David Richard

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and David Richard for the premises located at 1591 Spinnaker Drive #205 consisting of a total of 1,058 square feet for a one (1) year term with a one (1) year option.

STANDARD AGENDA:

1) Adoption of Resolution No. 3390 Approving a Modernization Plan and Option to Extend Lease for First Cloud, LLC

Recommended Action: Roll Call Vote.

The Board of Port Commissioners adopt Resolution No. 3390:

- a) Approval of the Modernization Plan pursuant to the lease term by and between First Cloud, LLC, a California limited liability company ("Lessee") and the Ventura Port District, a California Port District ("Lessor"); and
- b) Acceptance of option to extend lease term by and between First Cloud, LLC, a California limited liability company ("Lessee") and the Ventura Port District, a California Port District ("Lessor").

2) Ventura Port District Operations Update as it Relates to COVID-19

Recommended Action: Informational. (Verbal Report)

That the Board of Port Commissioners receive an update on:

- a) The COVID-19 Ventura Harbor Rental Abatement and Deferment Program; and
- b) Status of Ventura Port District operations.

ADJOURN IN HONOR OF DONNA CANFIELD

*This agenda was posted on Friday, May 1, 2020 by 5:00 p.m. at the Port District Office
and online at www.venturaharbor.com - Port District Business - Meetings and Agendas.*

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*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact
the Ventura Port District at (805) 642-8538. Notification 48 hours before the meeting will enable the District to make reasonable
arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)*

**ATTACHMENT TO PORT COMMISSION AGENDA
CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL**

WEDNESDAY, MAY 6, 2020

1. Conference with Real Property Negotiators - Per Government Code Section 54956.8:

- a) Property: **Federal Authorized Sea Bottom**
Negotiating Parties: Brian Pendleton, Todd Mitchell, Andy Turner, Robert Smith
Army Corps of Engineers
Under Negotiation: **Sea Bottom Aquaculture Master Permit** (Verbal Report)
- b) Property: **1591 Spinnaker Drive #117C**
Negotiating Parties: Brian Pendleton, Todd Mitchell, Andy Turner
The Ultimate Escape Rooms
Under Negotiation: **Second Amendment and Extension of Lease** (Verbal Report)
- c) Property: **1559 Spinnaker Drive #106**
Negotiating Parties: Brian Pendleton, Todd Mitchell, Andy Turner
Harbor Village Gallery & Gifts
Under Negotiation: **New Retail Lease Agreement** (Verbal Report)
- d) Property: **1591 Spinnaker Drive #205**
Negotiating Parties: Brian Pendleton, Todd Mitchell, Andy Turner
David Richard
Under Negotiation: **New Office Lease Agreement** (Verbal Report)

2. Conference with Legal Counsel - Potential Litigation per Government Code Section 54956.9(d)(2): Two (2) Cases. (Verbal Reports)

3. Public Employee Performance Evaluation per Government Code Section 54957(b)(1):
Brian D. Pendleton, General Manager - Annual Review (Verbal Report)

4. Conference with Labor Negotiators - Per Government Code Section 54957.6

- a) Employee Units: **Courtesy Patrol Officers**
Groups: International Brotherhood of Teamsters Union, Local 186
Negotiating Parties: Brian Pendleton, Todd Mitchell, Andy Turner, Oliver Yee
Under Negotiation: **Labor Negotiations**



BOARD OF PORT COMMISSIONERS

MAY 6, 2020

APPROVAL OF MINUTES

APRIL 15, 2020

VENTURA PORT DISTRICT

BOARD OF PORT COMMISSIONERS MINUTES OF APRIL 15, 2020



CLOSED SESSION

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Closed Session Meeting was called to order by Chairman Chris Stephens at 5:31PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom meeting.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman via Teleconference
Brian Brennan, Vice Chairman
Jackie Gardina, Secretary via Teleconference
Everard Ashworth via Teleconference
Michael Blumenberg via Teleconference

Commissioners Absent:

None.

Port District Staff:

Brian Pendleton, General Manager
Todd Mitchell, Business Operations Manager
Jessica Rauch, Clerk of the Board

Legal Counsel:

Andy Turner via Teleconference
Elsa Sham via Teleconference

PUBLIC COMMUNICATIONS: Sam Sadove, owner of the Ventura Harbor Marina & Yacht Yard...

CONVENED TO CLOSED SESSION AT 5:35PM.

ADJOURNMENT: Closed Session was adjourned at 6:45PM.

OPEN SESSION

ADMINISTRATIVE AGENDA:

CALL TO ORDER:

The Ventura Board of Port Commissioners Regular Open Session Meeting was called to order by Chairman Chris Stephens at 7:00PM at the Ventura Port District Administration Office, 1603 Anchors Way Drive, Ventura, CA 93001 and via Zoom Meeting.

PLEDGE OF ALLEGIANCE: By Vice Chairman Brennan.

ROLL CALL:

Commissioners Present:

Chris Stephens, Chairman via teleconference
Brian Brennan, Vice Chairman
Jackie Gardina, Secretary via teleconference
Everard Ashworth via teleconference
Michael Blumenberg via teleconference

Commissioners Absent:

None.

Port District Staff:

Brian Pendleton, General Manager
John Higgins, Harbormaster via teleconference
Gloria Adkins, Accounting Manager via teleconference
Joe Gonzalez, Facilities Manager via teleconference
Dave Werneburg, Marina Manager via teleconference
Robin Baer, Property Manager via teleconference
Jennifer Talt-Lundin, Marketing Manager
Richard Parsons, Project Manager via teleconference
Jessica Rauch, Clerk of the Board

Legal Counsel:

Andy Turner via teleconference
Elsa Sham via teleconference

ADOPTION OF AGENDA

ACTION: Commissioner Gardina moved, seconded by Commissioner Blumenberg and carried by a vote of 5-0 to adopt the April 15, 2020 agenda.

APPROVAL OF MINUTES

The Minutes of the April 1, 2020 Regular Meeting were considered as follows:

ACTION: Commissioner Blumenberg moved, seconded by Commissioner Gardina and carried by a vote of 5-0 to approve the April 1, 2020 Regular Meeting Minutes.

PUBLIC COMMUNICATIONS: Sam Sadove, owner of the Ventura Harbor Marina and Yacht Yard, reported that he was unfortunately robbed by a homeless person. Rochelle Cooper, owner of Just 4 Dreamers Boat Rentals, also reported that she has had issues with the homeless on her dock and in the Village restrooms.

CLOSED SESSION REPORT: Mr. Turner stated that the Board met in closed session; discussed and reviewed Item 1a and Item 2 Case 1 on the closed session agenda. Staff was given instructions on how to proceed as appropriate and there was no action taken that is reportable under The Brown Act. The Board also discussed and reviewed Item 2 Case 2, during which the Board considered the Claim of Robin Baer filed against the District on March 13, 2020. Upon motion and second, and approved unanimously, the Board voted to reject the claim. The Board also considered Item 3, and undertook the annual review of Brian Pendleton, General Manager of the District. There was no action taken that is reportable under The Brown Act.

BOARD COMMUNICATIONS: Commissioner Blumenberg took a bike ride through the Harbor over the weekend and said it was way too quiet. However, the signage is well done, and the Village looks clean. Commissioner Brennan gave kudos to Ventura Isle Marina for getting the Freedom Boat Club to come to the Harbor.

STAFF AND GENERAL MANGER REPORTS: None.

LEGAL COUNSEL REPORT: None.

STANDARD AGENDA:

1) Adoption of Resolution No. 3388 Approving the Fee Increases for the Ventura Harbor Marina & Yacht Yard

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3388 approving the fee increases for mechanics labor and trailer boat storage at the Ventura Harbor Marina & Yacht Yard.

Report by General Manager, Brian D. Pendleton.

Public Comment: Sam Sadove, owner of the Ventura Harbor Marina & Yacht Yard stated that he has not raised rates in nine years. This is a process he has to go through and did not want to restart it. Given today's situation, he may not raise all the rates at this time, but this gives him the option to do so, when the time is right.

ACTION: Commissioner Ashworth moved, seconded by Commissioner Gardina and carried by a vote of 5-0 to adopt Resolution No. 3388 approving the fee increases for mechanics labor and trailer boat storage at the Ventura Harbor Marina & Yacht Yard.

2) Adoption of Resolution No. 3389 Authorizing the General Manager to File an Application for State and/or Federal Financial Assistance with the California Governor's Office of Emergency Services

Recommended Action: Roll Call Vote.

That the Board of Port Commissioners adopt Resolution No. 3389 authorizing the General Manager to file an application for state and/or federal financial assistance with the California Governor's Office of Emergency Services.

Report by General Manager, Brian D. Pendleton.

Public Comment: None.

ACTION: Commissioner Stephens moved, seconded by Commissioner Gardina and carried by a vote of 5-0 to adopt Resolution No. 3389 authorizing the General Manager to file an application for state and/or federal financial assistance with the California Governor's Office of Emergency Services.

3) Ventura Port District Operations Update as it Relates to COVID-19

Recommended Action: Informational.

That the Board of Port Commissioners receive an update on:

- a) The COVID-19 Ventura Harbor Rental Abatement and Deferment Program; and
- b) Status of Ventura Port District operations.

Report by General Manager, Brian D. Pendleton.

Public Comment:

Sam Sadove, owner of the Ventura Harbor Marina and Yacht Yard, said there has been some confusion with the wording in the Program application. He also reported that two tenants have received PPC approval.

Robert Martinez, Multihull Fleet Captain of the Ventura Sailing Club sent an email stating he hopes the boat ramp will be opened soon.

Ronald Dietel, a dry storage tenant, sent an email asking the Commissioners to reopen the Ventura launch ramp.

Victor Dollar, Senior Vice President of Sales for Brighton Management, LLC thanked staff and the Commission for the rent relief program. He is also grateful to staff for the continuation of the painting project as the workers are staying at the Holiday Inn Express.

ACTION: The Board of Port Commissioners received an informational report on COVID-19 regarding the status of Ventura Port District operations.

ADJOURNMENT: The meeting was adjourned at 7:59PM.

The next meeting is Wednesday, May 6, 2020.

Jackie Gardina, Secretary



BOARD OF PORT COMMISSIONERS

MAY 6, 2020

CONSENT AGENDA ITEM A

APPROVAL OF SECOND AMENDMENT AND
EXTENSION OF LEASE FOR THE ULTIMATE
ESCAPE ROOMS

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

CONSENT AGENDA ITEM A
Meeting Date: May 6, 2020

TO: Board of Port Commissioners
FROM: Robin Baer, Property Manager
SUBJECT: Approval of Second Amendment and Extension of Lease for The Ultimate
Escape Rooms, 1591 Spinnaker Drive #117C

RECOMMENDATION:

That the Board of Port Commissioners approve the Second Amendment to the current Lease between Annette Cortez, Alexis Crouse and Scott Crouse, doing business as The Ultimate Escape Rooms, and the Ventura Port District, removing the Crouses and adding Marilyn Ryemon to the Lease, with Annette Cortez remaining, for the premises located at 1591 Spinnaker Drive #117C.

SUMMARY:

Marilyn Ryemon will be added as a tenant and guarantor to the lease and Alexis Crouse and Scott Crouse will be removed as tenants and guarantors of the lease. The lease will be extended on a month-to-month basis after the expiration of the original term of the lease on June 30, 2020.

BACKGROUND:

The parties requested that the lease for the premises located at 1591 Spinnaker Drive #117C be amended so that Annette Cortez and Marilyn Ryemon are the only tenants under the lease and that the lease be extended on a month-to-month basis until a new lease is negotiated.

FISCAL IMPACT:

None.



BOARD OF PORT COMMISSIONERS

MAY 6, 2020

CONSENT AGENDA ITEM B

APPROVAL OF A NEW RETAIL LEASE
AGREEMENT FOR HARBOR VILLAGE
GALLERY & GIFTS

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

CONSENT AGENDA ITEM B
Meeting Date: May 6, 2020

TO: Board of Port Commissioners
FROM: Robin Baer, Property Manager
SUBJECT: Approval of New Retail Lease Agreement for Harbor Village Gallery & Gifts
1559 Spinnaker Drive #106

RECOMMENDATION:

That the Board of Port Commissioners approve a new Retail Lease Agreement between the Ventura Port District dba Ventura Harbor Village and Harbor Village Gallery & Gifts for the premises located at 1559 Spinnaker Drive #106 consisting of a total of 773 square feet for a two (2) year term.

SUMMARY:

Harbor Village Gallery & Gifts has been a tenant since 2016 in this location. They were previously located at 1591 Spinnaker Drive from 2005 to 2016. They are happy with their current location and would like to sign a two-year lease. No tenant improvements are required.

BACKGROUND:

Buenaventura Art Association (BAA) aka Harbor Village Gallery & Gifts is a foundational arts organization in Ventura. This institution is devoted to sustaining Ventura County's cultural character and artistic resources by developing visual artists in all stages of their careers. They also have exhibition spaces inside Community Memorial Hospital and EP Foster Library

FISCAL IMPACT:

This new lease reflects current market rental rates for retail space in the complex. The annual occupancy cost for the first year is approximately \$17,587. The minimum rent over the two-year terms are adjusted annually by a step increase.

ATTACHMENTS:

None.



BOARD OF PORT COMMISSIONERS

MAY 6, 2020

CONSENT AGENDA ITEM C

APPROVAL OF NEW OFFICE LEASE
AGREEMENT FOR DAVID RICHARD

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

CONSENT AGENDA ITEM C
Meeting Date: May 6, 2020

TO: Board of Port Commissioners
FROM: Robin Baer, Property Manager
SUBJECT: Approval of New Office Lease Agreement for David Richard
1591 Spinnaker Drive #205

RECOMMENDATION:

That the Board of Port Commissioners approve a new Office Lease Agreement between the Ventura Port District dba Ventura Harbor Village and David Richard for the premises located at 1591 Spinnaker Drive #205 consisting of a total of 1,058 square feet for a one (1) year term with a one (1) year option.

SUMMARY:

Staff has re-negotiated with this tenant who will now be signing a one (1) year term with a one (1) year option. No tenant improvements are required.

BACKGROUND:

David A. Richard is an injury attorney who has been a tenant since 2005. The tenant continues to enjoy the Ventura Harbor Village and welcomes approval of his new lease.

FISCAL IMPACT:

This new lease reflects current market rental rates for office space in the complex. The annual occupancy cost for the first year is approximately \$24,672. The minimum rent over the one (1) year term with a one (1) year option is adjusted annually by a step increase.

ATTACHMENTS:

None.



BOARD OF PORT COMMISSIONERS

MAY 6, 2020

STANDARD AGENDA ITEM 1

ADOPTION OF RESOLUTION No.
3390 APPROVING A
MODERNIZATION PLAN AND OPTION
TO EXTEND LEASE FOR FIRST CLOUD,
LLC

**VENTURA PORT DISTRICT
BOARD COMMUNICATION**

STANDARD AGENDA ITEM 1
Meeting Date: May 6, 2020

TO: Board of Port Commissioners
FROM: Brian D. Pendleton, General Manager
SUBJECT: Adoption of Resolution No. 3390 Approving a Modernization Plan and Option to Extend Lease for First Cloud, LLC

RECOMMENDATION:

The Board of Port Commissioners adopt Resolution No. 3390:

- a) Approval of the Modernization Plan pursuant to the lease term by and between First Cloud, LLC, a California limited liability company ("Lessee") and the Ventura Port District, a California Port District ("Lessor"); and
- b) Acceptance of option to extend lease term by and between First Cloud, LLC, a California limited liability company ("Lessee") and the Ventura Port District, a California Port District ("Lessor").

SUMMARY:

The Lessee, represented by the Pederson family, has requested approval of the Modernization Plan and seeks to exercise the 30-Year Option, both of which are provided for in the Lease.

BACKGROUND:

The Lease provides for Port District approval of the Modernization Plan between the 10th and 18th years of the lease, February 2021, and completion of the Modernization Plan by the end of the 20th year, February 2023. The Lessee has completed improvements totaling \$2,232,838 since 2003 and has identified approximately \$2,068,278 in remaining improvements to be completed before February 2023. This includes electrical system upgrades and street repaving once the electrical improvements are made. Ideally the Pederson family would like to complete the improvements by the end of this year. As security to complete the work, the estimated funds to complete the improvements will be placed in escrow with joint signatures required by the Lessor and Lessee to release progress and final payments for the work identified above.

The 30-year option will expire in 2053.

FISCAL IMPACT:

The Lease requires the Lessee to provide the Port District with \$1,000 to evaluate the Modernization Plan and \$100,000 as payment to exercise the option for a total of \$101,000.

ATTACHMENTS:

Attachment 1 – Resolution No. 3390
Attachment 2 – Modernization Plan
Attachment 3 – Option Letter



RESOLUTION NO. 3390

RESOLUTION OF THE BOARD OF PORT COMMISSIONERS OF THE VENTURA PORT DISTRICT AUTHORIZING THE CONDITIONAL APPROVAL OF FIRST CLOUD, LLC's EXERCISE OF THE OPTION TO EXTEND LEASE TERM

WHEREAS, Ventura Port District ("Lessor") and First Cloud, LLC ("Lessee") are parties to a ground lease dated February 1, 2003 ("Lease"), for the property commonly known as the Ventura Marina Mobile Home Park ("Premises"); and

WHEREAS, under the Lease, prior to expiration of the initial lease term of twenty (20) years, or January 31, 2023, and provided Lessee has (i) undertaken or committed to undertake certain leasehold improvements (the "Modernization Plan"), and (ii) pay a lease extension fee of One Hundred Thousand Dollars (\$100,000.00), Lessee may give notice of its intent to exercise the option to extend the Lease an additional thirty (30) years, to January 31, 2053; and

WHEREAS, Lessee has completed significant improvements to the Premises, and commits to completion of additional electrical and paving work on the Premises on or before October 31, 2022 as a condition of Lessor's final approval of the option to extend the Lease; and

WHEREAS, Lessee has tendered to Lessor the lease extension fee of One Hundred Thousand Dollars (\$100,000.00).

NOW, THEREFORE, BE IT RESOLVED by the Board of Port Commissioners of the Ventura Port District, as follows:

1. The Modernization Plan submitted by Lessee to Lessor is hereby approved.
2. The option to extend the Lease term to January 31, 2053 is hereby approved, subject to the terms and conditions set forth in the attached Acceptance of Option to Extend Lease Term.

BE IT FUTHER RESOLVED that the General Manager of the Ventura Port District is hereby authorized to execute the Acceptance of Option to Extend Lease Term on behalf of the District, and to execute such other documents as may be necessary to implement said Acceptance.

PASSED, APPROVED AND ADOPTED by the Board of Port Commissioners at a regular meeting thereof held on the 6th day of May 2020.

Chris Stephens, Chairman

ATTEST:

Jackie Gardina, Secretary

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.
CITY OF SAN BUENAVENTURA)

I, Jackie Gardina, Secretary of the Ventura Port District, a public corporation, do hereby certify that the above and foregoing Resolution No. 3390 was duly passed and adopted by the Board of Port Commissioners of said District at a regular meeting thereof held on the 6th day of May 2020, by the following vote:

AYES:

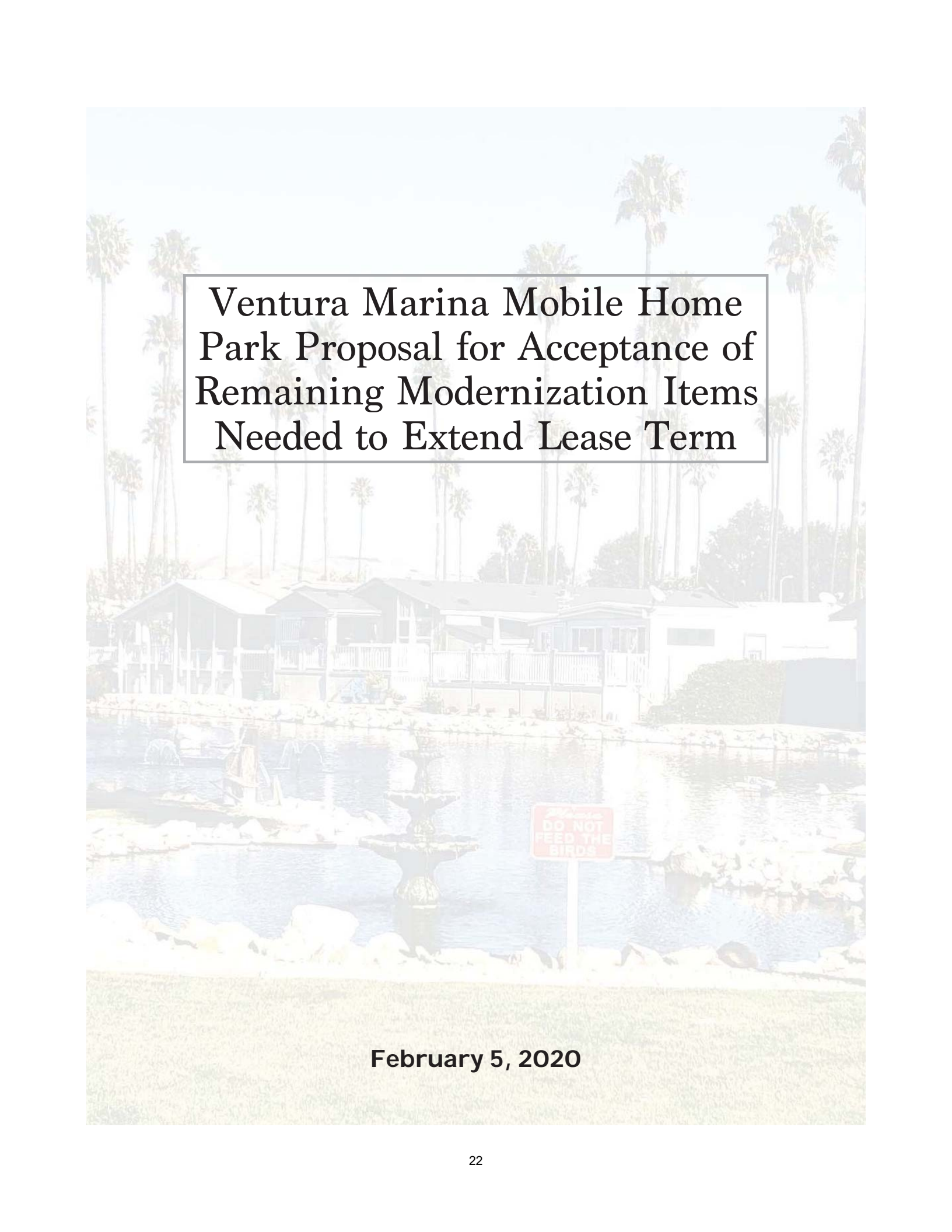
NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said District this 6th day of May 2020.

Jackie Gardina, Secretary

The background image shows a mobile home park. In the foreground, there is a grassy area. Behind it is a pond with a decorative fountain in the center. A red sign on a white post stands in the pond, reading "Please DO NOT FEED THE BIRDS". In the background, there are several mobile homes with porches, and a dense line of tall palm trees under a clear sky.

Ventura Marina Mobile Home Park Proposal for Acceptance of Remaining Modernization Items Needed to Extend Lease Term

February 5, 2020

FIRST CLOUD, LLC

4736 E. Stetson Lane, Orange, CA 92869
Telephone: (714) 639-4678 FAX: (714) 639-4679
Epeterson2@socal.rr.com
April 17, 2020

Mr. Brian D. Pendleton - General Manager
Ventura Port District
1603 Anchors Way Drive
Ventura California 93001

Re: Notice of Election of Exercise of 30 Year Option Under Ventura Marina Mobile Home Park Lease

Dear Brian & fellow Board Commissioners,

Under Article 34 of the lease dated February 1, 2003, First Cloud LLC, the lessee that operates the Venture Marina Mobile Home Park, has the conditional right to exercise a 30 year lease extension option. Under Article 8.1 of the lease, the lessee is obligated to maintain, and in some cases modernize, the mobile home park, if reasonably necessary, to insure that it remains in first-class condition. Today, the lessee seeks confirmation and board approval of the work completed so far and approval of the remaining work required to complete the satisfaction of this requirement so that the lessee may exercise its option.

MODERNIZATION WORK ALREADY COMPLETED

Here is a brief snapshot of our modernization effort completed so far: (more detailed analysis is attached):

- **Clubhouse:**
 - New Tile Flooring Installed
 - Acoustic Enhancements Made to Walls & Ceiling of Banquet Hall
 - Added ADA Compliant Bathrooms
 - Major Remodel of Clubhouse Kitchen
 - Reroofed all of the Clubhouse
 - Furnaces continually maintained per attached letter
 - Installed Double-Pane Windows
- **Laundry Area:**
 - Reroofed
 - Installed Double-Pane Windows
- **Pool Area:**
 - Dug up and Completely Replaced Swimming Pool and Jacuzzi
 - Added ADA Compliant Bathrooms
 - Re-plastered in 2004 & Re-finished using Fiberglass in 2019

- **Shuffle Board Room**
 - Reroofed
 - Installed Double-Pane Windows
- **WiFi/Internet:**
 - WiFi/Internet Tower was Installed in 2014 for faster internet speeds for residents.
- **Pond:**
 - Drainage/Plumbing System Replaced in 2016 and Partial Liner Replacement in 2017
 - Routinely Maintained by Professional Specialists to Continue to Operate in First-Class Condition as Per Attached Letter
- **Gas System:**
 - Inspected 2019. A Number of Replacements to Lines and Installed 3 Silicon Cast Iron Anodes in each of Four 49ft Deep Wells to Increase Life Expectancy
 - Inspected in 2019. Is in First-Class Condition with 39+ Yr Remaining Life as Per Attached Report
- **Sewer System:**
 - Inspected 2018. Is in First-Class Condition with 40-50 Yr Life as Per Attached Report
- **Water System:**
 - Inspected 2018. Is in First-Class Condition with 40-50 Yr Life as Per Attached Report
- **Exterior Wall:**
 - Replaced Segments as Needed & Maintained in First-Class Condition. Existing Block Wall Finish is Consistent With Character of Spanish Style Mobile Home Park and Portside Ventura Harbor Development.

TO BE COMPLETED (w/ Port District's Approval/Guidance):

The following work, costing approximately \$2,068,278, remains to be done and will be done upon approval by the Port District of the proposed work (contractors are prepared to begin promptly):

- Electrical System Upgrades*
- Streets*

***Electrical System:** We have a bid for \$1,163,543 attached to upgrade the electrical system of the park to first class condition and give the system a remaining useful life of at least 35-40 yrs.

***Streets:** Streets will be repaved once the electrical system has been installed. We have a bid for \$904,735.00. We aim to complete this job (with the Port District's approval) as soon as possible.

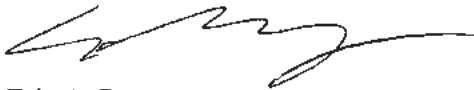
Attached is our full proposal showing photos with details of work completed, letters from the most qualified contractors we could find showing useful life of our utility systems, and information on the final stages of work to be completed for your information and review. Due to the size and scope of the final stages of this modernization effort, \$2,068,278 in all, we seek the Port District's approval before engaging the work. To commence with the remaining defined improvements required under Article 8.1 of the Lease, we request that the Brian Pendleton, acting on behalf of the Board of Port Commissioners, execute a copy of the attached Acceptance of Option to Extend Lease Term, or a similar agreement.

We firmly believe we have continued to keep our park in first-class condition and we invite you all to inspect the park to see for yourself. As you can tell, we take tremendous pride in our ownership of the park.

Please, as always, let us know if you have any questions or require anything else. You may write me at "4736 E. Stetson Lane, Orange, CA 92869," call me at (714) 639-4678, fax me at (714) 639-4679, or e-mail me at Epeterston2@socal.rr.com.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Eric A. Peterson", with a long horizontal flourish extending to the right.

Eric A. Peterson
Manager, First Cloud LLC

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• ELECTRICAL DISTRIBUTION SYSTEM <ul style="list-style-type: none"> ◦ Letter dated August 29, 2019 from Walter Lane of Subsurface Electric, Inc confirming that, after recommended improvements, the electrical system will have 35-40years of useful life. 	Pages 53-65
• ASPHALT RE-PAVEMENT/REPLACEMENT <ul style="list-style-type: none"> ◦ Letter dated January 23, 2020 from Medina Paving Contractors, A Ben's Asphalt Company, proposing a 2" asphalt repaving of all roads in the park, to be done after the electrical work is complete. 	Pages 66-69
• ACCEPTANCE OF OPTION TO EXTEND LEASE TERM <ul style="list-style-type: none"> ◦ Draft Letter for Port District Approval of Pending Modernization Items and Acceptance of Option to Extend Lease Term. 	Pages 70-73

Ventura Marina Mobile Home Park Lease Article 8.1 Modernization Items

Lease Extension Reference	Property Improvements	Remaining Years Useful Life	Authority	Status Requirement
Section 8.1(c)(i)	Reroofing (Spanish Tile in 2010)	90+ Years (Can be up to several centuries)	International Association of Certified Home Inspectors	Completed
Section 8.1(c)(i)	Exterior Repainting Buildings	Continuous – Ongoing (Last done in 2019)	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Compliant
Section 8.1(c)(i)	Relandscaping as Needed	Continuous – Ongoing	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Compliant
Section 8.1(c)(ii)	Interior Painting as Needed	Continuous – Ongoing	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Compliant
Section 8.1(c)(ii)	Misc. Interior Clubhouse and Including Laundry Room Flooring	Continuous – Ongoing (Last part in 2018)	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Compliant
Section 8.1(c)(ii)	Kitchen Remodel with Granite Counter Tops in 2014	35+ Years	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Completed
Section 8.1(c)(ii)	Clubhouse Bathrooms in 2015 to Meet ADA Standards	45+ Years	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Completed
Section 8.1(c)(ii)	Pool Building Remodel in 2005 to Meet ADA Standards	35+ Years	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Completed
Section 8.1(c)(ii)	Replaced Windows in Clubhouse And Laundry Room W. Dbl. Pain	49 Years (Replaced in 2019)	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Completed
Section 8.1(c)(ii)	Repairs and Maintenance of Clubhouse furnaces	Continuous – Ongoing (Ongoing Maintenance Item)	Andre Autotte – JAKK Heating and Air Conditioning in business since 1994.	Compliant
Section 8.1(c)(ii)	Reupholstered Card and Poker Room Chairs	Continuous – Ongoing (Last done in 2019)	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Compliant
Section 8.1(c)(iv)	Gas Distribution System	40 Plus Years	Mark A Beckner, - Co-Owner and V.P. of Gas Control Technologies	Completed
Section 8.1(c)(iv)	Water Distribution System	40-50 Years	Mike and Jason Kimball – Plumbers for 40+ years	Compliant
Section 8.1(c)(iv)	Sewer Distribution System	40-50 Years	Mike and Jason Kimball – Plumbers for 40+ years	Compliant
Section 8.1(c)(v)	Replacement of Swimming Pool & Deck & Replastering Pool	40 + Years for Pool and "replastering" ongoing (Last done in 2019)	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Completed
Section 8.1(c)(v)	Lake Maintenance	Continuous – Ongoing (Ongoing Maintenance Item)	Santa Barbara Ponds Unlimited – In business For 38 Years	Compliant
Section 8.1(c)(v)	Wall Maintenance	Continuous – Ongoing (Last done in 2019)	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Compliant
Section 8.1(c)(vi)	Interior Clubhouse Meeting Hall Flooring	Replaced in 2016	See City of San Buenaventura's Approved 199 Capital Improvements since 2003 for Details	Completed
Section 8.1(c)(iv)	Electrical Distribution System	35-40 Years	Walter Lane, President and CEO for 47 Years Of Subsurface Electric, Inc.	Pending Port District Approval
Section 8.1(c)(iii)	Repaving Entire Park	New	Medina Paving Contractors	Pending Port District Approval

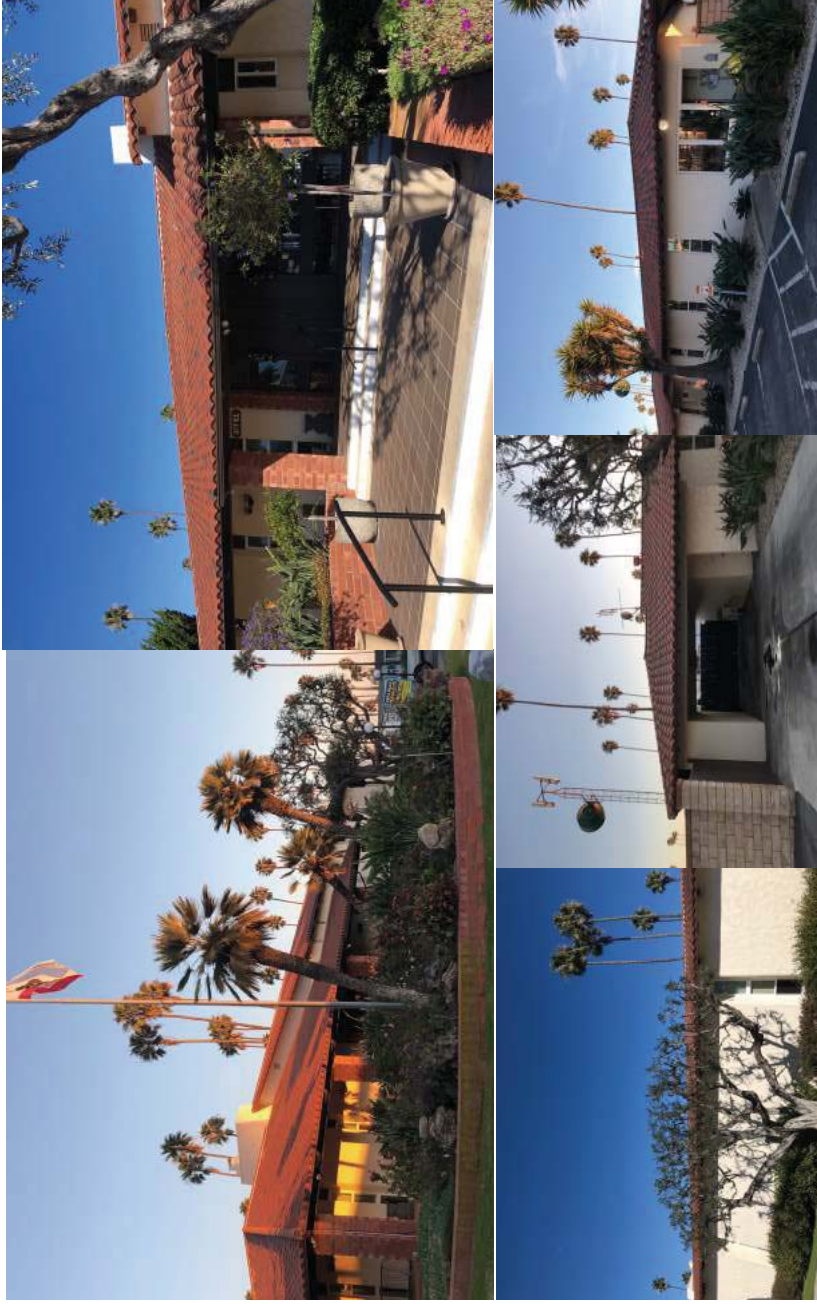
Capital Improvements Approved by the City of San Buenaventura's Rent Stabilization Ordinance Administrator			
Recovery Start Year	Amount		
2003	\$39,239.00		
2004	\$50,420.65		
2005	\$22,504.00		
2006	\$420,848.00		
2007	\$133,260.08		
2008	\$89,429.08		
2009	\$109,560.00		
2010	\$224,643.52		
2011	\$194,648.76		
2012	\$46,514.71		
2013	\$206,805.75		
2014	\$83,563.57		
2015	\$157,430.19		
2016	\$155,481.34		
2017	\$50,265.69		
2018	\$45,400.66		
2019	\$17,965.00		
2020	\$184,858.00		
TOTAL:	\$2,232,838.00		
Remaining Capital Improvements to Exercise Article 34 Lease Option			
Completion Year	Projected Amount	Remaining Improvement	Contractor
2020	\$1,163,543.00	Upgrade Electrical System from 50 Amp to 100 Amp Service	Subsurface Electric, Inc.
2020	\$904,735.00	Repaving Entire Park	Medina Paving Contractors
	\$2,068,278.00	<<< Total Projected Capital Improvements Still Pending	
	\$4,301,116.00	<<< Total Actual and Projected Capital Improvements Addressing Addressing Article 8.1(c) Improvements "... if reasonably necessary"	

Section 8.1(c)(i): Clay Spanish Tile Roof Before & Installation Photos



*Clay Spanish tile roof installed in 2010. The top left photo shows the roof before the upgrade. The next two top photos show the work in-progress while the bottom panorama photo and the next page's images show the completed work.

Section 8.1(c)(i): Clay Spanish Tile Roof Photos



Section 8.1(c)(i): Clay Spanish Tile Life Expectancy Table

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes, may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Roofing	Life Expectancy in Years
Aluminum Coating	3 to 7
Asphalt (architectural)	30
Asphalt Shingles (3-tab)	20
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

*This is a page from the International Association of Certified Home Inspectors confirming the average life expectancy of the Clay Spanish Tile Roofs we installed in 2010. According to them, it has a 100+ year useful life.



Section 8.1(c)(i): Misc. Exterior Upgrades & Painting



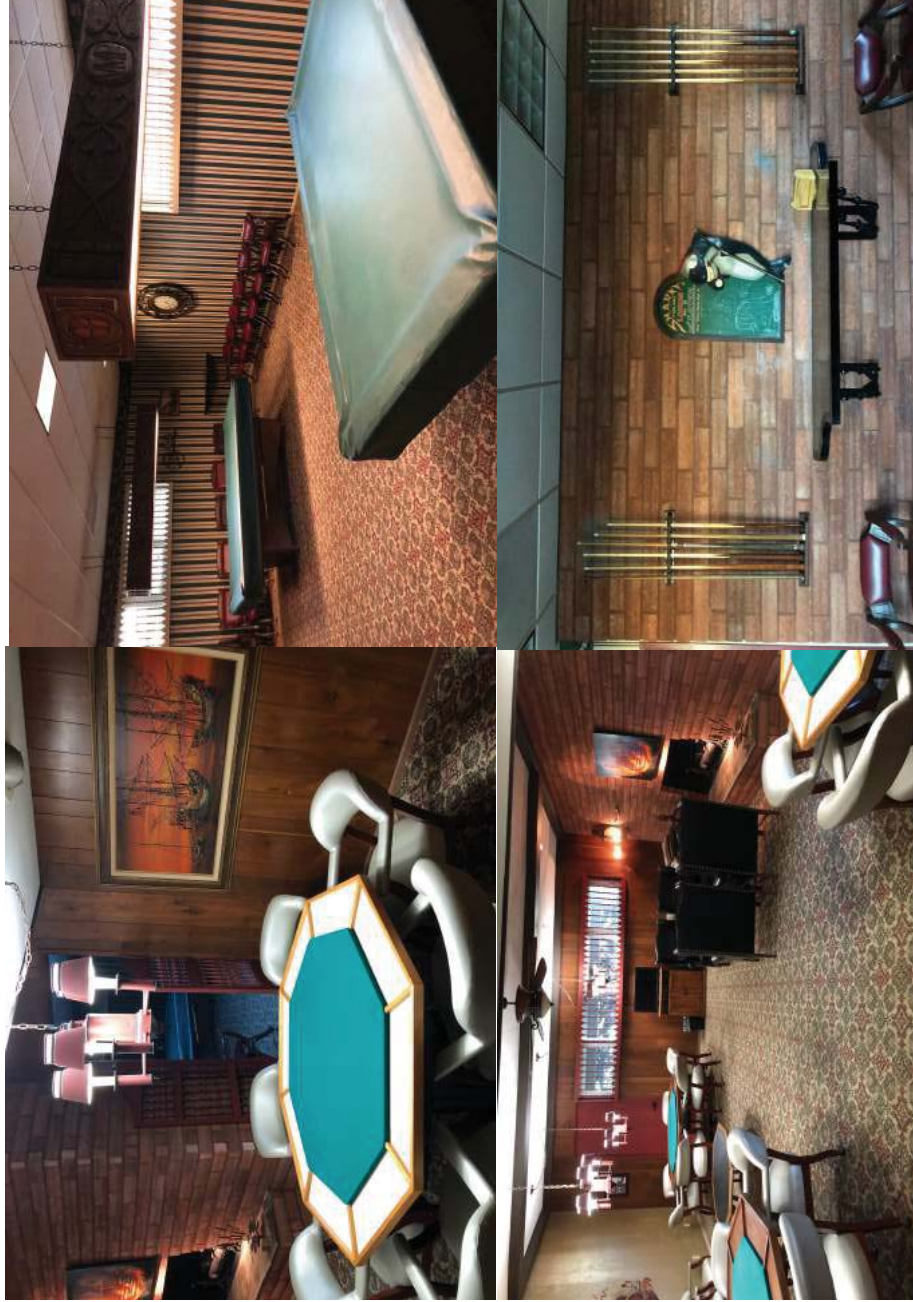
- #1: Park fountains have been maintained in First Class Condition. New fountain in back of park was installed January, 2020. Waterproofing of the fountains was done in 2014.
- #2: Clubhouse exterior has been routinely repainted. Last time was in 2019.
- #3: New communications system installed in 2014 allowing residents' cheap and quick WiFi/Internet access within the park.
- #4: Front entrance directory and map re-fabricated with steel frames, new Spanish tile roof, and new high contrast printed map. Last time was in 2019.
- #5: Laundry room exterior has been routinely repainted. Last time was in 2019.
- #6: Many additional more minor exterior upgrades have been made to the park throughout the last 17 years as is evidenced on Pages 34-51 on the City of Ventura's list of approved capital improvements totaling 199 separate improvements.

Section 8.1(c)(i): Landscaping



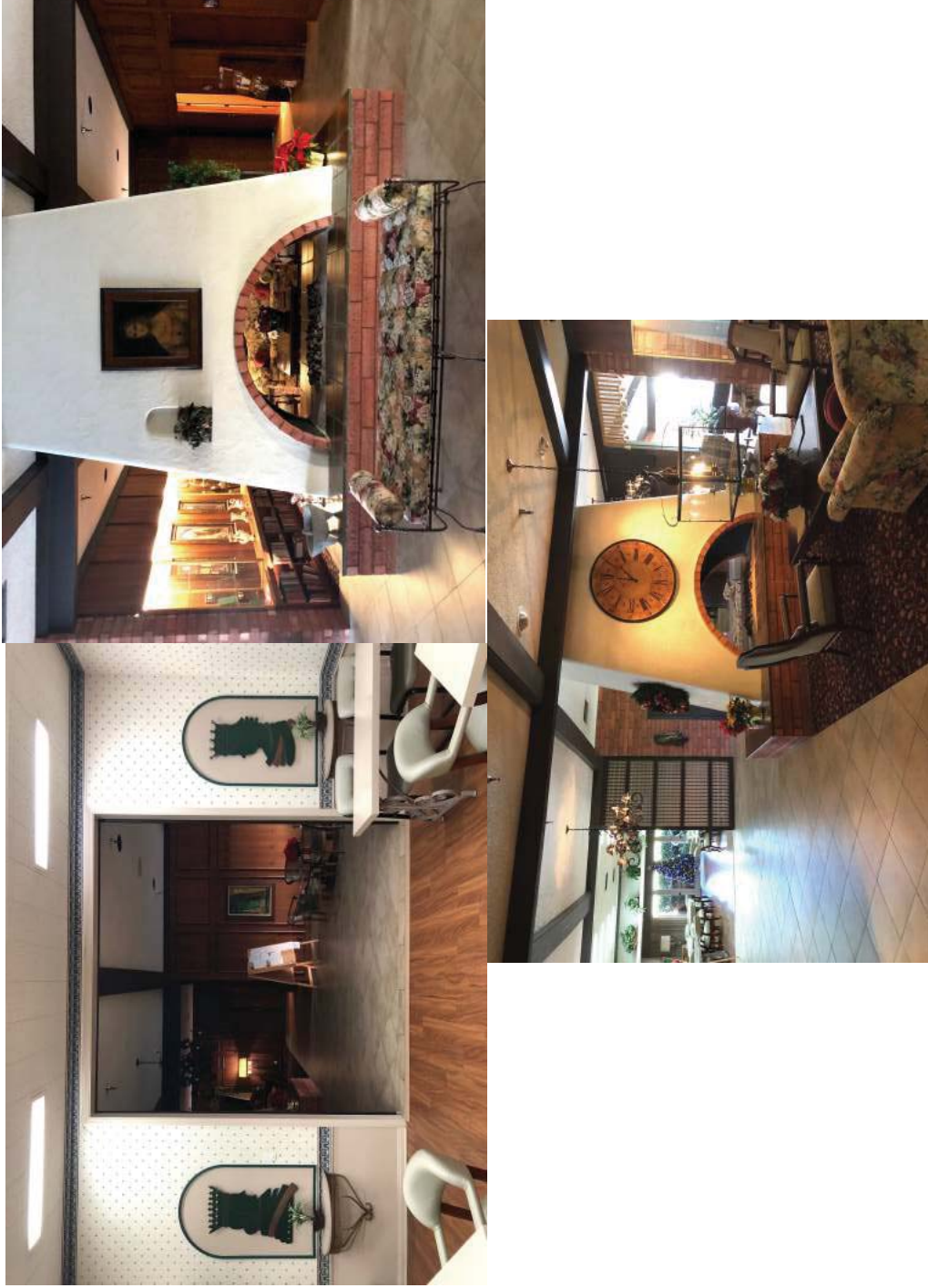
*Relandscaping as Needed: All trees and plants in the park have been maintained in First Class Condition. Approx. \$50,000/yr is devoted to maintaining the safety and beauty of the park's 350+ Washingtonia palm trees alone.

Section 8.1(c)(ii): Misc. Interior Upgrades



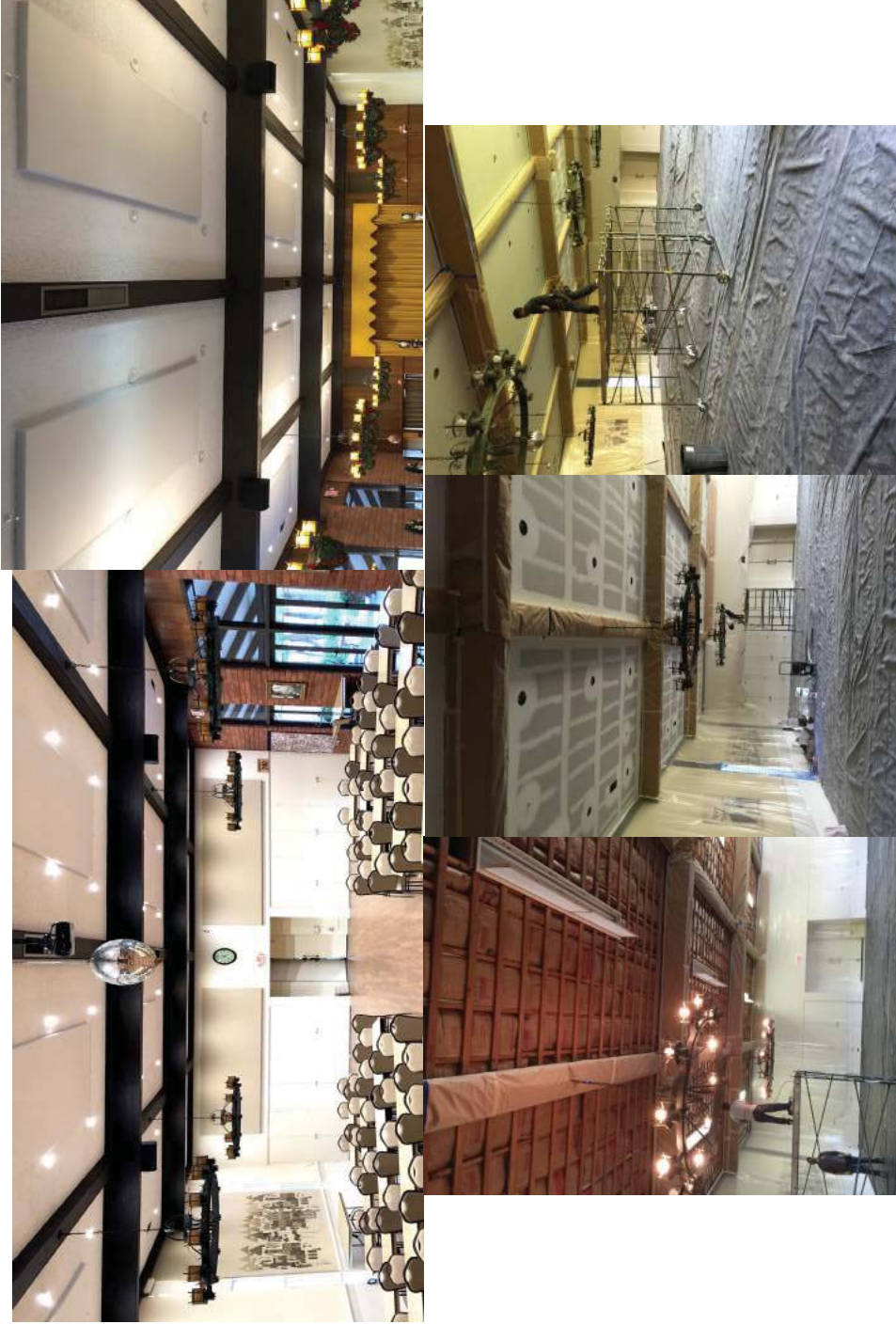
*Card & Pool Room carpet, wallpaper, upholstery, ceiling tile have all been replaced. Misc. other minor improvements have also been made since 2003.

Section 8.1(c)(ii): Misc. Interior Upgrades Cont.



*Main lobby & primary card room's flooring & upholstery have been updated to First Class Condition. Misc. other minor improvements have also been made since 2003.

Section 8.1(c)(ii): Clubhouse Ceiling Upgrades & Soundproofing



*Misc Interior: Banquet Hall ceiling tiles replaced along with replacing fluorescent lighting to all LED lighting. Additionally, acoustic enhancement sound boards have been installed to improve overall sound quality/acoustics throughout the hall in 2015. The sound system was also upgraded in both 2005 & 2011 to the First Class sound system standards of the time. The bottom photos show the work "in progress" while the top photos show the completed work.

Section 8.1(c)(ii): Laundry Room Flooring Upgrades



*Laundry Room's original tile flooring (see top 2 photos) was replaced in 2016 to high-quality commercial water-proof vinyl flooring.

Section 8.1(c)(ii): Kitchen Remodel w/ Granite Counter Tops Before & Construction Pictures



*Clubhouse Kitchen was completely remodeled in 2014 with granite countertops, new ovens, industrial grade refrigerator, stainless steel vent hood, & custom cabinetry. This page shows the before & "in construction" photos while the next page shows the completed remodel.

Section 8.1(c)(ii): Kitchen Remodel w/ Granite Counter Tops



Section 8.1(c)(ii): Clubhouse Bathrooms Upgrade to ADA Standards



*Clubhouse Bathrooms were completed gutted and remodeled to ADA standards in 2015 and maintained in First Class Condition. The top photo shows the "before" photo while the bottom left photo demonstrates the scale of the remodel which went down to the studs. The other bottom photos show the completed bathroom remodel to ADA standards.

Section 8.1(c)(ii): Pool House Bathrooms Upgrade Before & Construction Photos

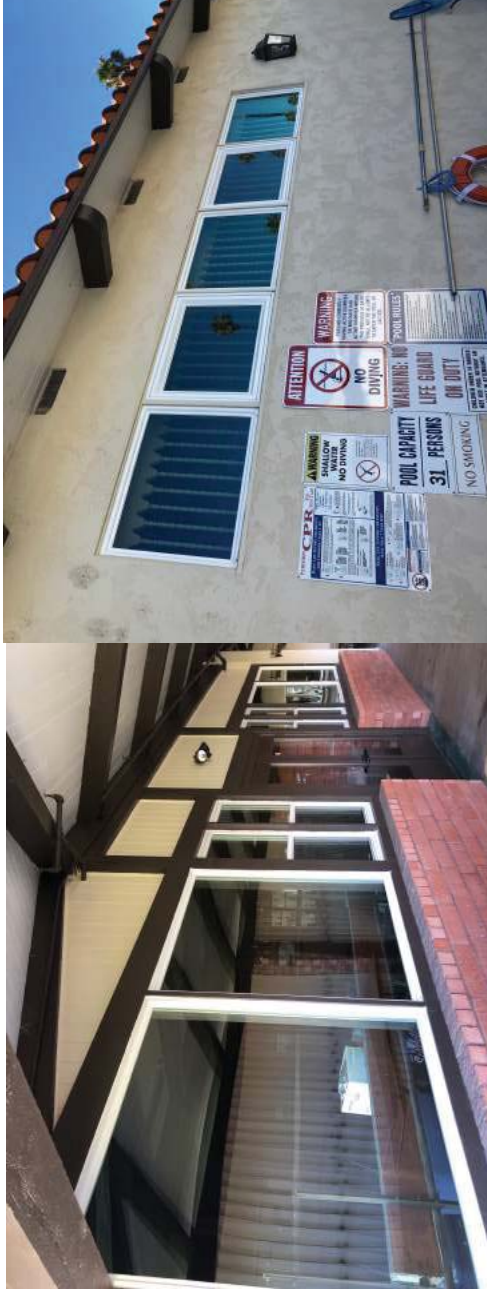


*Pool House Bathrooms were completely gutted and remodeled to ADA standards in 2005 and have been maintained in First Class Condition. Above are the before & "in construction" photos. The next page shows the completed remodel of the Pool House Bathrooms to ADA standards.

Section 8.1(c)(ii): Pool House Bathrooms Upgrade to ADA Standards



Section 8.1(c)(ii): Clubhouse Windows Upgraded to Double-Pane



*Clubhouse & shuffleboard room windows were replaced to double pane energy efficient windows in 2019.

Section 8.1(c)(ii): Laundry Room Windows Upgraded to Double-Pane



*Laundry room windows were also replaced to double pane energy efficient windows in 2019.

Section 8.1(c)(ii): Repairs and Maintenance of Clubhouse Furnaces



JAKK Heating & Air

P.O Box 3931 Ventura, California 93006

(805)650-8716 Fax (805)830-1756

License #972607

04/15/2020

To Whom It May Concern:

Jakk Heating and Air Conditioning has been in business and serving Ventura County since 1994.

Upon inspecting furnaces at Marina Mobile Home park we found the 160,000 Btu furnace in office and entry way furnace to be operational. The 2-120,000 Btu furnaces in the great room and hallway to be operational.

The 120,000 Btu furnace in game room operational. **Overall inspections discovery is all systems are working along with quarterly inspections no major work is required at this time.** Management will be updated after each maintenance is performed.

Thank You,

Andre Autotte

JAKK Heating and Air Conditioning

805-650-8716

805-368-8530

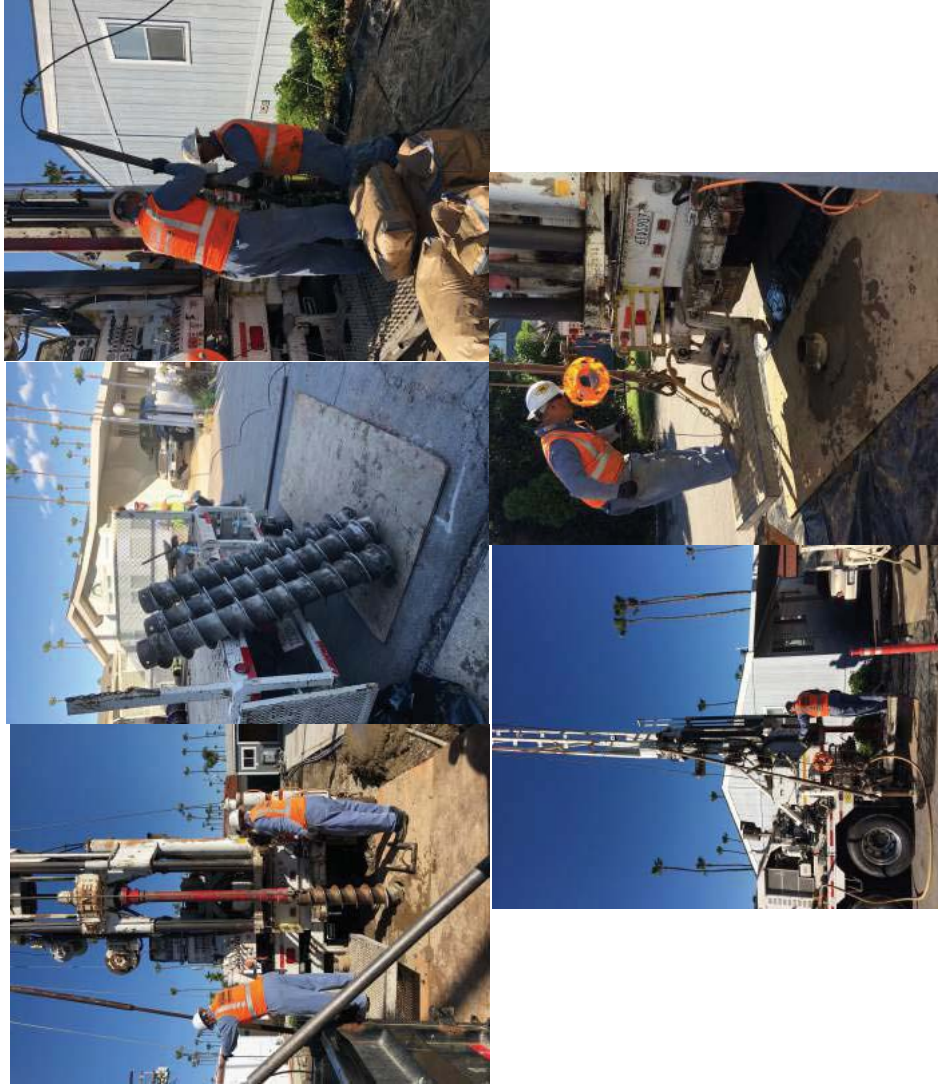
Est. 1994

Section 8.1(c)(c)(ii): Card & Poker Room Chairs Reupholstered



*All Card & Poker Room chairs were re-upholstered in 2019. Chairs have continued to be maintained in First Class Condition. The first photo in the top left corner shows what the old chairs looked like while the remaining photos show the re-upholstered chairs.

Section 8.1(c)(iv): Gas Distribution System Upgrades



* Above photos show the boring of the 49ft deep wells to place the cathodic protection anodes that give the gas system an extended estimated 40yr useful life.

Section 8.1(c)(iv): Gas Distribution System

GAS CONTROL TECHNOLOGIES INC.

PO Box 86
Newbury Park, CA 91319
Tel 805 388 9634
Fax 805 388 8693

February 22, 2019

Ventura Marina Mobil Home Park
1215 Anchors Way Dr.
Ventura, CA 93001

Attention: Mr. Chris Connell
Manager

Subject: 2019 Natural Gas Distribution System Upgrade/Repairs
Ventura Marina Mobile Home Park

Mr. Connell:

This letter is to inform you of the completion of all repairs and upgrades to the natural gas distribution system at the Ventura Marina Mobile Home Park. During our annual inspection it was determined the natural gas distribution system required minor Priority 3 leakage repairs at five (5) locations. Those repairs have been completed.

Additionally, during the annual cathodic protection system inspection it was determined the system was operating abnormally. Upon further investigation it was determined the anode beds that were installed approximately 10 years ago were now depleted requiring new well beds to be drilled and anodes installed.

The previous system was expected to last approximately 10 years. You recently requested a system which would last approximately 40 years. We have now installed three (3) 228z high silicon cast iron anodes in each of the 49 foot wells at the required four (4) locations.

At our suggestion you agreed to have all meter set assemblies painted for the purpose of reducing atmospheric corrosion as well as inspecting all sites for faulty dielectric unions. Reducing the atmospheric corrosion and testing all dielectric unions and replacing any defective unions would assure us of maximizing the life of the newly installed anodes.

We are pleased to say all repairs/upgrades have been completed ensuring cathodic protection on the natural gas distribution system for the next 40 plus years. Should you have any questions please call at your convenience.

Respectfully Submitted,



Mark A. Beckner

Section 8.1(c)(iv): Water & Sewer Distribution Systems



5770 Nicolle Street, Unit E
Ventura, CA 93003
805.644.4180 Phone / 805.644.9618 Fax
www.kimbleplumbing.com
License # 507810

December 19, 2018

Ventura Marina Mobile Home Park
1215 Anchors Way
Ventura, CA 93001

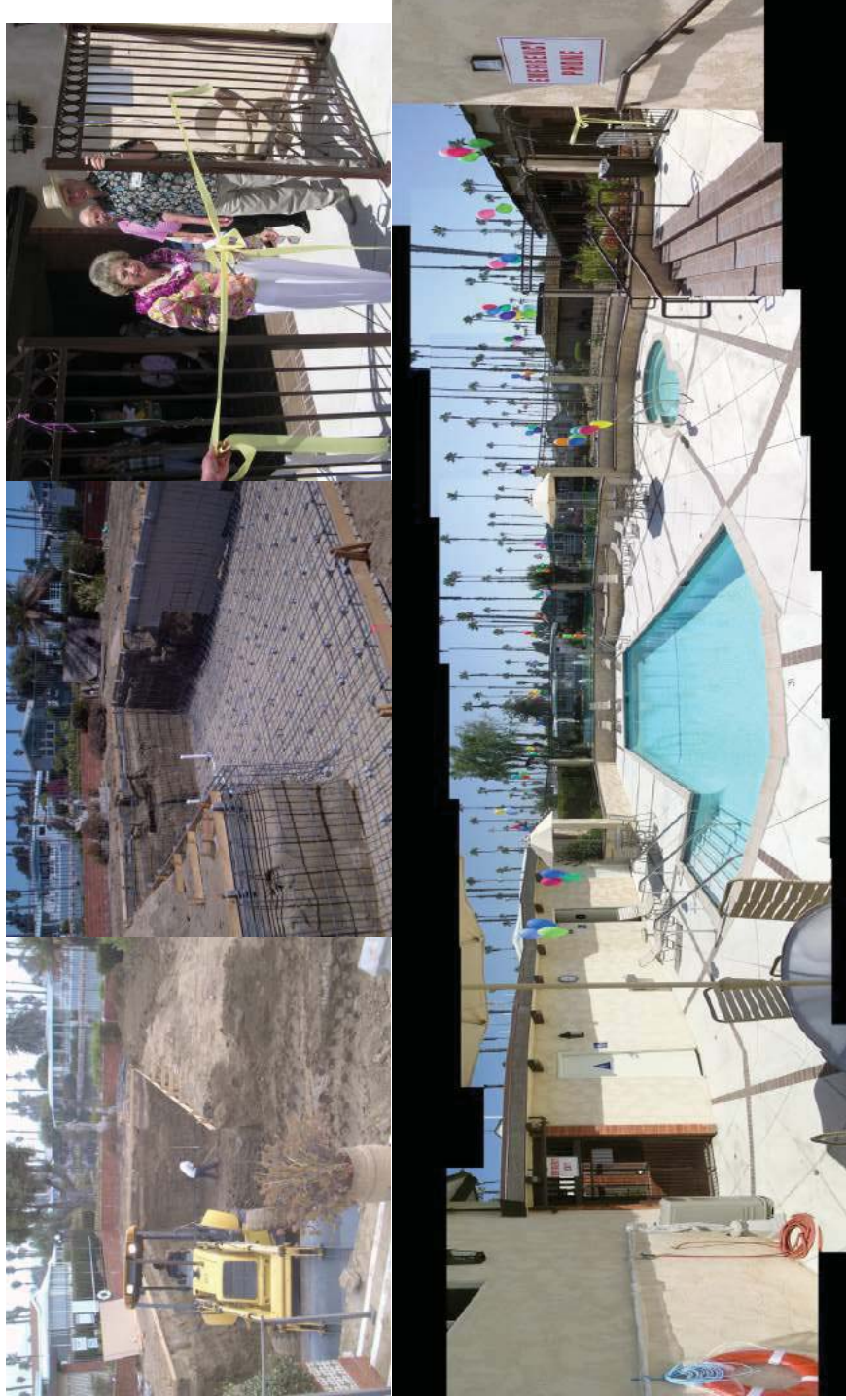
Mike Kimble Plumbing has been servicing the Ventura Marina Mobile Home Park for over 15 years, and has been serving the Ventura community for over 38 years. Based on that experience we feel that if the current level of maintenance of the existing sewer and water systems continues as it has, these systems should be able to last for another 40-50 years.

We have dealt with very few sewer issues over the years. The sewer system can continue to be serviced with basic roter service and hydro-jetted as needed. The water system has good working pressure and volume throughout the park. It includes a recently installed main water backflow prevention valve and two main isolation shut off valves. When repairs are needed these valves can isolate the various water systems within the park to allow for quick repairs. Closing the appropriate main isolation valve allows us to install new isolation valves at those home sites where work needs to be done. This allows us to restore water to the park very quickly and minimizes any resident inconvenience when such work is required.

Overall we feel like the system is in good working order.

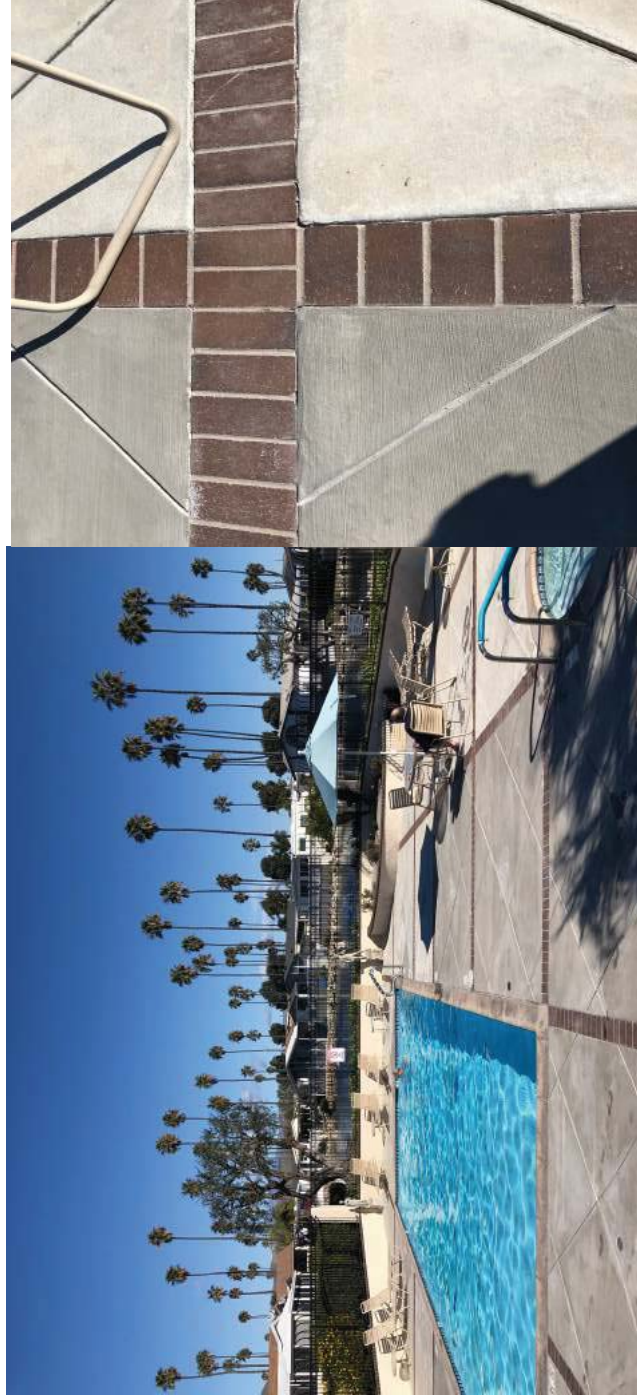
Sincerely,

Section 8.1(c)(v): Pool Replacement Construction & Completion Photos



*Starting in 2004 and completed in 2005, the pool and pool decks were completely replaced.

Section 8.1(c)(v): Pool & Deck Re-coating



*In 2019, the pool plaster was replaced to an upgraded vinyl coating. Pool decking was also recoated as needed to maintain it in First Class Condition.

Section 8.1(c)(v): Lake Maintenance



*As one of the main attractions in the park, we have continued to maintain the lake in First Class Condition as evidenced by our continued employment of a professional pond maintenance company. The next page shows our continued monthly expenses to maintain the lake during the last 5yrs.

Section 8.1(c)(v): Lake Maintenance Cont.

14 April 2020

Re: Ventura Marina Mobile Home Park

To Whom It May Concern:

Santa Barbara Ponds has been in business since 1982, specializing in koi ponds, water gardens and large water features. We are a full-service pond and pool company with our services ranging from daily to annual maintenance, construction and system upgrades. We are based in Santa Barbara, but also service customers from Santa Ynez down to Los Angeles. We have a fleet of nine trucks with nine employees (most have been with the Company over ten years) and we are known for our quick response to any emergency. We are licensed, bonded and insured.

We have been maintaining this pond since April 2013; on a weekly basis, we net the pond of floating debris and leaves, clean the pump baskets, check the aerator, keep algae growth to a minimum, trim weeds around the pond and apply beneficial bacteria to help consume some of the organic material on the bottom of the pond, which helps to reduce the intensity of any algae blooms and helps control odors. Several times a year, during the growing season, we also pull and remove the aquatic grasses that emerge from the top of the pond.

Considering the age, construction (liner), lack of filtration, not to mention the increase in numbers of migratory birds, the pond has responded well to the beneficial bacteria treatments and regular maintenance and was greatly aided by the addition of more aeration. **It is our opinion that, as of this date, besides the continuing maintenance, no major work is required.**

Sincerely,



Mike Cavalletto
Santa Barbara Ponds
CSLB 574976

santa barbara ponds unlimited

5700 via real • suite 142 • carpinteria, california 93013 • (805) 684-8199

29.55(Insert)

Section 8.1(c)(v): Lake Maintenance Cont.

4:22 PM
01/06/20
Cash Basis

FIRST CLOUD Lake Expense Transaction Detail Report January 2015 through December 2019

Date	Num	Name	Memo	Paid Amount
Jan '15 - Dec 19				
1/26/2015	31003	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,085.31
2/24/2015	31052	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,528.75
3/16/2015	31087	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,528.75
3/17/2015	31089	Enviro Reps	50% Lake Pump Replacement & New Aeratio...	7,196.27
5/4/2015	31173	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,577.82
7/1/2015	31253	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	3,546.42
7/23/2015	31279	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,819.26
8/20/2015	31328	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,692.82
9/23/2015	31383	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,730.00
9/24/2015	31385	Enviro Reps	Balance Due: Lake Pump Replacement & Ne...	8,730.75
10/26/2015	31433	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,943.13
11/16/2015	31475	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,821.57
12/28/2015	31537	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,877.51
1/28/2016	31574	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,395.33
2/18/2016	31623	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,683.77
3/17/2016	31677	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,780.64
5/1/2016	31734	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,703.14
5/20/2016	31986	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,201.56
7/2/2016	33056	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,761.25
8/2/2016	33107	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	4,270.69
9/9/2016	33157	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	3,131.57
9/26/2016	33179	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	4,221.88
10/23/2016	33213	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,259.70
11/26/2016	33274	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,819.39
1/28/2017	33364	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	4,021.73
3/2/2017	33407	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,780.63
3/22/2017	33438	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,761.25
5/8/2017	33503	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,245.56
5/18/2017	33509	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	4,106.98
8/21/2017	33643	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	6,836.56
8/23/2017	33644	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	3,922.81
10/23/2017	33722	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,597.76
10/23/2017	33735	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	6,200.61
1/16/2018	33845	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,563.91
2/4/2018	33870	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,263.92
3/6/2018	33903	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,842.14
3/30/2018	33950	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,764.63
5/4/2018	33989	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,259.66
5/22/2018	32011	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,832.49
6/26/2018	32062	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,807.73
8/2/2018	32104	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	3,806.74
8/23/2018	32133	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,865.86
8/23/2018	32134	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,557.51
9/26/2018	32181	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	3,326.91
10/23/2018	32216	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,199.68
12/3/2018	32277	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,320.80
12/3/2018	32278	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	348.75
12/30/2018	32309	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,491.04
1/29/2019	32349	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,803.39
2/27/2019	32382	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,924.80
3/26/2019	32437	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,799.64
4/20/2019	32471	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,241.12
5/21/2019	32520	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	1,764.63
7/5/2019	32587	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,279.56
8/3/2019	32622	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	3,432.99
9/4/2019	32659	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	4,845.01
10/10/2019	32703	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	5,458.38
11/7/2019	32741	Santa Barbara Ponds UNLTD	New Pond Aerator; Invoice #0819275	2,120.82
11/7/2019	32740	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	2,682.83
12/10/2019	32783	Santa Barbara Ponds UNLTD	Pond Maintenance at Ventura Marina MHP	3,609.63
Jan '15 - Dec 19				167,995.74

Section 8.1(c)(v): Wall Maintenance



*All exterior and interior walls have been continued to be maintained in First Class Condition. Block and slumpstone walls were installed to replace aging wood fences near both the Laundry Room & Clubhouse. Existing exterior block wall finish is consistent with the Spanish style of the Mobile Home Park and Portside Ventura Harbor Development.

Section 8.1(c)(vi): Clubhouse Flooring Upgrades



*Clubhouse's original tile flooring was replaced from December, 2015-January, 2016 to high-quality commercial water-proof laminate flooring.

**List of One-Hundred & Ninety Nine (199)
City of San Buenaventura Approved
Capital Improvements Since 2003's Lease
Commencement Date**

 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
 * THE CITY'S RENT CONTROL BOARD OR RENT ADMINISTRATOR *
 * AND THE ASSOCIATED COST RECOVERY PERIODS ASSIGNED *
 *
 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITA COST RECOVERY COMPLETED
PAINTING (GENERAL)	5	01-Mar-2003 28-Feb-2008	1,740.00	1,966.83	.11	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	5,000.00	7,910.70	.12	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	6,000.00	9,385.91	.14	.00
CONCRETE CURB REPAIR	30	01-Mar-2003 31-Jan-2033	4,840.00	9,739.28	.09	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			39,239.00	55,451.12	1.18	.00
ELECTRICAL SYSTEM REPAIRS	10	01-Feb-1994 31-Jan-2004	.00	18,657.00	.50	.00
DRAPES (WITH/WITHOUT RODS)	5	01-Mar-1999 28-Feb-2004	.00	3,667.70	.20	.00
POOL HEATER	5	01-Mar-1999 28-Feb-2004	.00	2,898.81	.16	.00
COMPUTER EQUIPMENT	5	01-Mar-2000 28-Feb-2005	1,295.00	1,533.25	.08	.00
SLURRY SEAL	3	01-Mar-2002 28-Feb-2005	5,105.00	5,502.26	.49	.00
SLURRY SEAL	3	01-Mar-2002 28-Feb-2005	1,115.00	1,219.85	.11	.00
SLURRY SEAL	3	01-Mar-2002 28-Feb-2005	2,000.00	2,181.92	.20	.00
PAINTING (GENERAL)	5	01-Mar-2000 28-Feb-2005	6,300.00	7,467.37	.40	.00
PAINTING (GENERAL)	5	01-Mar-2000 28-Feb-2005	5,000.00	5,883.12	.32	.00
PAINTING (GENERAL)	5	01-Mar-2000 28-Feb-2005	5,000.00	5,849.90	.31	.00
PAINTING (GENERAL)	5	01-Mar-2002 28-Feb-2007	1,600.00	1,832.77	.10	.00
BACKFLOW DEVICE	10	01-Mar-2000 28-Feb-2010	4,956.00	6,840.58	.18	.00
REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00
BINGO BLOWER & FLASHBOARD S	20	01-Mar-2000 29-Feb-2020	4,719.00	8,798.45	.12	.00
EXISTING CAPITAL IMPROVEMENTS			37,090.00	94,934.67	3.56	.00
CARPETING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,490.56
PATIO/CLUBHOUSE FURNITURE	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,363.02
WALLPAPERING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	2,072.99
PAINTING (GENERAL)	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	7,245.50
REPLASTERING (GENERAL)	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,790.00
GAS SAW	4	01-Feb-1988 31-Jan-1992	.00	.00	.00	168.00
OVEN	6	01-Feb-1986 31-Jan-1992	.00	.00	.00	908.20
COMPUTER EQUIPMENT	5	01-Feb-1991 31-Jan-1996	.00	.00	.00	2,975.00
SEAL & STRIPE ROAD	1	01-Feb-1995 31-Jan-1996	.00	.00	.00	3,255.00
BACKFLOW DEVICE	10	01-Feb-1987 31-Jan-1997	.00	.00	.00	7,250.00
SLURRY SEAL	3	01-Feb-1994 31-Jan-1997	.00	.00	.00	5,450.00
SEAL & STRIPE ROAD	1	01-Feb-1996 31-Jan-1997	.00	.00	.00	1,585.00
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	6,708.32
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16
REPLASTER POOL	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	3,830.00
STREET REPAIR - B	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	9,550.00
STREET SEAL - A	3	01-Feb-1996 31-Jan-1999	.00	.00	.00	20,800.00
STREET SEAL - B	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	10,000.00
COMPUTER EQUIPMENT	5	01-Feb-1996 31-Jan-2001	.00	.00	.00	1,150.00
STREET REPAIR - B	5	01-Feb-1996 31-Jan-2001	.00	.00	.00	7,965.00
SPEED BUMP MODIFICATION	5	01-Feb-1996 31-Jan-2001	.00	.00	.00	2,560.00
CARPETING	5	01-Feb-1997 31-Jan-2002	.00	.00	.00	5,018.20
WATER METER	7	01-Feb-1995 31-Jan-2002	.00	.00	.00	9,036.50
WATER METER	7	01-Feb-1995 31-Jan-2002	.00	.00	.00	19,783.34

 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
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 *
 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
PAINTING (GENERAL)	5	01-Mar-2004 28-Feb-2009	2,215.65	2,453.37	.13	.00 .00
WOODEN FENCE	5	01-Mar-2004 28-Feb-2009	5,330.00	5,939.79	.32	.00 .00
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00 .00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00 .00
SLUMP STONE - BLOCK WALL	20	01-Mar-2004 28-Feb-2024	22,625.00	33,928.27	.46	.00 .00
DOUBLE SWING GATE	20	01-Mar-2004 28-Feb-2024	3,450.00	5,174.07	.07	.00 .00
GENERAL PAINTING (RE-STUCCO	20	01-Mar-2004 28-Feb-2024	3,000.00	4,459.68	.06	.00 .00
CONCRETE SLAB	30	01-Mar-2004 31-Jan-2034	10,050.00	18,036.53	.16	.00 .00
NEWLY APPROVED CAPITAL IMPROVEMENTS			80,420.65	74,615.55	1.32	.00
COMPUTER EQUIPMENT	5	01-Mar-2000 28-Feb-2005	1,295.00	1,533.25	.08	.00 .00 N
SLURRY SEAL	3	01-Mar-2002 28-Feb-2005	2,000.00	2,181.92	.20	.00 .00 N
SLURRY SEAL	3	01-Mar-2002 28-Feb-2005	5,105.00	5,502.26	.49	.00 .00 N
SLURRY SEAL	3	01-Mar-2002 28-Feb-2005	1,115.00	1,219.85	.11	.00 .00 N
PAINTING (GENERAL)	5	01-Mar-2000 28-Feb-2005	6,300.00	7,467.37	.40	.00 .00 N
PAINTING (GENERAL)	5	01-Mar-2000 28-Feb-2005	5,000.00	5,849.90	.31	.00 .00 N
PAINTING (GENERAL)	5	01-Mar-2000 28-Feb-2005	5,000.00	5,883.12	.32	.00 .00 N
PAINTING (GENERAL)	5	01-Mar-2002 28-Feb-2007	1,600.00	1,832.77	.10	.00 .00 N
PAINTING (GENERAL)	5	01-Mar-2003 28-Feb-2008	1,740.00	1,966.83	.11	.00 .00 N
BACKFLOW DEVICE	10	01-Mar-2000 28-Feb-2010	4,956.00	6,840.58	.18	.00 .00 N
REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00 .00 N
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00 .00 N
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00 .00 N
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00 .00 N
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00 .00 N
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00 .00 N
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00 .00 N
BINGO BLOWER & FLASHBOARD S	20	01-Mar-2000 29-Feb-2020	4,719.00	8,798.45	.12	.00 .00 N
REROOFING	18	01-Mar-2003 28-Feb-2021	6,000.00	9,385.91	.14	.00 .00 N
REROOFING	18	01-Mar-2003 28-Feb-2021	5,000.00	7,910.70	.12	.00 .00 N
CONCRETE CURB REPAIR	30	01-Mar-2003 31-Jan-2033	4,840.00	9,739.28	.09	.00 .00 N
EXISTING CAPITAL IMPROVEMENTS			76,329.00	125,162.28	3.88	.00
CARPETING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,490.56 .19 Y
PATIO/CLUBHOUSE FURNITURE	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,363.02 .18 Y
WALLPAPERING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	2,072.99 .11 Y
PAINTING (GENERAL)	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	7,245.50 .39 Y
REPLASTERING (GENERAL)	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,790.00 .20 Y
GAS SAW	4	01-Feb-1988 31-Jan-1992	.00	.00	.00	168.00 .01 Y
OVEN	6	01-Feb-1986 31-Jan-1992	.00	.00	.00	908.20 .04 Y
COMPUTER EQUIPMENT	5	01-Feb-1991 31-Jan-1996	.00	.00	.00	2,975.00 .16 Y
SEAL & STRIPE ROAD	1	01-Feb-1995 31-Jan-1996	.00	.00	.00	3,255.00 .88 Y
BACKFLOW DEVICE	10	01-Feb-1987 31-Jan-1997	.00	.00	.00	7,250.00 .19 Y
SLURRY SEAL	3	01-Feb-1994 31-Jan-1997	.00	.00	.00	5,450.00 .49 Y
SEAL & STRIPE ROAD	1	01-Feb-1996 31-Jan-1997	.00	.00	.00	1,585.00 .43 Y
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16 .30 Y
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	6,708.32 .60 Y
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16 .30 Y
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16 .30 Y
REPLASTER POOL	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	3,830.00 .21 Y
STREET REPAIR - B	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	9,550.00 .51 Y
STREET SEAL - A	3	01-Feb-1996 31-Jan-1999	.00	.00	.00	20,800.00 1.86 Y
STREET SEAL - B	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	10,000.00 .54 Y
COMPUTER EQUIPMENT	5	01-Feb-1996 31-Jan-2001	.00	.00	.00	1,150.00 .06 Y

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MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00
CONCRETE DRIVEWAY	30	01-Mar-2005 31-Jan-2035	1,400.00	2,547.47	.02	.00
CONCRETE DRIVEWAY	30	01-Mar-2005 31-Jan-2035	4,825.00	8,534.44	.08	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			22,504.00	31,034.87	.63	.00
PAINING (GENERAL)	5	01-Mar-2002 28-Feb-2007	1,600.00	1,832.77	.10	.00
PAINING (GENERAL)	5	01-Mar-2003 28-Feb-2008	1,740.00	1,966.83	.11	.00
PAINING (GENERAL)	5	01-Mar-2004 28-Feb-2009	2,215.65	2,453.37	.13	.00
WOODEN FENCE	5	01-Mar-2004 28-Feb-2009	5,330.00	5,939.79	.32	.00
BACKFLOW DEVICE	10	01-Mar-2000 28-Feb-2010	4,956.00	6,840.58	.18	.00
REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00
BINGO BLOWER & FLASHBOARD S	20	01-Mar-2000 29-Feb-2020	4,719.00	8,798.45	.12	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	5,000.00	7,910.70	.12	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	6,000.00	9,385.91	.14	.00
SLUMP STONE - BLOCK WALL	20	01-Mar-2004 28-Feb-2024	22,625.00	33,928.27	.46	.00
DOUBLE SWING GATE	20	01-Mar-2004 28-Feb-2024	3,450.00	5,174.07	.07	.00
GENERAL PAINTING (RE-STUCCO	20	01-Mar-2004 28-Feb-2024	3,000.00	4,459.68	.06	.00
CONCRETE CURB REPAIR	30	01-Mar-2003 31-Jan-2033	4,840.00	9,739.28	.09	.00
CONCRETE SLAB	30	01-Mar-2004 31-Jan-2034	10,050.00	18,036.53	.16	.00
EXISTING CAPITAL IMPROVEMENTS			100,934.65	170,140.16	3.29	.00
CARPETING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,490.56
PATIO/CLUBHOUSE FURNITURE	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,363.02
WALLPAPERING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	2,072.99
PAINTING (GENERAL)	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	7,245.50
REPLASTERING (GENERAL)	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,790.00
GAS SAW	4	01-Feb-1988 31-Jan-1992	.00	.00	.00	168.00
OVEN	6	01-Feb-1986 31-Jan-1992	.00	.00	.00	908.20
COMPUTER EQUIPMENT	5	01-Feb-1991 31-Jan-1996	.00	.00	.00	2,975.00
SEAL & STRIPE ROAD	1	01-Feb-1995 31-Jan-1996	.00	.00	.00	3,255.00
BACKFLOW DEVICE	10	01-Feb-1987 31-Jan-1997	.00	.00	.00	7,250.00
SLURRY SEAL	3	01-Feb-1994 31-Jan-1997	.00	.00	.00	5,450.00
SEAL & STRIPE ROAD	1	01-Feb-1996 31-Jan-1997	.00	.00	.00	1,585.00
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	6,708.32
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16
SLURRY SEAL	3	01-Feb-1995 31-Jan-1998	.00	.00	.00	3,354.16
REPLASTER POOL	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	3,830.00
STREET REPAIR - B	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	9,550.00
STREET SEAL - A	3	01-Feb-1996 31-Jan-1999	.00	.00	.00	20,800.00
STREET SEAL - B	5	01-Feb-1994 31-Jan-1999	.00	.00	.00	10,000.00
COMPUTER EQUIPMENT	5	01-Feb-1996 31-Jan-2001	.00	.00	.00	1,150.00

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MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
SLURRY SEAL	3	01-Mar-2006 28-Feb-2009	4,550.00	4,919.54	.44	.00
SLURRY SEAL	3	01-Mar-2006 28-Feb-2009	20,000.00	21,627.54	1.94	.00
AUDIO EQUIPMENT	5	01-Mar-2006 28-Feb-2011	3,385.64	3,841.85	.21	.00
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.08	.00
REMODEL CLUBHOUSE (GENERAL)	15	01-Mar-2006 28-Feb-2021	97,167.15	134,514.22	2.41	.00
LANDSCAPE RENOVATION (MAJOR)	15	01-Mar-2006 28-Feb-2021	17,490.02	24,781.40	.44	.00
SWIMMING POOL CONSTRUCTION	20	01-Mar-2006 28-Feb-2024	245,808.94	375,139.84	5.04	.00
CONCRETE SLAB	30	01-Mar-2006 31-Jan-2036	2,500.00	4,655.20	.04	.00
CONCRETE GUTTER REPAIR	30	01-Mar-2006 31-Jan-2036	1,500.00	2,821.81	.03	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			420,848.00	607,958.75	11.51	.00
PAINING (GENERAL)	5	01-Mar-2002 28-Feb-2007	1,600.00	1,832.77	.10	.00
PAINING (GENERAL)	5	01-Mar-2003 28-Feb-2008	1,740.00	1,966.83	.11	.00
PAINING (GENERAL)	5	01-Mar-2004 28-Feb-2009	2,215.65	2,453.37	.13	.00
WOODEN FENCE	5	01-Mar-2004 28-Feb-2009	5,330.00	5,939.79	.32	.00
BACKFLOW DEVICE	10	01-Mar-2000 28-Feb-2010	4,956.00	6,840.58	.18	.00
REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00
BINGO BLOWER & FLASHBOARD S	20	01-Mar-2000 29-Feb-2020	4,719.00	8,798.45	.12	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	6,000.00	9,385.91	.14	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	5,000.00	7,910.70	.12	.00
SLUMP STONE - BLOCK WALL	20	01-Mar-2004 28-Feb-2024	22,625.00	33,928.27	.46	.00
DOUBLE SWING GATE	20	01-Mar-2004 28-Feb-2024	3,450.00	5,174.07	.07	.00
GENERAL PAINTING (RE-STUCCO	20	01-Mar-2004 28-Feb-2024	3,000.00	4,459.68	.06	.00
CONCRETE CURB REPAIR	30	01-Mar-2003 31-Jan-2033	4,840.00	9,739.28	.09	.00
CONCRETE SLAB	30	01-Mar-2004 31-Jan-2034	10,050.00	18,036.53	.16	.00
CONCRETE DRIVEWAY	30	01-Mar-2005 31-Jan-2035	4,825.00	8,534.44	.08	.00
CONCRETE DRIVEWAY	30	01-Mar-2005 31-Jan-2035	1,400.00	2,547.47	.02	.00
EXISTING CAPITAL IMPROVEMENTS			123,438.65	201,175.03	3.92	.00
CARPETING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,490.56
PATIO/CLUBHOUSE FURNITURE	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,363.02
WALLPAPERING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	2,072.99
PAINTING (GENERAL)	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	7,245.50
REPLASTERING (GENERAL)	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	3,790.00
GAS SAW	4	01-Feb-1988 31-Jan-1992	.00	.00	.00	168.00
OVEN	6	01-Feb-1986 31-Jan-1992	.00	.00	.00	908.20
COMPUTER EQUIPMENT	5	01-Feb-1991 31-Jan-1996	.00	.00	.00	2,975.00
SEAL & STRIPE ROAD	1	01-Feb-1995 31-Jan-1996	.00	.00	.00	3,255.00

 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
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 *
 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *
 * *****

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
CARPETING	5	01-Mar-2007 28-Feb-2012	3,920.22	4,556.11	.24	.00
GOLF CART	5	01-Mar-2007 28-Feb-2012	4,600.12	5,346.32	.29	.00
TRUCK	5	01-Mar-2007 28-Feb-2012	6,614.15	7,686.97	.41	.00
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,742.90	.32	.00
BATHROOM IMPROVEMENTS	10	01-Mar-2007 28-Feb-2017	84,091.08	110,616.52	2.97	.00
TILE FLOOR INSTALL/REPAIR	15	01-Mar-2007 28-Feb-2022	4,800.00	6,881.58	.12	.00
CLUBHOUSE REMODEL (ADA COMP)	15	01-Mar-2007 28-Feb-2022	20,184.51	30,467.43	.55	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			133,260.04	177,297.83	4.90	.00
PAINTING (GENERAL)	5	01-Mar-2003 28-Feb-2008	1,740.00	1,966.83	.11	.00
SLURRY SEAL	3	01-Mar-2006 28-Feb-2009	4,550.00	4,919.54	.44	.00
SLURRY SEAL	3	01-Mar-2006 28-Feb-2009	20,000.00	21,627.54	1.94	.00
PAINTING (GENERAL)	5	01-Mar-2004 28-Feb-2009	2,215.65	2,453.37	.13	.00
WOODEN FENCE	5	01-Mar-2004 28-Feb-2009	5,330.00	5,939.79	.32	.00
BACKFLOW DEVICE	10	01-Mar-2000 28-Feb-2010	4,956.00	6,840.58	.18	.00
AUDIO EQUIPMENT	5	01-Mar-2006 28-Feb-2011	3,385.64	3,841.85	.21	.00
REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.08	.00
BINGO BLOWER & FLASHBOARD S	20	01-Mar-2000 29-Feb-2020	4,719.00	8,798.45	.12	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	5,000.00	7,910.70	.12	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	6,000.00	9,385.91	.14	.00
REMODEL CLUBHOUSE (GENERAL)	15	01-Mar-2006 28-Feb-2021	97,167.15	134,514.22	2.41	.00
LANDSCAPE RENOVATION (MAJOR	15	01-Mar-2006 28-Feb-2021	17,490.02	24,781.40	.44	.00
SWIMMING POOL CONSTRUCTION	20	01-Mar-2006 28-Feb-2024	245,808.94	375,139.84	5.04	.00
SLUMP STONE - BLOCK WALL	20	01-Mar-2004 28-Feb-2024	22,625.00	33,928.27	.46	.00
DOUBLE SWING GATE	20	01-Mar-2004 28-Feb-2024	3,450.00	5,174.07	.07	.00
GENERAL PAINTING (RE-STUCCO	20	01-Mar-2004 28-Feb-2024	3,000.00	4,459.68	.06	.00
CONCRETE CURB REPAIR	30	01-Mar-2003 31-Jan-2033	4,840.00	9,739.28	.09	.00
CONCRETE SLAB	30	01-Mar-2004 31-Jan-2034	10,050.00	18,036.53	.16	.00
CONCRETE DRIVEWAY	30	01-Mar-2005 31-Jan-2035	1,400.00	2,547.47	.02	.00
CONCRETE DRIVEWAY	30	01-Mar-2005 31-Jan-2035	4,825.00	8,534.44	.08	.00
CONCRETE SLAB	30	01-Mar-2006 31-Jan-2036	2,500.00	4,655.20	.04	.00
CONCRETE GUTTER REPAIR	30	01-Mar-2006 31-Jan-2036	1,500.00	2,821.81	.03	.00
EXISTING CAPITAL IMPROVEMENTS			542,686.65	807,301.01	15.33	.00
CARPETING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	.19
PATIO/CLUBHOUSE FURNITURE	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	.18
WALLPAPERING	5	01-Feb-1986 31-Jan-1991	.00	.00	.00	.11

 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
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 *
 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
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 *

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
CARPETING	5	01-Mar-2008 28-Feb-2013	7,039.33	8,112.49	.44	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2008 28-Feb-2013	28,350.00	32,522.50	1.75	.00
WALLPAPERING	5	01-Mar-2008 28-Feb-2013	1,773.75	2,046.14	.11	.00
FURNITURE	5	01-Mar-2008 28-Feb-2013	1,575.00	1,816.85	.10	.00
WOODEN FENCE	5	01-Mar-2008 28-Feb-2013	3,300.00	3,796.66	.20	.00
GENERAL PLUMBING	5	01-Mar-2008 28-Feb-2013	1,400.00	1,606.05	.09	.00
ASPHALT	10	01-Mar-2008 28-Feb-2018	28,650.00	36,717.94	.99	.00
ASPHALT	10	01-Mar-2008 28-Feb-2018	2,975.00	3,913.57	.11	.00
SECURITY SYSTEM/GATES/PHONE	15	01-Mar-2008 28-Feb-2023	4,450.00	6,565.92	.12	.00
REMODEL CLUBHOUSE (GENERAL)	15	01-Mar-2008 28-Feb-2023	9,916.00	14,480.32	.26	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			89,429.04	111,578.44	4.17	.00
SLURRY SEAL	3	01-Mar-2006 28-Feb-2009	20,000.00	21,627.54	1.94	.00
SLURRY SEAL	3	01-Mar-2006 28-Feb-2009	4,550.00	4,919.54	.44	.00
PAINTING (GENERAL)	5	01-Mar-2004 28-Feb-2009	2,215.65	2,453.37	.13	.00
WOODEN FENCE	5	01-Mar-2004 28-Feb-2009	5,330.00	5,939.79	.32	.00
BACKFLOW DEVICE	10	01-Mar-2000 28-Feb-2010	4,956.00	6,840.58	.18	.00
AUDIO EQUIPMENT	5	01-Mar-2006 28-Feb-2011	3,385.64	3,841.85	.21	.00
REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00
CARPETING	5	01-Mar-2007 28-Feb-2012	3,920.22	4,556.11	.24	.00
GOLF CART	5	01-Mar-2007 28-Feb-2012	4,600.12	5,346.32	.29	.00
TRUCK	5	01-Mar-2007 28-Feb-2012	6,614.15	7,686.97	.41	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.08	.00
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,742.90	.32	.00
BATHROOM IMPROVEMENTS	10	01-Mar-2007 28-Feb-2017	84,091.08	110,616.52	2.97	.00
BINGO BLOWER & FLASHBOARD S	20	01-Mar-2000 29-Feb-2020	4,719.00	8,798.45	.12	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	5,000.00	7,910.70	.12	.00
REROOFING	18	01-Mar-2003 28-Feb-2021	6,000.00	9,385.91	.14	.00
REMODEL CLUBHOUSE (GENERAL)	15	01-Mar-2006 28-Feb-2021	97,167.15	134,514.22	2.41	.00
LANDSCAPE RENOVATION (MAJOR	15	01-Mar-2006 28-Feb-2021	17,490.02	24,781.40	.44	.00
TILE FLOOR INSTALL/REPAIR	15	01-Mar-2007 28-Feb-2022	4,800.00	6,881.58	.12	.00
CLUBHOUSE REMODEL (ADA COMP	15	01-Mar-2007 28-Feb-2022	20,184.51	30,467.43	.55	.00
SWIMMING POOL CONSTRUCTION	20	01-Mar-2006 28-Feb-2024	245,808.94	375,139.84	5.04	.00
SLUMP STONE - BLOCK WALL	20	01-Mar-2004 28-Feb-2024	22,625.00	33,928.27	.46	.00
DOUBLE SWING GATE	20	01-Mar-2004 28-Feb-2024	3,450.00	5,174.07	.07	.00
GENERAL PAINTING (RE-STUCCO	20	01-Mar-2004 28-Feb-2024	3,000.00	4,459.68	.06	.00
CONCRETE CURB REPAIR	30	01-Mar-2003 31-Jan-2033	4,840.00	9,739.28	.09	.00
CONCRETE SLAB	30	01-Mar-2004 31-Jan-2034	10,050.00	18,036.53	.16	.00
CONCRETE DRIVEWAY	30	01-Mar-2005 31-Jan-2035	1,400.00	2,547.47	.02	.00
CONCRETE DRIVEWAY	30	01-Mar-2005 31-Jan-2035	4,825.00	8,534.44	.08	.00

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 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
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 *
 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2009 28-Feb-2014	7,730.00	8,636.13	.46	.00 .00
PAINTING (GENERAL)	5	01-Mar-2009 28-Feb-2014	1,455.00	1,644.31	.09	.00 .00
WOODEN FENCE	5	01-Mar-2009 28-Feb-2014	2,900.00	3,226.49	.17	.00 .00
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2009 28-Feb-2014	3,000.00	3,337.81	.18	.00 .00
ASPHALT	10	01-Mar-2009 28-Feb-2019	1,850.00	2,259.18	.06	.00 .00
ASPHALT	10	01-Mar-2009 28-Feb-2019	12,900.00	15,431.19	.41	.00 .00
TREE SKINNING (PALM)	15	01-Mar-2009 28-Feb-2024	79,725.00	107,165.13	1.92	.00 .00
NEWLY APPROVED CAPITAL IMPROVEMENTS			109,560.00	141,700.24	3.29	.00
BACKFLOW DEVICE	10	01-Mar-2000 28-Feb-2010	4,956.00	6,840.58	.18	.00 .00 N
AUDIO EQUIPMENT	5	01-Mar-2006 28-Feb-2011	3,385.64	3,841.85	.21	.00 .00 N
REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00 .00 N
CARPETING	5	01-Mar-2007 28-Feb-2012	3,920.22	4,556.11	.24	.00 .00 N
GOLF CART	5	01-Mar-2007 28-Feb-2012	4,600.12	5,346.32	.29	.00 .00 N
TRUCK	5	01-Mar-2007 28-Feb-2012	6,614.15	7,686.97	.41	.00 .00 N
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00 .00 N
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00 .00 N
CARPETING	5	01-Mar-2008 28-Feb-2013	7,039.33	8,112.49	.44	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2008 28-Feb-2013	28,350.00	32,522.50	1.75	.00 .00 N
WALLPAPERING	5	01-Mar-2008 28-Feb-2013	1,773.75	2,046.14	.11	.00 .00 N
FURNITURE	5	01-Mar-2008 28-Feb-2013	1,575.00	1,816.85	.10	.00 .00 N
WOODEN FENCE	5	01-Mar-2008 28-Feb-2013	3,300.00	3,796.66	.20	.00 .00 N
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00 .00 N
GENERAL PLUMBING	5	01-Mar-2008 28-Feb-2013	1,400.00	1,606.05	.09	.00 .00 N
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00 .00 N
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00 .00 N
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00 .00 N
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00 .00 N
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00 .00 N
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00 .00 N
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00 .00 N
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00 .00 N
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00 .00 N
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00 .00 N
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00 .00 N
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00 .00 N
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00 .00 N
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00 .00 N
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.08	.00 .00 N
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,742.90	.32	.00 .00 N
BATHROOM IMPROVEMENTS	10	01-Mar-2007 28-Feb-2017	84,091.08	110,616.52	2.97	.00 .00 N
ASPHALT	10	01-Mar-2008 28-Feb-2018	2,975.00	3,913.57	.11	.00 .00 N
ASPHALT	10	01-Mar-2008 28-Feb-2018	28,650.00	36,717.94	.99	.00 .00 N
BINGO BLOWER & FLASHBOARD S	20	01-Mar-2000 29-Feb-2020	4,719.00	8,798.45	.12	.00 .00 N
REROOFING	18	01-Mar-2003 28-Feb-2021	6,000.00	9,385.91	.14	.00 .00 N
REROOFING	18	01-Mar-2003 28-Feb-2021	5,000.00	7,910.70	.12	.00 .00 N
REMODEL CLUBHOUSE (GENERAL)	15	01-Mar-2006 28-Feb-2021	97,167.15	134,514.22	2.41	.00 .00 N
LANDSCAPE RENOVATION (MAJOR)	15	01-Mar-2006 28-Feb-2021	17,490.02	24,781.40	.44	.00 .00 N
TILE FLOOR INSTALL/REPAIR	15	01-Mar-2007 28-Feb-2022	4,800.00	6,881.58	.12	.00 .00 N
CLUBHOUSE REMODEL (ADA COMP	15	01-Mar-2007 28-Feb-2022	20,184.51	30,467.43	.55	.00 .00 N
SECURITY SYSTEM/GATES/PHONE	15	01-Mar-2008 28-Feb-2023	4,450.00	6,565.92	.12	.00 .00 N
REMODEL CLUBHOUSE (GENERAL)	15	01-Mar-2008 28-Feb-2023	9,916.00	14,480.32	.26	.00 .00 N
SWIMMING POOL CONSTRUCTION	20	01-Mar-2006 28-Feb-2024	245,808.94	375,139.84	5.04	.00 .00 N
SLUMP STONE - BLOCK WALL	20	01-Mar-2004 28-Feb-2024	22,625.00	33,928.27	.46	.00 .00 N
DOUBLE SWING GATE	20	01-Mar-2004 28-Feb-2024	3,450.00	5,174.07	.07	.00 .00 N
GENERAL PAINTING (RE-STUCCO	20	01-Mar-2004 28-Feb-2024	3,000.00	4,459.68	.06	.00 .00 N
CONCRETE CURB REPAIR	30	01-Mar-2003 31-Jan-2033	4,840.00	9,739.28	.09	.00 .00 N

LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY
THE CITY'S RENT CONTROL BOARD OR RENT ADMINISTRATOR
AND THE ASSOCIATED COST RECOVERY PERIODS ASSIGNED

VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE
TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES.

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
COMPUTER EQUIPMENT	5	01-Mar-2010 28-Feb-2015	1,083.89	1,158.48	.06	.00
POOL HEATER	5	01-Mar-2010 28-Feb-2015	2,630.49	2,847.27	.15	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	7,030.00	7,665.75	.41	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	1,375.00	1,483.51	.08	.00
FURNITURE	5	01-Mar-2010 28-Feb-2015	8,910.70	9,613.97	.32	.00
FURNITURE	5	01-Mar-2010 28-Feb-2015	9,395.00	10,257.25	.32	.00
SPEED BUMP MODIFICATION	5	01-Mar-2010 28-Feb-2015	18,306.00	20,132.27	1.08	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	98,000.00	113,718.39	3.06	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	47,000.00	56,968.28	1.53	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	7,680.00	9,139.25	.25	.00
WATER HEATER - A	10	01-Mar-2010 28-Feb-2020	1,008.20	1,156.51	.03	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2010 28-Feb-2020	2,015.00	2,405.78	.06	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2010 28-Feb-2020	1,240.75	1,416.52	.04	.00
DRIVEWAY REPAIR-MAINTENANCE	10	01-Mar-2010 28-Feb-2020	3,900.00	4,420.20	.12	.00
LIGHTING SYSTEM UPGRADE	10	01-Mar-2010 28-Feb-2020	2,709.30	3,236.28	.09	.00
LIGHTING SYSTEM UPGRADE	10	01-Mar-2010 28-Feb-2020	1,150.19	1,330.10	.04	.00
LIGHTING SYSTEM UPGRADE	10	01-Mar-2010 28-Feb-2020	2,490.00	2,974.29	.08	.00
SECURITY SYSTEM/GATES/PHONE	15	01-Mar-2010 28-Feb-2025	1,005.00	1,206.92	.02	.00
PAINTING (GENERAL)	5	01-Mar-2010 28-Feb-2030	1,270.00	1,386.93	.07	.00
CINDER BLOCK - PLANTER BOX	20	01-Mar-2010 28-Feb-2030	2,900.00	3,877.08	.05	.00
CONCRETE SLAB	30	01-Mar-2010 31-Jan-2040	5,550.00	5,999.78	.05	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			224,643.52	262,394.81	8.34	.00
AUDIO EQUIPMENT	5	01-Mar-2006 28-Feb-2011	3,385.64	3,841.85	.21	.00
REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00
CARPETING	5	01-Mar-2007 28-Feb-2012	3,920.22	4,556.11	.24	.00
GOLF CART	5	01-Mar-2007 28-Feb-2012	4,600.12	5,346.32	.29	.00
TRUCK	5	01-Mar-2007 28-Feb-2012	6,614.15	7,686.97	.41	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00
CARPETING	5	01-Mar-2008 28-Feb-2013	7,039.33	8,112.49	.44	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2008 28-Feb-2013	28,350.00	32,522.50	1.75	.00
WALLPAPERING	5	01-Mar-2008 28-Feb-2013	1,773.75	2,046.14	.11	.00
FURNITURE	5	01-Mar-2008 28-Feb-2013	1,575.00	1,816.85	.10	.00
WOODEN FENCE	5	01-Mar-2008 28-Feb-2013	3,300.00	3,796.66	.20	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00
GENERAL PLUMBING	5	01-Mar-2008 28-Feb-2013	1,400.00	1,606.05	.09	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2009 28-Feb-2014	7,730.00	8,636.13	.46	.00
PAINTING (GENERAL)	5	01-Mar-2009 28-Feb-2014	1,455.00	1,644.31	.09	.00
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00
WOODEN FENCE	5	01-Mar-2009 28-Feb-2014	2,900.00	3,226.49	.17	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00
LANDSCAPE RENOVATION (MINOR	5	01-Mar-2009 28-Feb-2014	3,000.00	3,337.81	.18	.00
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.08	.00
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,742.90	.32	.00

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 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
 * THE CITY'S RENT CONTROL BOARD OR RENT ADMINISTRATOR *
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 *
 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT	COST OF IMPROVEMENT W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
PATIO/CLUBHOUSE FURNITURE	5	01-Mar-2011 28-Feb-2016	1,824.06	1,982.11	.11	.00	.00
POOL HEATER	5	01-Mar-2011 28-Feb-2016	2,600.00	2,830.87	.15	.00	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2011 28-Feb-2016	20,450.00	22,310.59	1.20	.00	.00
PAINTING (GENERAL)	5	01-Mar-2011 28-Feb-2016	1,450.00	1,533.09	.08	.00	.00
SPA HEATER	5	01-Mar-2011 28-Feb-2016	2,413.82	2,612.60	.14	.00	.00
ELECTRICAL SYSTEM REPAIRS	10	01-Mar-2011 28-Feb-2021	1,100.00	1,291.78	.03	.00	.00
GOLF CART	10	01-Mar-2011 28-Feb-2021	2,976.88	3,447.44	.09	.00	.00
GAS LINE	15	01-Mar-2011 28-Feb-2026	4,170.00	5,348.64	.10	.00	.00
POOL FILTER SYSTEM	15	01-Mar-2011 28-Feb-2026	1,025.00	1,227.17	.02	.00	.00
GAS LEAK DETECTION SYSTEM	15	01-Mar-2011 28-Feb-2026	19,880.00	23,332.82	.42	.00	.00
GAS LEAK DETECTION SYSTEM	15	01-Mar-2011 28-Feb-2026	7,940.00	10,064.29	.18	.00	.00
REROOFING	18	01-Mar-2011 28-Feb-2029	125,375.00	154,990.88	2.31	.00	.00
POOL DRAIN IMPROVEMENT VGBA	20	01-Mar-2011 28-Feb-2031	2,259.00	2,968.80	.04	.00	.00
CONCRETE CURB REPAIR	30	01-Mar-2011 31-Jan-2041	1,185.00	1,895.91	.02	.00	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			194,648.76	235,836.99	4.89	.00	

REROOFING	18	01-Feb-1994 31-Jan-2012	.00	5,792.00	.09	.00	.00	N
CARPETING	5	01-Mar-2007 28-Feb-2012	3,920.22	4,556.11	.24	.00	.00	N
GOLF CART	5	01-Mar-2007 28-Feb-2012	4,600.12	5,346.32	.29	.00	.00	N
TRUCK	5	01-Mar-2007 28-Feb-2012	6,614.15	7,686.97	.41	.00	.00	N
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00	.00	N
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00	.00	N
CARPETING	5	01-Mar-2008 28-Feb-2013	7,039.33	8,112.49	.44	.00	.00	N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2008 28-Feb-2013	28,350.00	32,522.50	1.75	.00	.00	N
WALLPAPERING	5	01-Mar-2008 28-Feb-2013	1,773.75	2,046.14	.11	.00	.00	N
FURNITURE	5	01-Mar-2008 28-Feb-2013	1,575.00	1,816.85	.10	.00	.00	N
WOODEN FENCE	5	01-Mar-2008 28-Feb-2013	3,300.00	3,796.66	.20	.00	.00	N
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00	.00	N
GENERAL PLUMBING	5	01-Mar-2008 28-Feb-2013	1,400.00	1,606.05	.09	.00	.00	N
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00	.00	N
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00	.00	N
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00	.00	N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2009 28-Feb-2014	7,730.00	8,636.13	.46	.00	.00	N
PAINTING (GENERAL)	5	01-Mar-2009 28-Feb-2014	1,455.00	1,644.31	.09	.00	.00	N
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00	.00	N
WOODEN FENCE	5	01-Mar-2009 28-Feb-2014	2,900.00	3,226.49	.17	.00	.00	N
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00	.00	N
LANDSCAPE RENOVATION (MINOR	5	01-Mar-2009 28-Feb-2014	3,000.00	3,337.81	.18	.00	.00	N
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00	.00	N
COMPUTER EQUIPMENT	5	01-Mar-2010 28-Feb-2015	1,083.89	1,158.48	.06	.00	.00	N
POOL HEATER	5	01-Mar-2010 28-Feb-2015	2,630.49	2,847.27	.15	.00	.00	N
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00	.00	N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	7,030.00	7,665.75	.41	.00	.00	N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	1,375.00	1,483.51	.08	.00	.00	N
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00	.00	N
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00	.00	N
SPEED BUMP MODIFICATION	5	01-Mar-2010 28-Feb-2015	18,300.00	20,132.27	1.08	.00	.00	N
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00	.00	N
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00	.00	N
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00	.00	N
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00	.00	N
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00	.00	N
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.08	.00	.00	N
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,742.90	.32	.00	.00	N
BATHROOM IMPROVEMENTS	10	01-Mar-2007 28-Feb-2017	84,091.08	110,616.52	2.97	.00	.00	N
ASPHALT	10	01-Mar-2008 28-Feb-2018	2,975.00	3,913.57	.11	.00	.00	N
ASPHALT	10	01-Mar-2008 28-Feb-2018	28,650.00	36,717.94	.99	.00	.00	N

 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
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 *
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 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
PUMP	5	01-Mar-2012 28-Feb-2017	1,383.32	1,451.28	.08	.00
REPLASTER POOL	5	01-Mar-2012 28-Feb-2017	3,276.37	3,501.49	.19	.00
REPLASTER SPA	5	01-Mar-2012 28-Feb-2017	4,847.65	5,250.83	.28	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2012 28-Feb-2017	8,035.00	8,714.01	.47	.00
AUDIO EQUIPMENT	5	01-Mar-2012 28-Feb-2017	1,422.22	1,512.70	.08	.00
PHOTO COPIER	6	01-Mar-2012 28-Feb-2018	7,631.63	8,449.87	.38	.00
ELECTRICAL SYSTEM REPAIRS	10	01-Mar-2012 28-Feb-2022	1,540.00	1,780.89	.05	.00
LIGHTING SYSTEM UPGRADE	10	01-Mar-2012 28-Feb-2022	2,975.00	3,467.01	.09	.00
WATER MAIN REPAIR	10	01-Mar-2012 28-Feb-2022	2,680.00	3,076.96	.08	.00
SECURITY SYSTEM/DOORS/GATES	15	01-Mar-2012 28-Feb-2027	1,008.52	1,158.51	.02	.00
LAKE RENOVATION	15	01-Mar-2012 28-Feb-2027	6,375.00	7,879.81	.14	.00
LAKE RENOVATION	15	01-Mar-2012 28-Feb-2027	2,400.00	2,966.44	.05	.00
GAS LEAK DETECTION SYSTEM	15	01-Mar-2012 28-Feb-2027	2,940.00	3,394.14	.06	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			56,514.71	52,603.94	1.97	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	14,737.00	18,149.44	.49	.00
ASPHALT	10	01-Mar-2003 28-Feb-2013	2,650.00	3,163.90	.09	.00
CARPETING	5	01-Mar-2008 28-Feb-2013	7,039.33	8,112.49	.44	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2008 28-Feb-2013	28,350.00	32,522.50	1.75	.00
WALLPAPERING	5	01-Mar-2008 28-Feb-2013	1,773.75	2,046.14	.11	.00
FURNITURE	5	01-Mar-2008 28-Feb-2013	1,575.00	1,816.85	.10	.00
WOODEN FENCE	5	01-Mar-2008 28-Feb-2013	3,300.00	3,796.66	.20	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2003 28-Feb-2013	3,272.00	3,906.44	.11	.00
GENERAL PLUMBING	5	01-Mar-2008 28-Feb-2013	1,400.00	1,606.05	.09	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2003 28-Feb-2013	1,000.00	1,228.62	.03	.00
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,396.27	.09	.00
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.23	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2009 28-Feb-2014	7,730.00	8,636.13	.46	.00
PAINTING (GENERAL)	5	01-Mar-2009 28-Feb-2014	1,455.00	1,644.31	.09	.00
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.18	.07	.00
WOODEN FENCE	5	01-Mar-2009 28-Feb-2014	2,900.00	3,226.49	.17	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2009 28-Feb-2014	3,000.00	3,337.81	.18	.00
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00
COMPUTER EQUIPMENT	5	01-Mar-2010 28-Feb-2015	1,083.89	1,158.48	.06	.00
POOL HEATER	5	01-Mar-2010 28-Feb-2015	2,630.49	2,847.27	.15	.00
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	7,030.00	7,665.75	.41	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	1,375.00	1,483.51	.08	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00
SPEED BUMP MODIFICATION	5	01-Mar-2010 28-Feb-2015	18,300.00	20,132.27	1.08	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00
PATIO/CLUBHOUSE FURNITURE	5	01-Mar-2011 28-Feb-2016	1,824.06	1,982.11	.11	.00
POOL HEATER	5	01-Mar-2011 28-Feb-2016	2,600.00	2,830.87	.15	.00
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2011 28-Feb-2016	20,450.00	22,310.59	1.20	.00
PAINTING (GENERAL)	5	01-Mar-2011 28-Feb-2016	1,450.00	1,533.09	.08	.00
SPA HEATER	5	01-Mar-2011 28-Feb-2016	2,413.82	2,612.60	.14	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.08	.00
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,742.90	.32	.00
BATHROOM IMPROVEMENTS	10	01-Mar-2007 28-Feb-2017	84,091.08	110,616.52	2.97	.00
ASPHALT	10	01-Mar-2008 28-Feb-2018	28,650.00	36,717.94	.99	.00
ASPHALT	10	01-Mar-2008 28-Feb-2018	2,975.00	3,913.57	.11	.00

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 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
 * THE CITY'S RENT CONTROL BOARD OR RENT ADMINISTRATOR *
 * AND THE ASSOCIATED COST RECOVERY PERIODS ASSIGNED *
 *
 * VARIATIONS IN AMORTIZATION PERIODS ARE DUE *
 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *

MHP NAME: VENTURA MARINA HOBBLE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 319

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
CURRY SEAL	3	01-Mar-2013 28-Feb-2016	55,178.00	56,655.43	5.08	.00
PUMP	5	01-Mar-2013 28-Feb-2018	2,305.49	2,419.34	.13	.00
STREET SIGNAGE	5	01-Mar-2013 28-Feb-2018	8,761.00	9,149.95	.49	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	3,610.00	3,804.43	.20	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	1,500.00	1,578.01	.08	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	4,200.00	4,395.31	.24	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	39,900.00	41,881.03	2.25	.00
PAINTING (GENERAL)	5	01-Mar-2013 28-Feb-2018	2,375.00	2,486.60	.13	.00
WOODEN FENCE	5	01-Mar-2013 28-Feb-2018	3,850.00	4,041.46	.22	.00
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2013 28-Feb-2018	1,561.00	1,622.44	.08	.00
LANDSCAPE MAINTENANCE (CREW)	5	01-Mar-2013 28-Feb-2018	1,740.26	1,816.20	.10	.00
ASPHALT	10	01-Mar-2013 28-Feb-2023	2,377.00	13,469.79	.36	.00
HYDRAULIC SYSTEM REPAIRS	10	01-Mar-2013 28-Feb-2023	1,778.00	1,869.59	.05	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2013 28-Feb-2023	6,545.00	7,051.74	.19	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2013 28-Feb-2023	4,571.00	4,984.48	.13	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2013 28-Feb-2023	1,595.00	1,739.95	.05	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2013 28-Feb-2023	1,097.00	1,189.20	.03	.00
DEMOLITION WORK	10	01-Mar-2013 28-Feb-2023	1,150.00	1,250.86	.03	.00
SECURITY SYSTEM/DOORS/GATES	15	01-Mar-2013 28-Feb-2028	1,290.00	1,503.37	.03	.00
TILE FLOOR INSTALL/REPAIR	15	01-Mar-2013 28-Feb-2028	3,950.00	4,543.68	.08	.00
SPEED BUMP - ASPHALT	15	01-Mar-2013 28-Feb-2028	30,092.00	33,897.58	.61	.00
WATER FOUNTAIN	15	01-Mar-2013 28-Feb-2028	2,700.00	3,076.79	.06	.00
STREET REPAIR - C	15	01-Mar-2013 28-Feb-2028	1,000.00	1,128.05	.02	.00
STREET REPAIR - C	15	01-Mar-2013 28-Feb-2028	2,735.00	3,103.40	.06	.00
STREET REPAIR - C	15	01-Mar-2013 28-Feb-2028	1,515.00	1,702.96	.03	.00
REMODEL CARWASH	15	01-Mar-2013 28-Feb-2028	9,950.00	11,429.36	.20	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			236,805.75	221,599.04	10.93	.00
ASPHALT	10	01-Mar-2004 28-Feb-2014	2,750.00	3,356.27	.09	.00
GAS LINE	15	01-Mar-1999 28-Feb-2014	.00	12,665.51	.25	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2009 28-Feb-2014	7,730.00	8,636.43	.46	.00
PAINTING (GENERAL)	5	01-Mar-2009 28-Feb-2014	1,455.00	1,644.31	.09	.00
REMODEL KITCHEN	15	01-Mar-1999 28-Feb-2014	.00	4,144.48	.07	.00
WOODEN FENCE	5	01-Mar-2009 28-Feb-2014	2,900.00	3,226.49	.17	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2004 28-Feb-2014	1,000.00	1,227.57	.03	.00
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2009 28-Feb-2014	5,000.00	5,337.81	.18	.00
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00
COMPUTER EQUIPMENT	5	01-Mar-2010 28-Feb-2015	1,083.89	1,158.48	.06	.00
POOL HEATER	5	01-Mar-2010 28-Feb-2015	2,630.49	2,847.27	.15	.00
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	7,030.00	7,665.75	.41	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	1,375.00	1,483.51	.08	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.87	.03	.00
SPEED BUMP MODIFICATION	5	01-Mar-2010 28-Feb-2015	18,300.00	20,132.27	1.08	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00
PATIO/CLUBHOUSE FURNITURE	5	01-Mar-2011 28-Feb-2016	1,824.06	1,987.11	.11	.00
POOL HLATER	5	01-Mar-2011 28-Feb-2016	2,600.00	2,830.87	.13	.00
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2011 28-Feb-2016	20,450.00	22,310.59	1.20	.00
PAINTING (GENERAL)	5	01-Mar-2011 28-Feb-2016	1,450.00	1,535.09	.08	.00
SPA HEATER	5	01-Mar-2011 28-Feb-2016	2,473.82	2,612.60	.14	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,865.89	.08	.00
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,442.90	.32	.00

 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
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 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
COMPUTER EQUIPMENT	5	01-Mar-2014 28-Feb-2019	1,096.42	1,164.18	.06	.00
REPLASTER POOL	5	01-Mar-2014 28-Feb-2019	1,500.00	1,578.41	.08	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2014 28-Feb-2019	10,000.00	10,483.35	.56	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2014 28-Feb-2019	32,000.00	33,529.87	1.80	.00
ELECTRICAL OUTLET	5	01-Mar-2014 28-Feb-2019	1,200.00	1,254.56	.07	.00
ELECTRICAL OUTLET	5	01-Mar-2014 28-Feb-2019	1,200.00	1,277.67	.07	.00
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2014 28-Feb-2019	1,000.00	1,062.07	.06	.00
PARK DIRECTORY - DISPLAY BO	10	01-Mar-2014 28-Feb-2024	1,250.00	1,372.33	.04	.00
REMODEL KITCHEN	15	01-Mar-2014 28-Feb-2029	34,317.15	41,323.15	.74	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			83,563.57	93,045.59	3.48	.00
BACKFLOW DEVICE	10	01-Mar-2005 28-Feb-2015	3,700.00	4,558.61	.12	.00
COMPUTER EQUIPMENT	5	01-Mar-2010 28-Feb-2015	1,083.89	1,158.48	.06	.00
POOL HEATER	5	01-Mar-2010 28-Feb-2015	2,630.49	2,847.27	.15	.00
STREET REPAIR - A	10	01-Mar-2005 28-Feb-2015	7,555.00	9,204.85	.25	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	7,030.00	7,665.75	.41	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2010 28-Feb-2015	1,375.00	1,483.51	.08	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,050.00	1,297.82	.03	.00
CLUBHOUSE DOORS	10	01-Mar-2005 28-Feb-2015	1,150.00	1,415.60	.04	.00
SPEED BUMP MODIFICATION	5	01-Mar-2010 28-Feb-2015	18,300.00	20,132.27	1.08	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2005 28-Feb-2015	2,824.00	3,476.08	.09	.00
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.30	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	5,350.00	6,647.59	.18	.00
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00
PATIO/CLUBHOUSE FURNITURE	5	01-Mar-2011 28-Feb-2016	1,824.06	1,992.11	.11	.00
POOL HEATER	5	01-Mar-2011 28-Feb-2016	2,600.00	2,830.87	.15	.00
SLURRY SEAL	3	01-Mar-2013 28-Feb-2016	55,178.00	56,655.43	5.08	.00
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2011 28-Feb-2016	20,450.00	22,310.59	1.20	.00
PAINTING (GENERAL)	5	01-Mar-2011 28-Feb-2016	1,450.00	1,533.09	.08	.00
SPA HEATER	5	01-Mar-2011 28-Feb-2016	2,413.82	2,612.60	.14	.00
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.08	.00
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,090.00	11,742.90	.32	.00
PUMP	5	01-Mar-2012 28-Feb-2017	1,383.32	1,451.28	.08	.00
REPLASTER POOL	5	01-Mar-2012 28-Feb-2017	3,276.37	3,501.49	.19	.00
REPLASTER SPA	5	01-Mar-2012 28-Feb-2017	4,847.65	5,250.83	.28	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2012 28-Feb-2017	8,035.00	8,714.01	.47	.00
BATHROOM IMPROVEMENTS	10	01-Mar-2007 28-Feb-2017	84,091.08	110,616.52	2.97	.00
AUDIO EQUIPMENT	5	01-Mar-2012 28-Feb-2017	1,422.22	1,512.70	.08	.00
ASPHALT	10	01-Mar-2008 28-Feb-2018	28,650.00	36,717.94	.99	.00
ASPHALT	10	01-Mar-2008 28-Feb-2018	2,975.00	3,913.57	.11	.00
PHOTO COPIER	6	01-Mar-2012 28-Feb-2018	7,631.63	8,449.87	.38	.00
PUMP	5	01-Mar-2013 28-Feb-2018	2,305.49	2,419.34	.13	.00
STREET SIGNAGE	5	01-Mar-2013 28-Feb-2018	8,761.00	9,149.95	.49	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	39,900.00	41,881.03	2.25	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	1,500.00	1,578.01	.08	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	3,610.00	3,804.43	.20	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	4,200.00	4,395.31	.24	.00
PAINTING (GENERAL)	5	01-Mar-2013 28-Feb-2018	2,375.00	2,486.60	.13	.00
WOODEN FENCE	5	01-Mar-2013 28-Feb-2018	3,850.00	4,041.16	.22	.00
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2013 28-Feb-2018	1,361.00	1,422.14	.08	.00
LAKE MOTOR MAINTENANCE (REW	5	01-Mar-2013 28-Feb-2018	1,740.26	1,816.20	.10	.00
ASPHALT	10	01-Mar-2009 28-Feb-2019	12,900.00	15,431.19	.41	.00
ASPHALT	10	01-Mar-2009 28-Feb-2019	1,850.00	2,259.18	.06	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	7,680.00	9,139.25	.25	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	47,000.00	56,968.28	1.53	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	98,000.00	113,718.39	3.06	.00

 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
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 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
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MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
STREET SEAL - B	5	01-Mar-2015 28-Feb-2020	2,192.00	2,329.21	.13	.00 .00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2015 28-Feb-2020	15,800.00	16,965.70	.91	.00 .00
SPA HEATER	5	01-Mar-2015 28-Feb-2020	2,940.00	3,124.01	.17	.00 .00
WOODEN FENCE	5	01-Mar-2015 28-Feb-2020	4,300.00	4,593.17	.25	.00 .00
POND RENOVATION	7	01-Mar-2015 28-Feb-2022	7,389.69	8,025.45	.31	.00 .00
ASPHALT	10	01-Mar-2015 28-Feb-2025	1,900.00	2,134.77	.06	.00 .00
WATER MAIN/LINE REPAIR	10	01-Mar-2015 28-Feb-2025	3,824.41	4,344.43	.12	.00 .00
POOL/SPA FILTER SYSTEM	15	01-Mar-2015 28-Feb-2030	1,471.23	1,762.79	.03	.00 .00
REMODEL KITCHEN	15	01-Mar-2015 28-Feb-2030	71,674.31	86,062.67	1.54	.00 .00
TREE SKINNING (PALM)	15	01-Mar-2015 28-Feb-2030	42,000.00	50,933.99	.91	.00 .00
REMODEL OFFICE - GENERAL	20	01-Mar-2015 31-Jan-2035	3,938.75	5,007.55	.07	.00 .00
NEWLY APPROVED CAPITAL IMPROVEMENTS			157,430.19	185,283.74	4.50	.00
STREET REPAIR - A	10	01-Mar-2006 31-Aug-2015	9,000.00	11,318.34	.33	.00 .00 N
ASPHALT	10	01-Mar-2006 28-Feb-2016	3,350.00	6,647.59	.18	.00 .00 N
ASPHALT	10	01-Mar-2006 28-Feb-2016	10,000.00	12,570.09	.34	.00 .00 N
PATIO/CLUBHOUSE FURNITURE	5	01-Mar-2011 28-Feb-2016	1,824.06	1,982.11	.11	.00 .00 N
POOL HEATER	5	01-Mar-2011 28-Feb-2016	2,600.00	2,830.87	.15	.00 .00 N
SLURRY SEAL	3	01-Mar-2013 28-Feb-2016	55,178.00	56,655.43	5.08	.00 .00 N
STREET REPAIR - A	10	01-Mar-2006 28-Feb-2016	1,800.00	2,257.44	.06	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2011 28-Feb-2016	20,450.00	22,310.59	1.20	.00 .00 N
PAINTING (GENERAL)	5	01-Mar-2011 28-Feb-2016	1,450.00	1,533.09	.08	.00 .00 N
SPA HEATER	5	01-Mar-2011 28-Feb-2016	2,413.82	2,612.60	.14	.00 .00 N
IRRIGATION SPRINKLER SYSTEM	10	01-Mar-2006 28-Feb-2016	2,296.25	2,863.89	.09	.00 .00 N
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,742.90	.32	.00 .00 N
PUMP	5	01-Mar-2012 28-Feb-2017	1,383.32	1,451.28	.08	.00 .00 N
REPLASTER POOL	5	01-Mar-2012 28-Feb-2017	3,276.37	3,501.49	.19	.00 .00 N
REPLASTER SPA	5	01-Mar-2012 28-Feb-2017	4,847.65	5,250.83	.28	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2012 28-Feb-2017	8,035.00	8,714.01	.47	.00 .00 N
BATHROOM IMPROVEMENTS	10	01-Mar-2007 28-Feb-2017	84,091.08	110,616.52	2.97	.00 .00 N
AUDIO EQUIPMENT	5	01-Mar-2012 28-Feb-2017	1,422.22	1,512.70	.08	.00 .00 N
ASPHALT	10	01-Mar-2008 28-Feb-2018	2,975.00	3,913.57	.11	.00 .00 N
ASPHALT	10	01-Mar-2008 28-Feb-2018	28,650.00	34,717.94	.99	.00 .00 N
PHOTO COPIER	6	01-Mar-2012 28-Feb-2018	7,531.63	8,449.87	.38	.00 .00 N
PUMP	5	01-Mar-2013 28-Feb-2018	2,305.49	2,419.34	.13	.00 .00 N
STREET SIGNAGE	5	01-Mar-2013 28-Feb-2018	8,761.00	9,169.95	.49	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	3,610.00	3,804.43	.20	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	1,500.00	1,578.01	.08	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	39,900.00	41,881.03	2.25	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	4,200.00	4,395.31	.24	.00 .00 N
PAINTING (GENERAL)	5	01-Mar-2013 28-Feb-2018	2,375.00	2,486.60	.13	.00 .00 N
WOODEN FENCE	5	01-Mar-2013 28-Feb-2018	3,850.00	4,041.16	.22	.00 .00 N
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2013 28-Feb-2018	1,361.00	1,422.14	.08	.00 .00 N
LAKE MOTOR MAINTENANCE (REW)	5	01-Mar-2013 28-Feb-2018	1,740.26	1,816.20	.10	.00 .00 N
ASPHALT	10	01-Mar-2009 28-Feb-2019	1,850.00	2,259.18	.06	.00 .00 N
ASPHALT	10	01-Mar-2009 28-Feb-2019	12,900.00	15,431.19	.41	.00 .00 N
COMPUTER EQUIPMENT	5	01-Mar-2014 28-Feb-2019	1,096.42	1,164.18	.06	.00 .00 N
REPLASTER POOL	5	01-Mar-2014 28-Feb-2019	1,500.00	1,578.41	.08	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2014 28-Feb-2019	32,000.00	33,529.87	1.80	.00 .00 N
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2014 28-Feb-2019	10,000.00	10,483.35	.54	.00 .00 N
ELECTRICAL OUTLET	5	01-Mar-2014 28-Feb-2019	1,200.00	1,254.56	.07	.00 .00 N
ELECTRICAL OUTLET	5	01-Mar-2014 28-Feb-2019	1,200.00	1,277.67	.07	.00 .00 N
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2014 28-Feb-2019	1,000.00	1,062.07	.06	.00 .00 N
ASPHALT	10	01-Mar-2010 28-Feb-2020	47,030.00	56,968.28	1.53	.00 .00 N
ASPHALT	10	01-Mar-2010 28-Feb-2020	7,680.00	9,139.25	.25	.00 .00 N
ASPHALT	10	01-Mar-2010 28-Feb-2020	98,000.00	113,718.39	3.06	.00 .00 N
WATER HEATER - A	10	01-Mar-2010 28-Feb-2020	1,008.20	1,156.51	.03	.00 .00 N

 * LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *
 * THE CITY'S RENT CONTROL BOARD OR RENT ADMINISTRATOR *
 * AND THE ASSOCIATED COST RECOVERY PERIODS ASSIGNED *
 *
 * VARIATIONS IN AMORTIZATIONS PERIODS ARE DUE *
 * TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES. *

MHP NAME: VENTURA MARINA MOBILE HOME PARK # OF SPACES USED TO CALCULATE RECOVERY RATE: 310

TYPE OF IMPROVEMENT	COST RECOVERY (Yrs.)	AMORTIZATION RECOVERY PERIOD START END	COST OF IMPROVEMENT WO/INT - W/INT	COST RECOVERY CHRG. PER SPACE PER MONTH	NO LONGER BEING CHARGED	IS CAPITAL COST RECOVERY COMPLETED
CONCRETE SLAB	30	01-Mar-2016 31-Jan-2036	5,250.00	4,628.32	.04	.00
WOODEN FENCE	5	01-Mar-2016 28-Feb-2021	5,785.00	4,039.03	.22	.00
GENERAL PLUMBING	5	01-Mar-2016 28-Feb-2021	2,435.79	2,597.33	.14	.00
PHOTO COPIER	6	01-Mar-2016 28-Feb-2022	5,763.75	6,175.13	.28	.00
POOL LIGHTING SYSTEM	10	01-Mar-2016 28-Feb-2026	3,119.83	3,513.20	.09	.00
BARBEQUE VENTILATION SYSTEM	10	01-Mar-2016 28-Feb-2026	1,287.00	1,449.96	.04	.00
LAKE RENOVATION	15	01-Mar-2016 28-Feb-2031	8,730.75	10,386.95	.19	.00
LAKE RENOVATION	15	01-Mar-2016 28-Feb-2031	7,196.27	8,586.02	.15	.00
REMODEL CLUBHOUSE (GENERAL)	15	01-Mar-2016 28-Feb-2031	35,246.50	42,052.38	.75	.00
REMODEL CLUBHOUSE (GENERAL)	15	01-Mar-2016 28-Feb-2031	33,546.50	40,024.19	.72	.00
TREE SKINNING (PALM)	15	01-Mar-2016 28-Feb-2031	41,580.00	50,353.40	.90	.00
CLUBHOUSE IMPROVEMENTS - GE	20	01-Mar-2016 31-Jan-2035	9,539.95	11,994.84	.16	.00
NEWLY APPROVED CAPITAL IMPROVEMENTS			155,481.34	185,800.75	3.68	.00
ASPHALT	10	01-Mar-2007 28-Feb-2017	9,050.00	11,742.90	.32	.00
PUMP	5	01-Mar-2012 28-Feb-2017	1,383.32	1,451.28	.08	.00
REPLASTER POOL	5	01-Mar-2012 28-Feb-2017	3,276.37	3,501.49	.19	.00
REPLASTER SPA	5	01-Mar-2012 28-Feb-2017	4,847.65	5,250.83	.28	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2012 28-Feb-2017	8,035.00	8,714.01	.47	.00
BATHROOM IMPROVEMENTS	10	01-Mar-2007 28-Feb-2017	84,091.08	110,616.52	2.97	.00
AUDIO EQUIPMENT	5	01-Mar-2012 28-Feb-2017	1,422.22	1,512.70	.08	.00
ASPHALT	10	01-Mar-2008 28-Feb-2018	28,650.00	36,717.94	.99	.00
ASPHALT	10	01-Mar-2008 28-Feb-2018	2,975.00	3,913.57	.11	.00
PHOTO COPIER	6	01-Mar-2012 28-Feb-2018	7,631.63	8,449.87	.38	.00
PUMP	5	01-Mar-2013 28-Feb-2018	2,305.49	2,419.34	.13	.00
STREET SIGNAGE	5	01-Mar-2013 28-Feb-2018	8,761.00	9,149.95	.49	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	39,900.00	41,881.03	2.25	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	3,610.00	3,804.43	.20	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	4,200.00	4,395.31	.24	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2013 28-Feb-2018	1,500.00	1,578.01	.08	.00
PAINTING (GENERAL)	5	01-Mar-2013 28-Feb-2018	2,375.00	2,486.66	.13	.00
WOODEN FENCE	5	01-Mar-2013 28-Feb-2018	3,850.00	4,041.16	.22	.00
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2013 28-Feb-2018	1,361.00	1,422.14	.08	.00
LAKE MOTOR MAINTENANCE (REW)	5	01-Mar-2013 28-Feb-2018	1,740.26	1,816.20	.10	.00
ASPHALT	10	01-Mar-2009 28-Feb-2019	12,900.00	15,431.19	.41	.00
ASPHALT	10	01-Mar-2009 28-Feb-2019	1,850.00	2,259.18	.06	.00
COMPUTER EQUIPMENT	5	01-Mar-2014 28-Feb-2019	1,096.42	1,164.18	.06	.00
REPLASTER POOL	5	01-Mar-2014 28-Feb-2019	1,500.00	1,578.41	.08	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2014 28-Feb-2019	16,000.00	10,483.35	.56	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2014 28-Feb-2019	32,000.00	33,529.87	1.80	.00
ELECTRICAL OUTLET	5	01-Mar-2014 28-Feb-2019	1,200.00	1,254.56	.07	.00
ELECTRICAL OUTLET	5	01-Mar-2014 28-Feb-2019	1,200.00	1,277.67	.07	.00
LANDSCAPE RENOVATION (MINOR)	5	01-Mar-2014 28-Feb-2019	1,000.00	1,062.07	.06	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	98,000.00	113,718.39	3.06	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	7,680.00	9,139.25	.25	.00
ASPHALT	10	01-Mar-2010 28-Feb-2020	47,000.00	56,968.28	1.53	.00
STREET SEAL - B	5	01-Mar-2015 28-Feb-2020	2,192.00	2,329.21	.13	.00
TREE TRIMMING/REMOVAL/REPLA	5	01-Mar-2015 28-Feb-2020	15,800.00	16,965.70	.91	.00
WATER HEATER - A	10	01-Mar-2010 28-Feb-2020	1,008.20	1,156.51	.03	.00
SPA HEATER	5	01-Mar-2015 28-Feb-2020	2,940.00	3,124.01	.17	.00
WOODEN FENCE	5	01-Mar-2015 28-Feb-2020	4,300.00	4,593.17	.25	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2010 28-Feb-2020	1,247.75	1,416.52	.04	.00
CABLE T.V. SYSTEM - REPAIRS	10	01-Mar-2010 28-Feb-2020	2,015.00	2,403.78	.06	.00
DRIVEWAY REPAIR-MAINTENANCE	10	01-Mar-2010 28-Feb-2020	3,900.00	4,420.20	.12	.00
LIGHTING SYSTEM UPGRADE	10	01-Mar-2010 28-Feb-2020	2,709.30	3,236.28	.09	.00
LIGHTING SYSTEM UPGRADE	10	01-Mar-2010 28-Feb-2020	2,490.00	2,974.29	.08	.00
LIGHTING SYSTEM UPGRADE	10	01-Mar-2010 28-Feb-2020	1,150.19	1,330.10	.04	.00

Ventura Marina Mobile Home Park

No. of spaces used to calculate cost recovery rate: 310

Below is a listing of the various capital improvements that have been approved by the City's rent control board or rent administrator and the associated cost recovery periods assigned.

Type of Improvement	Cost Recovery (Yrs.)	Amortization Recovery Period Start	Amortization Recovery Period End	Cost of Improvement w/o int	Cost of Improvement w/ int	Cost Recovery Chg./ Space per month	No longer Being Charged	Capital Cost Recovery Completed
NEWLY APPROVED CAPITAL IMPROVEMENTS								
Concrete - driveway #249 (123)	30	3/1/2017	2/28/2046	\$ 1,200.00	\$ 1,742.40	\$ 0.02	\$ -	N
Flooring - banquet (96)	15	3/1/2017	2/28/2031	\$ 29,463.30	\$ 34,790.40	\$ 0.62	\$ -	N
Concrete gutters (95)	30	3/1/2017	2/28/2046	\$ 4,300.00	\$ 6,091.00	\$ 0.05	\$ -	N
Concrete - driveway #57 (123)	30	3/1/2017	2/28/2046	\$ 1,097.83	\$ 1,494.00	\$ 0.01	\$ -	N
Pond renovation - liner (29)	7	3/1/2017	2/28/2023	\$ 1,071.21	\$ 1,168.44	\$ 0.04	\$ -	N
Flooring - closets	10	3/1/2017	2/28/2026	\$ 1,720.23	\$ 1,945.20	\$ 0.05	\$ -	N
Wooden fence (123)	5	3/1/2017	2/28/2021	\$ 1,500.00	\$ 1,587.60	\$ 0.09	\$ -	N
Flooring - laundry room (144)	10	3/1/2017	2/28/2026	\$ 5,017.13	\$ 5,526.00	\$ 0.15	\$ -	N
Reupholster Chairs (67)	5	3/1/2017	2/28/2021	\$ 4,896.00	\$ 5,185.20	\$ 0.28	\$ -	N
				\$ 60,265.69	\$ 69,530.44	\$ 1.31	\$ -	
EXISTING CAPITAL IMPROVEMENTS								
Asphalt	10	3/1/2008	2/28/2018	\$ 28,650.00	\$ 36,717.94	\$ 0.99	\$ -	N
Asphalt	10	3/1/2008	2/28/2018	\$ 2,975.00	\$ 3,913.57	\$ 0.11	\$ -	N
Photo Copier	6	3/1/2012	2/28/2018	\$ 7,631.63	\$ 8,449.87	\$ 0.38	\$ -	N
Pump	5	3/1/2013	2/28/2018	\$ 2,305.49	\$ 2,419.34	\$ 0.13	\$ -	N
Street Signage	5	3/1/2013	2/28/2018	\$ 8,761.00	\$ 9,149.95	\$ 0.49	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2013	2/28/2018	\$ 39,900.00	\$ 41,881.03	\$ 2.25	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2013	2/28/2018	\$ 3,610.00	\$ 3,804.43	\$ 0.20	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2013	2/28/2018	\$ 4,200.00	\$ 4,395.31	\$ 0.24	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2013	2/28/2018	\$ 1,500.00	\$ 1,578.01	\$ 0.08	\$ -	N
Painting (General)	5	3/1/2013	2/28/2018	\$ 2,375.00	\$ 2,486.60	\$ 0.13	\$ -	N
Wooden Fence	5	3/1/2013	2/28/2018	\$ 3,850.00	\$ 4,041.16	\$ 0.22	\$ -	N
Landscape Renovation (Minor)	5	3/1/2013	2/28/2018	\$ 1,361.00	\$ 1,422.14	\$ 0.08	\$ -	N
Lake Motor Maintenance (Rew)	5	3/1/2013	2/28/2018	\$ 1,740.26	\$ 1,816.20	\$ 0.10	\$ -	N
Asphalt	10	3/1/2009	2/28/2019	\$ 12,900.00	\$ 15,431.19	\$ 0.41	\$ -	N
Asphalt	10	3/1/2009	2/28/2019	\$ 1,850.00	\$ 2,259.18	\$ 0.06	\$ -	N
Computer Equipment	5	3/1/2014	2/28/2019	\$ 1,096.42	\$ 1,164.18	\$ 0.06	\$ -	N
Replaster Pool	5	3/1/2014	2/28/2019	\$ 1,500.00	\$ 1,578.41	\$ 0.08	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2014	2/28/2019	\$ 10,000.00	\$ 10,483.35	\$ 0.56	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2014	2/28/2019	\$ 32,000.00	\$ 33,529.87	\$ 1.80	\$ -	N
Electrical Outlet	5	3/1/2014	2/28/2019	\$ 1,200.00	\$ 1,254.56	\$ 0.07	\$ -	N
Electrical Outlet	5	3/1/2014	2/28/2019	\$ 1,200.00	\$ 1,277.67	\$ 0.07	\$ -	N
Landscape Renovation (Minor)	5	3/1/2014	2/28/2019	\$ 1,000.00	\$ 1,062.70	\$ 0.06	\$ -	N
Asphalt	10	3/1/2010	2/28/2020	\$ 98,000.00	\$ 113,718.39	\$ 3.06	\$ -	N
Asphalt	10	3/1/2010	2/28/2020	\$ 7,680.00	\$ 9,139.25	\$ 0.25	\$ -	N
Asphalt	10	3/1/2010	2/28/2020	\$ 47,000.00	\$ 56,968.28	\$ 1.53	\$ -	N
Street Seal - B	5	3/1/2015	2/28/2020	\$ 2,192.00	\$ 2,329.21	\$ 0.13	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2015	2/28/2020	\$ 15,800.00	\$ 16,965.70	\$ 0.91	\$ -	N
Water Heater - A	10	3/1/2010	2/28/2020	\$ 1,008.20	\$ 1,156.51	\$ 0.03	\$ -	N
Spa Heater	5	3/1/2015	2/28/2020	\$ 2,940.00	\$ 3,124.01	\$ 0.17	\$ -	N
Wooden Fence	5	3/1/2015	2/28/2020	\$ 4,300.00	\$ 4,593.17	\$ 0.25	\$ -	N
Cable TV System - Repairs	10	3/1/2010	2/28/2020	\$ 1,240.75	\$ 1,416.52	\$ 0.04	\$ -	N
Cable TV System - Repairs	10	3/1/2010	2/28/2020	\$ 2,015.00	\$ 2,405.78	\$ 0.06	\$ -	N
Driveway Repair - Maintenance	10	3/1/2010	2/28/2020	\$ 3,900.00	\$ 4,420.20	\$ 0.12	\$ -	N
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 2,709.30	\$ 3,236.28	\$ 0.09	\$ -	N
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 2,490.00	\$ 2,974.29	\$ 0.08	\$ -	N
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 1,150.19	\$ 1,330.10	\$ 0.04	\$ -	N
Bingo Blower & Flashboard	20	3/1/2000	2/28/2020	\$ 4,719.00	\$ 8,798.45	\$ 0.12	\$ -	N
Wooden Fence	5	3/1/2016	2/28/2021	\$ 3,785.00	\$ 4,039.03	\$ 0.22	\$ -	N
General Plumbing	5	3/1/2016	2/28/2021	\$ 2,435.79	\$ 2,597.33	\$ 0.14	\$ -	N
Electrical System Repairs	10	3/1/2011	2/28/2021	\$ 1,100.00	\$ 1,291.78	\$ 0.03	\$ -	N
Golf Cart	10	3/1/2011	2/28/2021	\$ 2,976.88	\$ 3,447.44	\$ 0.09	\$ -	N
Reroofing	18	3/1/2003	2/28/2021	\$ 6,000.00	\$ 9,385.91	\$ 0.14	\$ -	N
Reroofing	18	3/1/2003	2/28/2021	\$ 5,000.00	\$ 7,910.70	\$ 0.12	\$ -	N
Remodel Clubhouse (General)	15	3/1/2006	2/28/2021	\$ 97,167.15	\$ 134,514.22	\$ 2.41	\$ -	N
Landscape Renovation (Major)	15	3/1/2006	2/28/2021	\$ 17,490.02	\$ 24,781.40	\$ 0.44	\$ -	N
Photo Copier	6	3/1/2016	2/28/2021	\$ 5,763.75	\$ 6,175.13	\$ 0.28	\$ -	N
Electrical System Repairs	10	3/1/2012	2/28/2021	\$ 1,540.00	\$ 1,780.89	\$ 0.05	\$ -	N
Pond Renovation	7	3/1/2015	2/28/2021	\$ 7,389.69	\$ 8,025.45	\$ 0.31	\$ -	N
Tile Floor Install/Repair	15	3/1/2007	2/28/2021	\$ 4,800.00	\$ 6,861.58	\$ 0.12	\$ -	N
Clubhouse Remodel (ADA Comp)	15	3/1/2007	2/28/2021	\$ 20,384.51	\$ 30,467.43	\$ 0.55	\$ -	N
Lighting System Upgrade	10	3/1/2012	2/28/2021	\$ 2,975.00	\$ 3,467.01	\$ 0.09	\$ -	N
Water Main/Line Repair	10	3/1/2012	2/28/2021	\$ 2,680.00	\$ 3,076.96	\$ 0.08	\$ -	N
Asphalt	10	3/1/2013	2/28/2023	\$ 12,317.00	\$ 13,469.79	\$ 0.36	\$ -	N
Electrical System Repairs	10	3/1/2013	2/28/2023	\$ 1,718.00	\$ 1,869.59	\$ 0.05	\$ -	N

Ventura Marina Mobile Home Park
2018 Capital Improvements - New Existing Completed

Type of Improvement	Cost Recovery (Yrs.)	Amortization Recovery Period Start	End	Cost of Improvement w/o int	w/ int	Cost Recovery Chg./ Space per month	No longer Being Charged	Capital Cost Recovery Completed
NEWLY APPROVED CAPITAL IMPROVEMENTS								
Flooring, Vinyl, Banquet Rm	15	3/1/2018	2/28/2033	\$ 6,813.00	\$ 8,211.60	\$ 0.15	\$ -	N
Windows & Door Locks, Banquet Rm	10	3/1/2018	2/28/2028	\$ 15,822.13	\$ 22,982.40	\$ 0.21	\$ -	N
Window Shades, Banquet Rm	5	3/1/2018	2/28/2023	\$ 2,302.00	\$ 2,482.80	\$ 0.13	\$ -	N
Pool Heater	5	3/1/2018	2/28/2023	\$ 3,823.53	\$ 4,118.40	\$ 0.22	\$ -	N
Domestic Backflow Device, Steel	17	3/1/2018	2/28/2035	\$ 5,100.00	\$ 6,481.08	\$ 0.10	\$ -	N
Acoustic Panels, Banquet Rm	15	3/1/2018	2/28/2033	\$ 13,540.00	\$ 14,185.80	\$ 0.25	\$ -	N
				\$ 55,400.66	\$ 58,462.08	\$ 1.06	\$ -	
EXISTING CAPITAL IMPROVEMENTS								
Asphalt	10	3/1/2009	2/28/2019	\$ 12,900.00	\$ 15,431.19	\$ 0.41	\$ -	N
Asphalt	10	3/1/2009	2/28/2019	\$ 1,850.00	\$ 2,259.18	\$ 0.06	\$ -	N
Computer Equipment	5	3/1/2014	2/28/2019	\$ 1,096.42	\$ 1,164.18	\$ 0.06	\$ -	N
Replaster Pool	5	3/1/2014	2/28/2019	\$ 1,500.00	\$ 1,578.41	\$ 0.08	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2014	2/28/2019	\$ 10,000.00	\$ 10,483.35	\$ 0.56	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2014	2/28/2019	\$ 32,000.00	\$ 33,529.87	\$ 1.80	\$ -	N
Electrical Outlet	5	3/1/2014	2/28/2019	\$ 1,200.00	\$ 1,254.56	\$ 0.07	\$ -	N
Electrical Outlet	5	3/1/2014	2/28/2019	\$ 1,200.00	\$ 1,277.67	\$ 0.07	\$ -	N
Landscape Renovation (Minor)	5	3/1/2014	2/28/2019	\$ 1,000.00	\$ 1,082.70	\$ 0.06	\$ -	N
Asphalt	10	3/1/2010	2/28/2020	\$ 98,000.00	\$ 113,718.39	\$ 3.06	\$ -	N
Asphalt	10	3/1/2010	2/28/2020	\$ 7,680.00	\$ 9,138.25	\$ 0.25	\$ -	N
Asphalt	10	3/1/2010	2/28/2020	\$ 47,000.00	\$ 56,968.28	\$ 1.53	\$ -	N
Street Seal - B	5	3/1/2015	2/28/2020	\$ 2,192.00	\$ 2,329.21	\$ 0.13	\$ -	N
Tree Trimming/Removal/Replace	5	3/1/2015	2/28/2020	\$ 15,800.00	\$ 16,965.70	\$ 0.91	\$ -	N
Water Heater - A	10	3/1/2010	2/28/2020	\$ 1,008.20	\$ 1,156.51	\$ 0.03	\$ -	N
Spa Heater	5	3/1/2015	2/28/2020	\$ 2,940.00	\$ 3,124.01	\$ 0.17	\$ -	N
Wooden Fence	5	3/1/2015	2/28/2020	\$ 4,300.00	\$ 4,593.17	\$ 0.25	\$ -	N
Cable TV System - Repairs	10	3/1/2010	2/28/2020	\$ 1,240.75	\$ 1,416.52	\$ 0.04	\$ -	N
Cable TV System - Repairs	10	3/1/2010	2/28/2020	\$ 2,015.00	\$ 2,405.78	\$ 0.06	\$ -	N
Driveway Repair - Maintenance	10	3/1/2010	2/28/2020	\$ 3,900.00	\$ 4,420.20	\$ 0.12	\$ -	N
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 2,709.30	\$ 3,236.28	\$ 0.09	\$ -	N
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 2,490.00	\$ 2,974.29	\$ 0.08	\$ -	N
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 1,150.19	\$ 1,330.10	\$ 0.04	\$ -	N
Bingo Blower & Flashboard	20	3/1/2000	2/28/2020	\$ 4,719.00	\$ 8,798.45	\$ 0.12	\$ -	N
Wooden Fence	5	3/1/2017	2/28/2021	\$ 1,500.00	\$ 1,587.60	\$ 0.09	\$ -	N
Reupholster Chairs	5	3/1/2017	2/28/2021	\$ 4,896.00	\$ 5,185.20	\$ 0.28	\$ -	N
Wooden Fence	5	3/1/2016	2/28/2021	\$ 3,785.00	\$ 4,039.03	\$ 0.22	\$ -	N
General Plumbing	5	3/1/2016	2/28/2021	\$ 2,435.79	\$ 2,597.33	\$ 0.14	\$ -	N
Electrical System Repairs	10	3/1/2011	2/28/2021	\$ 1,100.00	\$ 1,291.78	\$ 0.03	\$ -	N
Golf Cart	10	3/1/2011	2/28/2021	\$ 2,976.88	\$ 3,447.44	\$ 0.09	\$ -	N
Reroofing	18	3/1/2003	2/28/2021	\$ 6,000.00	\$ 9,385.91	\$ 0.14	\$ -	N
Reroofing	18	3/1/2003	2/28/2021	\$ 5,000.00	\$ 7,910.70	\$ 0.12	\$ -	N
Remodel Clubhouse (General)	15	3/1/2006	2/28/2021	\$ 97,167.15	\$ 134,514.22	\$ 2.41	\$ -	N
Landscape Renovation (Major)	15	3/1/2006	2/28/2021	\$ 17,490.02	\$ 24,781.40	\$ 0.44	\$ -	N
Photo Copier	6	3/1/2016	2/28/2022	\$ 5,763.75	\$ 6,175.13	\$ 0.28	\$ -	N
Electrical System Repairs	10	3/1/2012	2/28/2022	\$ 1,540.00	\$ 1,780.89	\$ 0.05	\$ -	N
Pond Renovation	7	3/1/2015	2/28/2022	\$ 7,389.69	\$ 8,025.45	\$ 0.31	\$ -	N
Tile Floor Install/Repair	15	3/1/2007	2/28/2022	\$ 4,800.00	\$ 6,881.58	\$ 0.12	\$ -	N
Clubhouse Remodel (ADA Comp)	15	3/1/2007	2/28/2022	\$ 20,184.51	\$ 30,467.43	\$ 0.55	\$ -	N
Lighting System Upgrade	10	3/1/2012	2/28/2022	\$ 2,975.00	\$ 3,467.01	\$ 0.09	\$ -	N
Water Main/Line Repair	10	3/1/2012	2/28/2022	\$ 2,680.00	\$ 3,076.96	\$ 0.08	\$ -	N
Pond renovation - liner	7	3/1/2017	2/28/2023	\$ 1,071.21	\$ 1,168.44	\$ 0.04	\$ -	N
Asphalt	10	3/1/2013	2/28/2023	\$ 12,317.00	\$ 13,469.79	\$ 0.36	\$ -	N
Electrical System Repairs	10	3/1/2013	2/28/2023	\$ 1,718.00	\$ 1,869.59	\$ 0.05	\$ -	N
Security System/Doors/Gates	15	3/1/2008	2/28/2023	\$ 4,450.00	\$ 6,565.92	\$ 0.12	\$ -	N
Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 1,595.00	\$ 1,739.95	\$ 0.05	\$ -	N
Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 1,097.00	\$ 1,189.20	\$ 0.03	\$ -	N
Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 4,571.00	\$ 4,984.18	\$ 0.13	\$ -	N
Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 6,345.00	\$ 7,051.74	\$ 0.19	\$ -	N
Remodel Clubhouse (General)	15	3/1/2008	2/28/2023	\$ 9,916.00	\$ 14,480.32	\$ 0.26	\$ -	N
Demolition Work	10	3/1/2013	2/28/2023	\$ 1,150.00	\$ 1,250.86	\$ 0.03	\$ -	N
Swimming Pool Construction	20	3/1/2006	2/28/2024	\$ 245,808.94	\$ 375,139.84	\$ 5.04	\$ -	N
Park Directory - Display Board	10	3/1/2014	2/28/2024	\$ 1,250.00	\$ 1,372.33	\$ 0.04	\$ -	N
Slump Stone - Block Wall	20	3/1/2004	2/28/2024	\$ 22,625.00	\$ 33,938.27	\$ 0.46	\$ -	N
Double Swing Gate	20	3/1/2004	2/28/2024	\$ 3,450.00	\$ 5,174.07	\$ 0.07	\$ -	N
General Painting (Re-stucco)	20	3/1/2004	2/28/2024	\$ 3,000.00	\$ 4,459.68	\$ 0.06	\$ -	N
Tree Skinning (Palm)	15	3/1/2009	2/28/2024	\$ 79,725.00	\$ 107,165.13	\$ 1.92	\$ -	N
Asphalt	10	3/1/2015	2/28/2025	\$ 1,900.00	\$ 2,134.77	\$ 0.06	\$ -	N
Security System/Doors/Gates	15	3/1/2010	2/28/2025	\$ 1,005.00	\$ 1,206.92	\$ 0.02	\$ -	N
Water Main/Line Repair	10	3/1/2015	2/28/2025	\$ 3,824.41	\$ 4,344.43	\$ 0.12	\$ -	N
Flooring - closets	10	3/1/2017	2/28/2026	\$ 1,720.23	\$ 1,945.20	\$ 0.05	\$ -	N
Flooring - laundry room	10	3/1/2017	2/28/2026	\$ 5,017.13	\$ 5,526.00	\$ 0.15	\$ -	N
Pool Lighting System	10	3/1/2016	2/28/2026	\$ 3,119.83	\$ 3,513.20	\$ 0.09	\$ -	N
Barbeque Ventilation System	10	3/1/2016	2/28/2026	\$ 1,287.00	\$ 1,449.96	\$ 0.04	\$ -	N

Ventura Marina Mobile Home Park
2019 Capital Improvements - New Existing Completed

Type of Improvement	Useful Life (Yrs.)	Recovery Period		Cost of Improvement		Cost Recovery Space/ Month
		Start	End	Without Interest	With Interest	
NEWLY APPROVED CAPITAL IMPROVEMENTS						
Pool Security Fencing	50	3/1/2019	2/28/2069	\$ 5,850.00	\$ 11,844.00	\$ 0.06
Wood Fence, space #196	20	3/1/2019	2/28/2039	\$ 3,040.00	\$ 4,216.80	\$ 0.06
Marquee Replacement	20	3/1/2019	2/28/2039	\$ 4,965.00	\$ 6,844.80	\$ 0.09
Driveway #145	50	3/1/2019	2/28/2069	\$ 2,010.00	\$ 4,362.00	\$ 0.02
Driveway #207	50	3/1/2019	2/28/2069	\$ 2,100.00	\$ 4,554.00	\$ 0.02
				\$ 17,965.00	\$ 31,821.60	\$ 0.26

EXISTING CAPITAL IMPROVEMENTS						
Asphalt	10	3/1/2010	2/28/2020	\$ 98,000.00	\$ 113,718.39	\$ 3.06
Asphalt	10	3/1/2010	2/28/2020	\$ 7,680.00	\$ 9,139.25	\$ 0.25
Asphalt	10	3/1/2010	2/28/2020	\$ 47,000.00	\$ 56,968.28	\$ 1.53
Street Seal - B	5	3/1/2015	2/28/2020	\$ 2,192.00	\$ 2,329.21	\$ 0.13
Tree Trimming/Removal/Replace	5	3/1/2015	2/28/2020	\$ 15,800.00	\$ 16,965.70	\$ 0.91
Water Heater - A	10	3/1/2010	2/28/2020	\$ 1,008.20	\$ 1,156.51	\$ 0.03
Spa Heater	5	3/1/2015	2/28/2020	\$ 2,940.00	\$ 3,124.01	\$ 0.17
Wooden Fence	5	3/1/2015	2/28/2020	\$ 4,300.00	\$ 4,593.17	\$ 0.25
Cable TV System - Repairs	10	3/1/2010	2/28/2020	\$ 1,240.75	\$ 1,416.52	\$ 0.04
Cable TV System - Repairs	10	3/1/2010	2/28/2020	\$ 2,015.00	\$ 2,405.78	\$ 0.06
Driveway Repair - Maintenance	10	3/1/2010	2/28/2020	\$ 3,900.00	\$ 4,420.20	\$ 0.12
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 2,709.30	\$ 3,236.28	\$ 0.09
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 2,490.00	\$ 2,974.29	\$ 0.08
Lighting System Upgrade	10	3/1/2010	2/28/2020	\$ 1,150.19	\$ 1,330.10	\$ 0.04
Bingo Blower & Flashboard	20	3/1/2000	2/28/2020	\$ 4,719.00	\$ 8,798.45	\$ 0.12
Wooden fence	5	3/1/2017	2/28/2021	\$ 1,500.00	\$ 1,587.60	\$ 0.09
Reupholster Chairs	5	3/1/2017	2/28/2021	\$ 4,896.00	\$ 5,185.20	\$ 0.28
Wooden Fence	5	3/1/2016	2/28/2021	\$ 3,785.00	\$ 4,039.03	\$ 0.22
General Plumbing	5	3/1/2016	2/28/2021	\$ 2,435.79	\$ 2,597.33	\$ 0.14
Electrical System Repairs	10	3/1/2011	2/28/2021	\$ 1,100.00	\$ 1,291.78	\$ 0.03
Golf Cart	10	3/1/2011	2/28/2021	\$ 2,976.88	\$ 3,447.44	\$ 0.09
Reroofing	18	3/1/2003	2/28/2021	\$ 6,000.00	\$ 9,385.91	\$ 0.14
Reroofing	18	3/1/2003	2/28/2021	\$ 5,000.00	\$ 7,910.70	\$ 0.12
Remodel Clubhouse (General)	15	3/1/2006	2/28/2021	\$ 97,167.15	\$ 134,514.22	\$ 2.41
Landscape Renovation (Major)	15	3/1/2006	2/28/2021	\$ 17,490.02	\$ 24,781.40	\$ 0.44
Photo Copier	6	3/1/2016	2/28/2022	\$ 5,763.75	\$ 6,175.13	\$ 0.28
Electrical System Repairs	10	3/1/2012	2/28/2022	\$ 1,540.00	\$ 1,780.89	\$ 0.05
Pond Renovation	7	3/1/2015	2/28/2022	\$ 7,389.69	\$ 8,025.45	\$ 0.31
Tile Floor Install/Repair	15	3/1/2007	2/28/2022	\$ 4,800.00	\$ 6,881.58	\$ 0.12
Clubhouse Remodel (ADA Comp)	15	3/1/2007	2/28/2022	\$ 20,184.51	\$ 30,467.43	\$ 0.55
Lighting System Upgrade	10	3/1/2012	2/28/2022	\$ 2,975.00	\$ 3,467.01	\$ 0.09
Water Main/Line Repair	10	3/1/2012	2/28/2022	\$ 2,680.00	\$ 3,076.96	\$ 0.08
Window Shades, Banquet Rm	5	3/1/2018	2/28/2023	\$ 2,302.00	\$ 2,482.80	\$ 0.13
Pool Heater	5	3/1/2018	2/28/2023	\$ 3,823.53	\$ 4,118.40	\$ 0.22
Pond renovation - liner	7	3/1/2017	2/28/2023	\$ 1,071.21	\$ 1,168.44	\$ 0.04
Asphalt	10	3/1/2013	2/28/2023	\$ 12,317.00	\$ 13,469.79	\$ 0.36
Electrical System Repairs	10	3/1/2013	2/28/2023	\$ 1,718.00	\$ 1,869.59	\$ 0.05
Security System/Doors/Gates	15	3/1/2008	2/28/2023	\$ 4,450.00	\$ 6,565.92	\$ 0.12
Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 1,595.00	\$ 1,739.95	\$ 0.05
Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 1,097.00	\$ 1,189.20	\$ 0.03
Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 4,571.00	\$ 4,984.18	\$ 0.13
Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 6,345.00	\$ 7,051.74	\$ 0.19
Remodel Clubhouse (General)	15	3/1/2008	2/28/2023	\$ 9,916.00	\$ 14,480.32	\$ 0.26
Demolition Work	10	3/1/2013	2/28/2023	\$ 1,150.00	\$ 1,250.86	\$ 0.03
Swimming Pool Constrution	20	3/1/2006	2/28/2024	\$ 245,808.94	\$ 375,139.84	\$ 5.04

Ventura Marina Mobile Home Park
2020 Capital Improvements - New Existing Completed

Type of Improvement	Useful Life (Yrs.)	Recovery Period		Cost of Improvement		Cost Recovery/ Space/ Month
		Start	End	Without Interest	With Interest	

NEWLY APPROVED CAPITAL IMPROVEMENTS

Reupholster Chairs	5	3/1/2020	2/28/2025	\$ 4,893.00	\$ 5,412.00	\$ 0.29
Wooden Fence	20	3/1/2020	2/25/2040	\$ 2,000.00	\$ 2,880.00	\$ 0.04
Painting - Clubhouse Library Laundry Rm	5	3/1/2020	2/28/2025	\$ 31,631.00	\$ 34,457.40	\$ 1.85
Anode Beds	40	3/1/2020	2/28/2060	\$ 64,909.00	\$ 116,990.40	\$ 0.79
Windows - Clubhouse Library	30	3/1/2020	2/28/2050	\$ 13,710.00	\$ 21,942.00	\$ 0.20
LED Flood Lamps	10	3/1/2020	2/25/2030	\$ 4,325.00	\$ 5,068.80	\$ 0.14
Driveway #175	50	3/1/2020	2/25/2070	\$ 2,010.00	\$ 4,098.00	\$ 0.02
Wooden Fence #245	20	3/1/2020	2/25/2040	\$ 6,250.00	\$ 8,205.60	\$ 0.11
Sewer Line - #78	15	3/1/2020	2/28/2035	\$ 38,500.00	\$ 47,293.20	\$ 0.85
Driveway #225	50	3/1/2020	2/25/2070	\$ 2,100.00	\$ 3,942.00	\$ 0.02
Windows - Shuffleboard Rm.	30	3/1/2020	2/28/2050	\$ 8,820.00	\$ 12,978.00	\$ 0.12
Spa Heater	5	3/1/2020	2/28/2025	\$ 3,700.00	\$ 3,943.80	\$ 0.21
Driveway #14	50	3/1/2020	2/25/2070	\$ 2,010.00	\$ 3,582.00	\$ 0.02
				\$ 184,858.00	\$ 270,793.20	\$ 4.65

EXISTING CAPITAL IMPROVEMENTS

Wooden fence	5	3/1/2017	2/28/2022	\$ 1,500.00	\$ 1,587.60	\$ 0.09
Reupholster Chairs	5	3/1/2017	2/28/2022	\$ 4,896.00	\$ 5,185.20	\$ 0.28
Wooden Fence	5	3/1/2016	2/28/2021	\$ 3,785.00	\$ 4,039.03	\$ 0.22
General Plumbing	5	3/1/2016	2/28/2021	\$ 2,435.79	\$ 2,597.33	\$ 0.14
Electrical System Repairs	10	3/1/2011	2/28/2021	\$ 1,100.00	\$ 1,291.78	\$ 0.03
Golf Cart	10	3/1/2011	2/28/2021	\$ 2,976.88	\$ 3,447.44	\$ 0.09
Reroofing	18	3/1/2003	2/28/2021	\$ 6,000.00	\$ 9,385.91	\$ 0.14
Reroofing	18	3/1/2003	2/28/2021	\$ 5,000.00	\$ 7,910.70	\$ 0.12
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Asphalt	10	3/1/2013	2/28/2023	\$ 12,317.00	\$ 13,469.79	\$ 0.36
Electrical System Repairs	10	3/1/2013	2/28/2023	\$ 1,718.00	\$ 1,869.59	\$ 0.05
Security System/Doors/Gates	15	3/1/2008	2/28/2023	\$ 4,450.00	\$ 6,565.92	\$ 0.12
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Irrigation Sprinkler System	10	3/1/2013	2/28/2023	\$ 1,097.00	\$ 1,189.20	\$ 0.03
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Swimming Pool Construction	20	3/1/2006	2/28/2026	\$ 245,808.94	\$ 375,139.84	\$ 5.04
Park Directory - Display Board	10	3/1/2014	2/28/2024	\$ 1,250.00	\$ 1,372.33	\$ 0.04
Slump Stone - Block Wall	20	3/1/2004	2/28/2024	\$ 22,625.00	\$ 33,928.27	\$ 0.46
Double Swing Gate	20	3/1/2004	2/28/2024	\$ 3,450.00	\$ 5,174.07	\$ 0.07
General Painting (Re-stucco)	20	3/1/2004	2/28/2024	\$ 3,000.00	\$ 4,459.68	\$ 0.06
Tree Skinning (Palm)	15	3/1/2009	2/28/2024	\$ 79,725.00	\$ 107,165.13	\$ 1.92
Asphalt	10	3/1/2015	2/28/2025	\$ 1,900.00	\$ 2,134.77	\$ 0.06
Security System/Doors/Gates	15	3/1/2010	2/28/2025	\$ 1,005.00	\$ 1,206.92	\$ 0.02
Water Main/Line Repair	10	3/1/2015	2/28/2025	\$ 3,824.41	\$ 4,344.43	\$ 0.12

**First Class Condition Upgrades
Pending Port District Approval**



Subsurface
ELECTRIC INC.

6360 INDUSTRIAL AVE. RIVERSIDE, CA 92504 | CA Lic #491957
SUBSURFACE.ELECTRIC@YAHOO.COM PHONE:(951)354-9900 | FAX:(951)354-0709

August 29, 2019

Mr. Chris Connell
Property Manager

Mr. Eric Peterson
Manager

Ventura Marina Community
1215 Anchor Way
Ventura CA 93001

Re: Electrical System Enhancement - Proposal

Gentlemen,

You requested plans and specs for an enhancement of your existing system and equipment that when completed, would function within reason, with proper maintenance and repair, provide existing code related demand, for 100A rated mobile homes – for 35 to 40 years into the future.

We believe if the following project outline is completed by a knowledgeable and competent mobile home park electrical contractor, your requirements are very probable.

IN A NUTSHELL:

1. Accomplish overall above ground maintenance and minor repair to main switchboards, transformers, panels, pedestals, etc..
2. Accurate electrical engineering plans.
3. Bore and install primary cable/ conduit for nine (9) unit sub-transformer units from the two main switchboard locations.
4. Replace the existing 600A main switchboard with a 1600A 480V 3 ϕ 4W unit with circuit breaker for six (6) unit sub transformer units, laundry and club house.
5. Move the existing 600A 480V 3 ϕ main switchboard with circuit breaker to space 289 to replace the existing 200A 480V 3 ϕ switchboard
6. Replace the existing circuit breaker, transformer and secondary circuit panels at nine (9) locations, with six (6) 200KVA unit sub transformers and three (3) 250KVA unit substation units with secondary circuit breakers.

Note: It is our opinion that the secondary wire-in-conduit does not require replacement at this time. Any future problems caused by anyone or anything, to the existing wire, can be corrected when and where they occur.

7. Furnish and install all related material and equipment to continue the system to provide code related service to your residents and common areas.

To accomplish the above, the following bill of materials will be required:

- A. One (1) 1600A 480V 3 ϕ 4W main switchboard – SCE related with three (3) 450A 2P circuit breakers, one (1) 125A 2P circuit breaker and one (1) 225A 3P circuit breaker, concrete pad and grounding.
- B. Relocate exiting 600A 480V main switchboard and circuit breakers to existing main switchboard location (space 289) for service to three (3) 200KVA unit sub transformer units.
- C. Three (3) 250KVA unit sub transformer with secondary 125A 2P circuit breakers, concrete pads and grounding.
- D. Six (6) 200KVA unit sub transformers with secondary 125A 2P circuit breakers, concrete pads and grounding.
- E. 4000 approximate linear feet of boring with 30 boreholes.
- F. 24,000 square feet of cold patch.
- G. 18 street bore hole with #6 pull boxes and steel traffic covers.
- H. 7200 linear feet 3" schedule 40 PVC with sweeps and fittings.
- I. 12 – OFF- street bore holes with #6 pull boxes and concrete covers.
- J. 14,000 Linear feet – 4/0-4/0-4/0 USE -2AL primary cable between main switchboard #1 and #2 and nine (9) units.
- K. 12 (twelve) - #E6B change over pull boxes with concrete covers between existing secondary panels and unit sub transformer units.
- L. All required related labor, equipment and miscellaneous items to provide a code required electrical system for 210 100A – R mobile home spaces and related common areas.
- M. Subsurface Electric Inc. proposes to furnish and install A thru K at a maximum budget cost of \$1,163,543.00 including tax.

We do not include Power Company required labor, equipment, materials or other Power Company requirements as they are unknown at the time. We will provide all required information to you and the Power Company, sufficient for the Power Company to provide us with a set of plans and specs, allowing us to provide a cost.

Note: Estimate cost for two services: \$35,000.00 with Power Company Co-operation to utilize existing service at laundry location, for space 289 service location.

We do not include Permit cost as they are not known until plans and specs are submitted to HCD.

We do not include existing secondary cable or existing 100A – rated site pedestals and meters.

We do not include existing street and area lighting enhancement

We anticipate four phases starting from time of contract, consisting of two weeks of prep time, six weeks each of construction time for phase one, two, three and four weeks for phase four, a total of 24 weeks with three (3) four (4) week breaks between phase 1&2, 2&3 and 3&4.

No other labor, materials or services are included or intended except as listed above.

This quote does not include permit and inspection costs for they are unknown at this time.

This quotation does not include the demolition, abandonment and haul-off of the existing electrical system or generated soils such as dirt, rock, concrete, asphalt, etc., which will be stockpiled only. This work shall be completed by others or a separate quote will be provided by Subsurface Electric, Inc. at the end of the project.

It shall be the responsibility of the owner or park management to notify residents of any inconvenience caused by the construction process. The owner shall make arrangements to remove sheds, resident's belongings and cars, prior to the commencement of work.

Some landscape areas will have to be disturbed during construction. Subsurface Electric, Inc. shall take care to remove and restore plants and dry landscape. Items that cannot be saved shall not be replaced by Subsurface Electric, Inc. Landscape replacement and final resident satisfaction shall be the responsibility of the owner and will be provided by the owner at no cost to Subsurface Electric, Inc.

Every attempt shall be made to locate park owned utilities, prior to construction. Marked utilities which are damaged as a result of SSE construction shall be repaired by SSE at no charge to the owner. Unmarked utilities which are damaged as a result of SSE construction shall be repaired at the owner's expense.

You hereby agree to defend, indemnify and hold Subsurface Electric Inc. its employees, agents, officers or subcontractors harmless for any losses or liabilities arising out of damage to any unmarked underground substructure or other utilities and structures located on your property.

Subsurface Electric, Inc. shall be responsible for the safety of its own work only, including where it determines to be appropriate and necessary, for provision and erection of barricading for excavation. Subsurface Electric, Inc. is not responsible for injuries incurred anytime behind construction barricades or inside posted work areas. Subsurface Electric, Inc. shall not be required to provide security personnel to monitor safety measures or otherwise be responsible for job site safety during weekends, holidays or other times after the end of the work day. The owner and or park management shall notify its tenants of, and shall take such other action as is reasonable and appropriate to cause its tenants and their guests and invitees to refrain from removing, or otherwise tampering with Subsurface Electric, Inc. safety devices, and to keep a safe and reasonable distance away from construction on this project.

"Special Attention"

To avoid any misunderstanding regard payment, the following procedure ,must be followed.

All proposals/ contracts valued at \$50,000.00 or more will require a pre-job-move on- start up payment of 15%. Payment must be received 5 calendar days prior to the scheduled job start date.

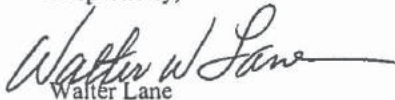
SSE will invoice materials as they are received at the jobsite. Labor and other misc. items will be invoiced weekly. ALL INVOICES will be due upon receipt and become delinquent 20 days from issue date.

All other payment arrangement will require prior approval by the SSE operation manager or SSE CEO, to be valid.

Thank you for considering Subsurface Electric, Inc. for this work. Please let me know how and when to proceed. If you have any further questions, please give me a call.

If this proposal meets with your approval, your acceptance of the conditions outlined is herein confirmed by your signature below and this proposal will suffice as a contract between parties.

Respectfully,



Walter Lane
President/CEO
Subsurface Electric, Inc.

Approved and Accepted by: _____

Date: _____

SUBSURFACE ELECTRIC, INC. JOB ESTIMATE

JOB VENTURA MARINA MHP

WORK ENHANCEMENT- PHASE ONE- NO STREET LIGHTS

SIX WORK WEEKS

ESTIMATED BY _____

PRICED BY

EXTENDED BY

CHECKED BY 14/1

DATE 8-19-19

[illegible]

SUBSURFACE ELECTRIC, INC.

JOB ESTIMATE

JOB VENTURA MARINA MHP

WORK ENHANCEMENT-PHASE TWO

SIX WORK WEEKS

ESTIMATED BY	PRICED BY	EXTENDED BY	CHECKED BY <i>W</i>	DATE	B-19-19			
MATERIAL	QUANTITY	MATERIAL LIST PRICE	PER	DISC	EXTENSION	LABOR UNIT PR	PER	EXTENSION
Move one/ set-up/ layout	Lot							
Locate underground utilities and mark								
Dig Alert								
sawcut-strip bore holes	Lot							
excavate bore holes								
Bore and install conduit	Lot							
Install Pullboxes	Lot							
Backfill and cold patch	Lot							
Install concrete pads	Lot							
New power company service for 1600A MSB	1							
Increase #2 from 200A to 600A								
Power company service	2							
					Budget Estimate		\$505,970	
					Two Locations			
					Total Budget Estimate		\$505,970	
					Including Tax			
					Plus Power Company Estimate		\$35,000	
If you tell the planner that the existing 600A MSB will replace the 200A MSB they may use their existing trans at location one (Laundry) for #2 at sp 289.								

Primary Demand - Calculation Charts - Future Installations Based on Future Calculated Demands and Park Design

Ventura Marina MHP

Demand Calculations per October 2008 HCD Electrical Requirements			
MSB #1			
Number of Spaces	Type of Services	Calc. n K.W. Demand Each Service	Total Calc. K.W. Demand @ 240V 1 Ø
221	100 A-R MH	5280 W	1166.88KW
1	CH/ Office	96.0KW	96.00KW
1	Lau/CW	24.0KW	24.00KW
1	Misc	12.0KW	12.00KW
			1298.88KW

Total Calculation Demand at V 1 Ø = Amps

Total Calculation Demand at 480 V 3 Ø = 1565 Amps

Future System Capability

Main Switch Board at 480 V 3 Ø = 1600 Amps

Total Transformation = 1545 KVA (K.W)

Individual Transformation										
Trans Location	Trans. Size	Trans. Capacity	Trans. Main Fuse	Trans. Expanded Capacity	Number of Services	Demand Capacity ea. Service	Calc. Actual Demand ea. Service	Total Demand	As Const. Code Req.	New Const. Code Req.
T-A										
Sp 200	200	417	450	216	30	6.6	5280W	158KW	108KW	
T-B										
Sp 165	250	521	550	264	39	6.4	5280W	206KW	137KW	
T-C										
Sp 104	200	417	450	216	38	5.3	5280W	200KW	134KW	
T-D										
Sp 125	250	521	550	264	39	6.4	5280W	206KW	137KW	
T-E										
Sp 53	200	417	450	216	36	5.6	5280W	190KW	127KW	
T-F										
Sp 26	250	521	550	264	39	6.4	5280W	206KW	137KW	
T-G/CH	150	312	225 3P	186 3P	1	186.0	96	96	96	
Lau/MSB	45	90	125 2P	60	1	60.0	48	48	48	

Demand Calculations per October 2008 HCD Electrical Requirements			
MSB #2			
Number of Spaces	Type of Services	Calc. n K.W. Demand Each Service	Total Calc. K.W. Demand @ 240V 1 Ø
89	100 A-R MH	5280 W	469.92
1	Misc	12.0	12.0
			481.92

Total Calculation Demand at 480 V 3 Ø = 580.34 Amps

Total Transformation = 502.5 KVA (K.W)

[illegible]

5/14/19

Primary Demand - Calculation Charts - Existing Installations Based on Existing Calculated Demands and Park Design

Ventura Marina MHP

Demand Calculations per October 2008 HCD Electrical Requirements			
Main Switchboard #1			
Number of Spaces	Type of Services	Calc. n K.W. Demand Each Service	Total Calc. K.W. Demand @ 240V 1 Ø
221	50 A-R MH	3520	777.92
1	CH	36.0	36.00
1	Lau	18.0	18.00
			831.92

Total Calculation Demand at V 1 Ø =

Total Calculation Demand at 480 V 3 Ø = 1001.9 AMPS

Existing System Capability

Main Switch Board at 480 V 3 Ø = 600 AMPS

Total Transformation = 967 KVA (K.W)

Individual Transformation						2008 T-25				
Trans Location	Trans. Size	Trans. Capacity	Trans. Main Fuse	Trans. Expanded Capacity	Number of Services	Demand Capacity ea. Service	Calc. Actual Demand ea. Service	Total Demand	As Const. Code Req.	New Const. Code Req.
T-A										
Sp 200	100 KW	208A	250A	120 KW	30	4000	3520 KW		2940 W	
T-B										
Sp 165	100 KW	208A	250A	120 KW	39	3077	3520 KW		2940 W	
T-C										
Sp 104	100 KW	208A	250A	120 KW	38	3158	3520 KW		2940 W	
T-D										
Sp 125	100 KW	208A	250A	120 KW	39	3077	3520 KW		2940 W	
T-E										
Sp 53	100 KW	208A	250A	120 KW	36	3333	3520 KW		2940 W	
T-F										
Sp 26	100 KW	208A	250A	120 KW	39	3077	3520 KW		2940 W	
T-G										
CH	150 KW	312A	225A 3P	187 KW	1	187 KWH	96 KW		48 KW	
MSB/Lau	45 KW	90A	125A	60 KW	1	60 KWH	48 KW		24 KW	

**Primary Demand - Calculation Charts - Existing Installations
Based on Existing Calculated Demands and Park Design**

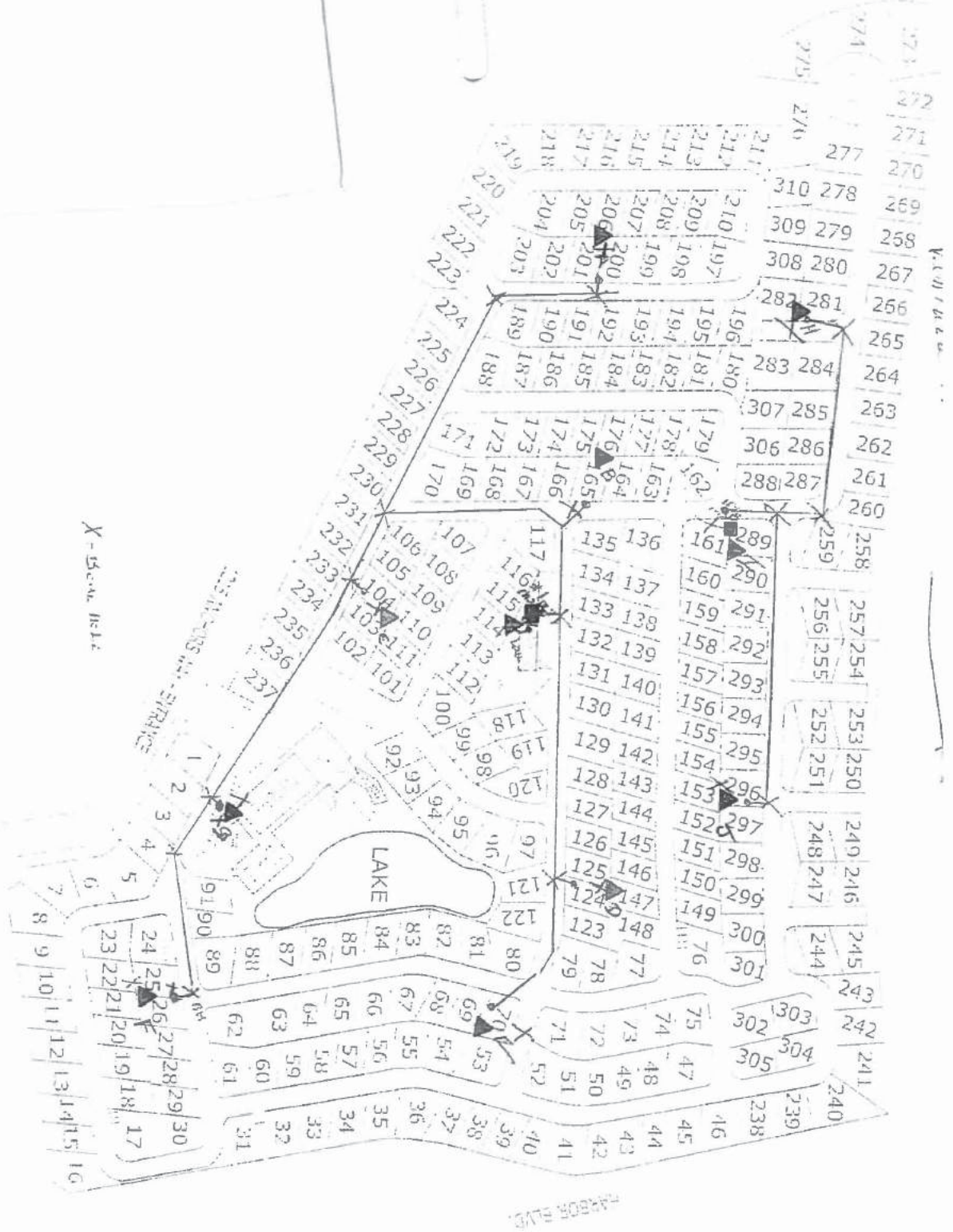
Demand Calculations per October 2008 HCD Electrical Requirements
Main Switchboard #2

Total Calculation Demand at	V 1 Ø =
Total Calculation Demand at 480	V 3 Ø = 377.3 AMPS

Main Switch Board at	480	V 3 Ø =	200 AMPS
Total Transformation =	336	KVA (K.W)	

2008 T-25

88





A BEN'S ASPHALT Company

2537 Rubidoux Boulevard
Jurupa Valley, CA 92509
Phone: 951-248-1103
Fax: 951-248-1105
Lic. #: 8784618

BUDGET BID/CONTRACT

DATE:	1/23/2020	QUOTE #:	921
BID EXPIRES:	2/23/2020	ESTIMATOR	Jordan Masterson
COMPANY:	Eric Peterson	PROJECT:	Venture Marina MHP
CONTACT:	Eric Peterson	ADDRESS:	1215 Anchors Way
ADDRESS:	0		Ventura CA
	0		
Email:	Epeter2@socal.rr.com	Phone #:	714 335 7310
We hereby propose to furnish all labor, material, equipment and supervision necessary to complete the following:			

REMOVE and REPLACE: 400 SF (1 Areas)

- 1.Saw cut remove approx. 400 sq. ft. of broken and unstable and uprooted asphalt to a depth of 4" and haul to recycling processor. Proof roll sub grade.
- 2.Install 4" of new hot asphalt to approx. 400 sq. ft. roll and compact.
- 3.Remove existing wheelstops and stockpile re-use. (Wheelstops that break amber replaced for \$45each)

FORTA-FI ASPHALT OVERLAY: 338,200 SF (8 Moves)

- 4.Grind (cold mill) approx. 338,200 sq. ft. of existing asphalt to a 2" depth to obtain proper height/elevation for new asphalt overlay.
- 5.Clean and apply trackless tack coat to prepare for overlay.
- 6.Machine pave approx. 338,200 sq. ft. of existing asphalt with an average of 2" of hot, Forta-Fireinforced asphalt, roll and compact.
- 7.Restripe and re-stencil back to original layout, reset all salvageable concrete wheel stops.
- 8.Install (50) speed humps to match existing at same locations.

Cost: \$850,739.00

SEAL COATING: 338,200 SF (4 Moves)

- 1.Clean asphalt of dirt and debris and apply 1 coat of **GuardTop** sealer or approved equal to approx.338,200 sq. ft. of existing asphalt. **Note: No guarantee on slurry seal adhering to oil/dirt saturated areas or damage to new seal coating caused by tire scuffing. Ben's Asphalt & Maintenance Co Inc. cannot be responsible for the tracking of slurry seal for any reason after our application.**

Cost: \$40,210.00

STRIPING:

- 1.Restripe parking stalls and re-stencil back to original layout. **Note: Includes speed humps.**

Cost: \$7,235.00

OPTION:

1. Adjust 9 valves and 3 manholes to new surface elevation. Cost: \$6,551.00 _____ Initial

Acceptance of Proposal/Contract "Exhibit A" Must Also Be Signed

Accepted By: _____

Print Name: _____

Date: _____

PO #(If Any): _____



2537 Rubidoux Boulevard
 Jurupa Valley, CA 92509
 Phone: 951-248-1103
 Fax: 951-248-1105
 Lic. #: 784618

BUDGET BID/CONTRACT

DATE:	1/23/2020	QUOTE #:	0
BID EXPIRES	2/23/2020	ESTIMATOR	Thomas Irvine
COMPANY:	Eric Peterson	PROJECT:	Venture Marina MHP
CONTACT:	Eric Peterson	ADDRESS:	1215 Anchors Way
ADDRESS:	0		Ventura CA
	0		
Email:	Epeterson2@socal.rr.com	Phone #:	714 335 7310

To comply with California State Law, we must file a Preliminary Notice. When complete, please send with the signed proposal. If you have any questions or concerns please feel free to contact our office.

Owner Name/Public Entity

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____

Construction Lender

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Loan Number: _____

General Contractor

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____

Payment Bond/Surety Company

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 Bond Number: _____



A  **BEN'S ASPHALT Company** Medina Construction.

EXHIBIT A: TERMS AND CONDITIONS

ALL TERMS AND CONDITIONS STATED HERE ARE A BINDING PART OF THIS CONTRACT

PAYMENT: It is understood that the payment schedule will be as follows: Payments are due 30 days from invoice;

Invoices will be billed upon the completion of each phase unless otherwise stated.

- 1 Buyer agrees to pay all court costs and reasonable attorney's fees in the event that this contract is turned over to an attorney for enforcement or collection, and Ben's Asphalt, Inc. is the prevailing party.
- 2 Any invoice not paid upon completion will be subject to interest of 1.5% per month. An invoice is considered paid when Ben's Asphalt, Inc. has payment in their possession.
- 3 Ben's Asphalt, Inc. warrants that the material to be used will be as specified or equal quality, and that all work shall be performed in a workmanlike manner.
- 4 Ben's Asphalt, Inc. reserves the right to cancel this contract, even though it is signed by one of its representatives, if not approved by its General Manager or its Credit Manager. If not approved, notification will be made no later than seven days from the date the signed contract was received at the office of Ben's Asphalt, Inc..
- 5 The job site must be ready for commencement of work by Ben's Asphalt, Inc. as scheduled with buyer. This includes, but is not limited to:
 - a) The job site must be in the same condition as when the job was bid. Any clean ups or changes that add to our costs may be billed to you as an additional charge. Any increase in square footage or work will be billed at unit cost specified in contract.
 - b) Ben's Asphalt, Inc. shall be given the work site free of any debris or vehicles so that work may proceed upon arrival.
 - c) Any standing time or delays will be billed as an additional charge.
 - d) All landscape water must be turned off (24) hours prior to commencement of work, and must remain off for (48) hours after completion of work to allow for the curing of materials. All areas where work was performed must remain closed to foot and vehicular traffic for a minimum of (24) hours after completion of work.
 - e) It is the owner's responsibility to notify any tenants or other interested parties at least (48) hours before the start of the project. If it is necessary for buyer to reschedule the job, he must notify Ben's Asphalt, Inc. in writing at least (48) hours in advance. If notice is not given in time, then a "move-in" fee will be charged for all preparations made.
- f) If for any reason beyond the control of Ben's Asphalt, Inc., an additional "move-in" should result, it will be at the rate of:
 - \$300.00 per move for striping work
 - \$1,000.00 per move for slurry seal
 - \$2,400.00 per move for asphalt (patch & repair projects)
 - \$2,000.00 per move for any concrete work
 - \$5,000.00 per move for asphalt work without paving machine (new pave projects)
 - \$5,500.00 per move for asphalt work with a paving machine (new pave projects)
- g) On removal and replacement of existing asphalt, if thickness is more than stated in the contract buyer will be billed for additional thickness.
- h) If any base or subgrade problems occur buyer will be billed for additional labor, material or equipment required to remedy such subgrade problems.
- 6 Ben's Asphalt, Inc. shall not be responsible for the following:
 - a) Any permit's, licenses, fees, etc. unless provided in the contract.
 - b) Any damages to underground utilities not shown on blue print or marked job site, including gate/signal/safety loops.
 - c) Any pavement sinking or setting resulting from failure or setting of subgrade from water erosion, improper grades, or underlying water problems, etc.
 - d) No responsibility for drainage at designed or existing fall of less than 1%
 - e) No responsibility for damage to rock or subgrade caused by water infiltration.
 - f) Any seal materials adhering to oil saturated spots or other substances that cause the seal not to bind properly to the asphalt. Normal cleaning procedures do not include the removal of oils.
 - g) Any damage resulting to the seal or asphalt if barricades are removed or taken down prior to the times set forth herein.
 - h) Any damage to cars, concrete, shoes, clothes, carports, or other things as a result of going onto the asphalt prematurely.
 - i) Any damage that is not the direct result of negligence or willful misconduct of Ben's Asphalt, Inc..
 - j) Any crack filling as it will settle and re-crack even though it is properly applied after the cracks have been filled, they will show through any slurry coating.
- 7 All expenses incurred by Ben's Asphalt, Inc. in repairing any damage caused by others, shall be added to the original contract price and invoiced as an additional
- 9 The Owner or Agent shall hold harmless Ben's Asphalt, Inc. from any and all claims whatsoever involving the property upon which work is to be performed, including property damage, bodily injury, death or any other occurrence other than resulting from sole negligence or willful misconduct of Ben's Asphalt, Inc..
- 10 Price subject to the availability of asphalt and aggregate base and are contingent upon escalation of these materials through the good date.

Date: _____

Signature: _____

ACCEPTANCE OF OPTION TO EXTEND LEASE TERM

THIS ACCEPTANCE OF OPTION TO EXTEND LEASE TERM (“Acceptance”) is entered into as of May 6, 2020 (“Effective Date”), by and between First Cloud, LLC, a California limited liability company (“Lessee”) and the Ventura Port District, a California Port District (“Lessor”) (Lessor and Lessee are each referred to herein as a “party” or collectively the “parties”), with reference to the following facts:

- A. Lessor and Lessee, are parties to that certain Lease, with an effective starting date of February 1, 2003 (“Lease”), of certain premises (herein “Premises”) in the Ventura Port District, the legal description of which is set forth in Exhibit “B” of that Lease and incorporated herein by reference.
- B. Under the Lease, Lessee may extend the lease term an additional 30 years from the current lease termination date of January 31, 2023, to January 31, 2053, as provided in Article 34 therein; provided, however, that in order to exercise the Option to extend the Lease, Lessee must undertake and complete a modernization plan, as set forth in Article 8.1 of the Lease.
- C. Lessee desires to exercise its option to extend the term of the Lease as allowed under Article 34 therein. Lessor acknowledges that Lessee has made significant improvements to the Premises as part of the modernization plan required under Article 8.1 of the Lease, except that Lessee still must perform the work provided for under: (1) that certain agreement by Subsurface Electric dated August 29, 2019 for major electrical infrastructure improvement work proposed to be performed within the Premises and (2) the scope of work provided for under a contract with Medina Paving Contractors dated January 23, 2020 for asphalt repaving work to be performed at the Premises (collectively “Remaining Required Improvements”). Substitution of contractors that perform substantially equivalent or greater improvements shall be deemed to be consistent with this requirement, so long as the scope of work does not materially change.

NOW, THEREFORE, in consideration of the above-recited facts, which the parties acknowledge are true and accurate in all respects, and all promises, covenants and agreements hereinafter set forth, and intending to be legally bound hereby, the parties agree as follows:

- 1. **Lessee's Improvements to Leasehold Estate.** Lessee agrees that, prior to October 31, 2022, it will perform the work outlined within the Remaining Required Improvements documents free and clear of all liens, encumbrances, charges, interests or rights, other than the obligations set forth in the Lease.
- 2. **Lessor's Agreement and Acceptance.** Lessor agrees that Lessee has maintained the Premises in a high quality competitive first-class condition and has complied with all aspects of Articles 34 and 8.1 within the Lease, among others, except for the Remaining Required Improvements. Upon full performance by Lessee of the Remaining Required Improvements, Lessor agrees to execute the section of this agreement below titled “Verification of Full Compliance with and

Acknowledgement of Exercise of Article 34 Option to Extend Lease” no later than 45 days following receipt of proof that such work has been completed and paid for. Proof sufficient to demonstrate that all of the Remaining Required Improvements has been completed shall consist of Lessee delivering to Lessor proof of payment in full for the Remaining Required Improvements in the form of images of cleared checks written to the contractors performing said work in an aggregate amount that is consistent with what said contractors are charging for the Remaining Required Improvements. Said proof to be delivered by Lessee to Lessor shall, also, include any lien release forms issued by the contractors performing the Remaining Required Improvements if preliminary notices of lien were filed by the respective contractors in the first place. The foregoing notwithstanding, conclusive proof that the Remaining Required Improvements have been completed may, alternately, consist of letters of completion from all of the contractors performing the Remaining Required Improvements certifying that the scope of work defined within the Remaining Required Improvements has been completed and paid for in full.

3. **Inspection of Remaining Required Improvements.** Lessor reserves the right to physically inspect the Remaining Required Improvements during the 45-day period following Lessee's provision of proof of completion to Lessor to verify that the stated improvements have been completed to Lessor's reasonable satisfaction. If Lessor believes that there are any reasonably material deficiencies within the scope of work performed within the Remaining Required Improvements, Lessor shall notify Lessee of the exact nature of those reasonably material deficiencies within the 45-day period. Upon receipt of such notice Lessee shall remedy those deficiencies, if reasonably possible, in a way that is consistent with normal industry workmanship standards, and shall inform Lessor in a timely manner upon completion of such corrections. Upon receipt of notice from Lessee that the reasonable material deficiencies have been cured, Lessor shall then execute the section of this agreement below titled “Verification of Full Compliance with and Acknowledgement of Exercise of Article 34 Option to Extend Lease” no later than 45 days from receipt of such notice from Lessee.
4. **Security for Completion of Remaining Required Improvements.** To ensure completion of the Remaining Required Improvements, as provided in Article 9.2 of the Lease, Lessee agrees to deposit the full cost of the Remaining Required Improvements, currently estimated to be Two Million Two Hundred Thousand Dollars (\$2,200,000.00) into escrow. The escrow account shall be used to pay progress and final payments to the contractors constructing the Remaining Required Improvements, the release of which payments shall require timely approval of both Lessor and Lessee. Such approvals may be provided electronically and shall be deemed to have been timely if they were made within seven business days of each party's notice that such progress or final payments are due.
5. **Entire Agreement.** This Acceptance agreement, which shall become a part of the Lease upon the Effective Date, constitutes the entire agreement among the parties with respect to the subject of Lessee's exercise of its option under the

Lease, and supersedes all prior agreements, written or oral, concerning said subject matter.

6. **Successors and Assigns.** This Acceptance shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective successors and assigns.
7. **Amendment.** This Acceptance may not be amended or modified without the prior written consent of Lessor and Lessee. Any such amendment or modification shall be in writing and signed by both Lessor and Lessee.
8. **Severability.** In the event any one or more of the provisions contained in this Acceptance or in any application thereof shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Acceptance and any other application thereof shall not in any way be affected or impaired thereby unless doing so would defeat the essential purpose of this Acceptance.
9. **Counterparts/Fax and Email Signatures.** This Acceptance may be executed in any number of counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument. In addition, fax and email signatures shall be treated as originals and admissible for all purposes.
10. **Attorney's Fees.** If any action is taken by either against the other to interpret or enforce any provision hereof (whether or not involving litigation), the non-prevailing party agrees to reimburse the prevailing party for all of the prevailing party's costs and expenses (including attorneys' fees) incurred in taking such action.
11. **Governing Law.** This Acceptance shall be governed by, and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the undersigned have duly executed and delivered this **Acceptance of Option to Extend Lease Term** as of the day and year first set forth above.

LESSEE:

First Cloud LLC,
a California limited liability company

By: _____
Eric Peterson, Manager

Date: _____

LESSOR:

VENTURA PORT DISTRICT,
a California port district

By: _____
Brian Pendleton, General Manager

Date: _____

Verification of Full Compliance with and Acknowledgement of Effective Exercise of Article 34 Option to Extend Lease Term

Lessor hereby acknowledges that Lessee has performed its obligations under Paragraph 2 above titled "Lessor's Agreement and Acceptance" and that Article 34 of the Lease is, hereby, acknowledged by Lessor to have been exercised by Lessee on the date this agreement is signed below by Lessor, and that the term of the Lease between the Lessor and the Lessee is extended for an additional 30 years from the termination date of the original term of the Lease. The new termination of the lease is January 31, 2053.

IN WITNESS WHEREOF, the undersigned have duly executed and delivered this **Verification of Full Compliance with and Acknowledgement of Exercise of Article 34 Option to Extend Lease Term** as of the day and year set forth by Lessor below.

LESSEE:

First Cloud LLC,
a California limited liability company

By: _____
Eric Peterson, Manager

Date: _____

LESSOR:

VENTURA PORT DISTRICT,
a California port district

By: _____
Brian Pendleton, General Manager

Date: _____

FIRST CLOUD, LLC

4736 E. Stetson Lane, Orange, CA 92869
Telephone: (714) 639-4678 FAX: (714) 639-4679
Epeterson2@socal.rr.com
April 29, 2020

Mr. Brian D. Pendleton - General Manager
Ventura Port District
1603 Anchors Way Drive
Ventura California 93001

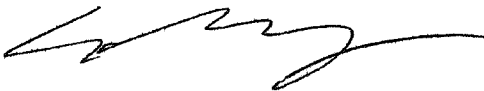
Re: Notice of Intent to Exercise Option

Dear Brian & Fellow Board Commissioners,

First Cloud, LLC, a California limited liability company, which is the Lessee under a certain lease with an effective starting date of February 1, 2003 with the Ventura Port District, a California Port District, as Lessor, covering a certain premises within the Ventura Port District, the legal description of which is set forth within Exhibit "B" of that Lease, is hereby providing notice of its election to exercise its option to extend the term of that lease, per Article 34 of the Lease. A check for \$100,000.00 is enclosed herein, as required by Lease Article 34.4.

If you have any questions or require anything additional information please do not hesitate to ask. You may write me at "4736 E. Stetson Lane, Orange, CA 92869," call me at (714) 639-4678, fax me at (714) 639-4679, or e-mail me at Epeterson2@socal.rr.com.

Very truly yours,



Eric A. Peterson
Manager, First Cloud LLC