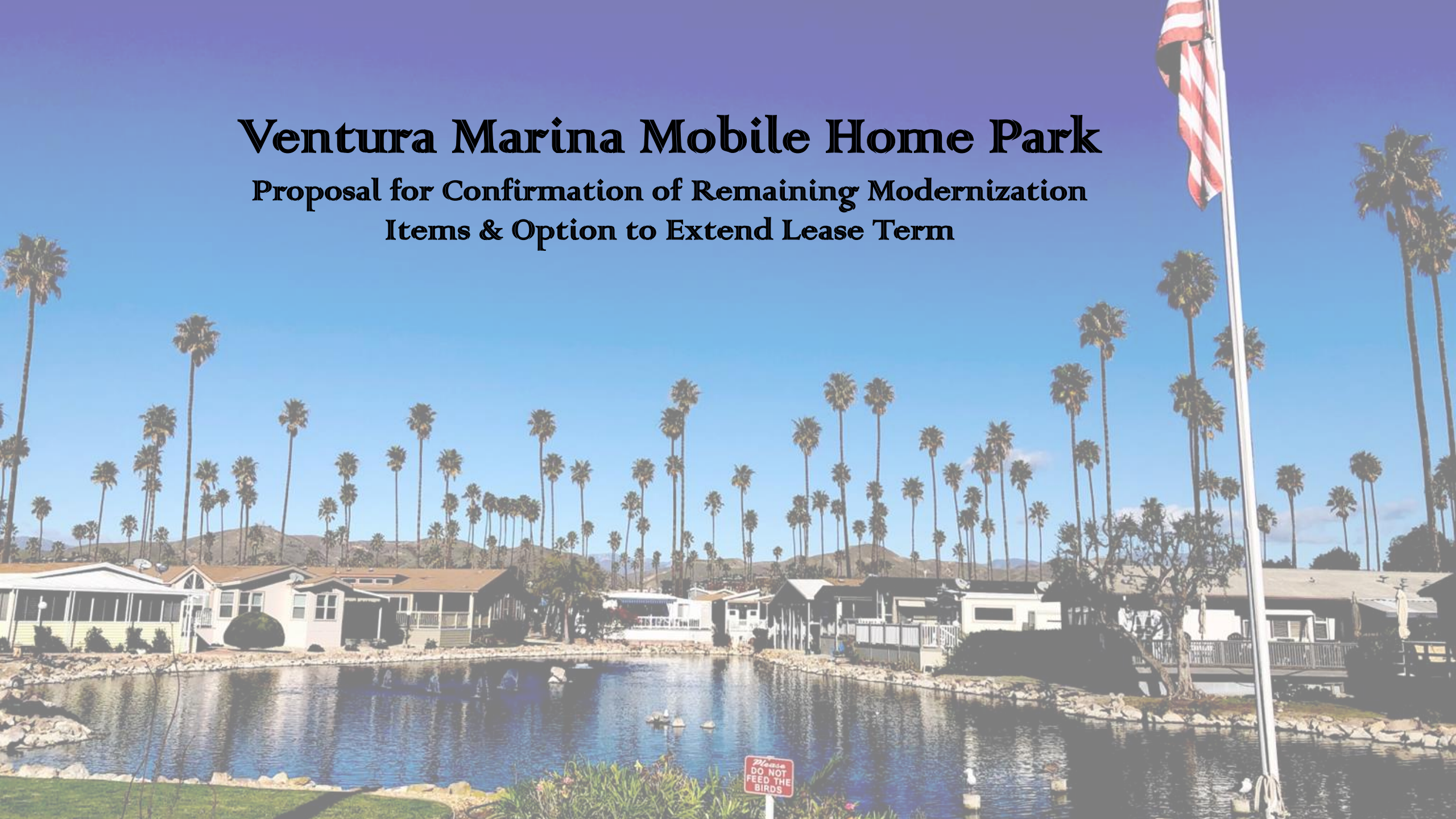


Ventura Marina Mobile Home Park

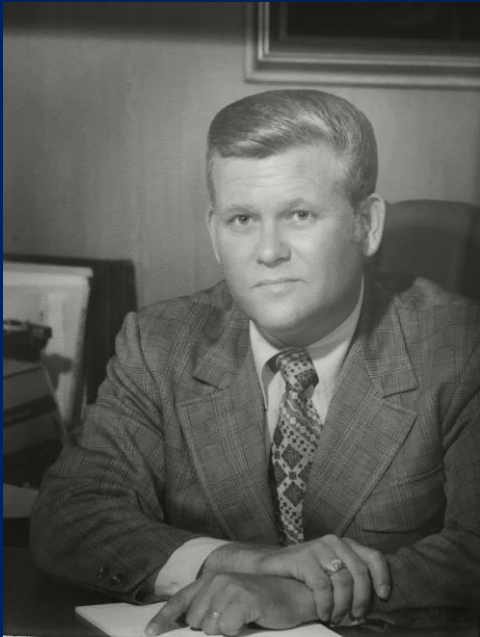
Proposal for Confirmation of Remaining Modernization
Items & Option to Extend Lease Term



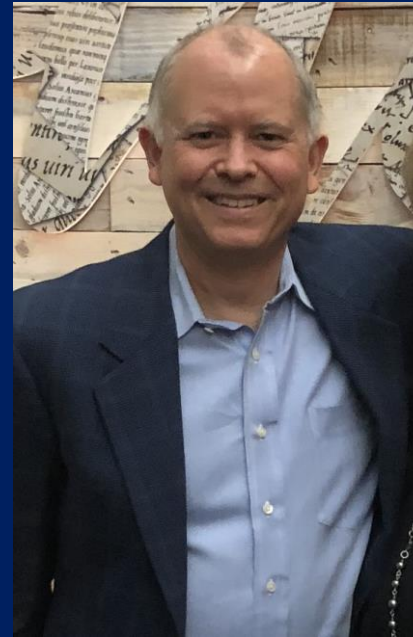
About Us:

THREE GENERATIONS FAMILY BUSINESS

Wayne & Norma Peterson



Eric Peterson - Manager



Ryan T. Peterson



FAMILY OWNED SINCE 1985

- Wayne & Norma Peterson purchased the property in 1985.
- Wayne Peterson passed away in 1986. Norma & her son Eric Peterson began managing the park.
- In 2003, a new 20 year lease with a 30 year option was negotiated with the Port District and put into effect subject to “Required Modernization”, *if reasonably necessary*.
- Today, we seek board confirmation of our modernization Improvements in order fulfill the requirements of our lease and also receive board confirmation in exercising our 30 year option.

UPGRADES TO THE PARK COMPLETED:

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



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



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



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

***International Association of Certified
Home Inspectors**

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 |

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



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



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



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



Section 8.1(c)(i): Landscaping



Section 8.1(c)(i): Landscaping



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



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



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



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



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



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



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



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



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



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



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



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



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



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



Section 8.1(c)(ii): Pool House Bathrooms Upgrade 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



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



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

***JAKK Heating & Air continually inspects and maintains
the furnaces in the clubhouse.**



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)(ii): Card & Poker Room Chairs Reupholstered



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



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



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

***40+ years of cathodic protection after installation of anodes certified by Gas Control Technologies Inc.**

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.

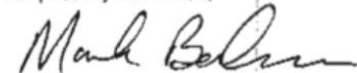
Additionally, during the annual cathodic protection system inspection it was determined the system was operating abnormally. Upon further investigation it was determined the anode beds that were installed approximately 10 years ago were now depleted requiring new well beds to be drilled and anodes installed.

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

***40-50 years of useful life of both the water & sewer systems certified by Mike Kimble Plumbing.**



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,

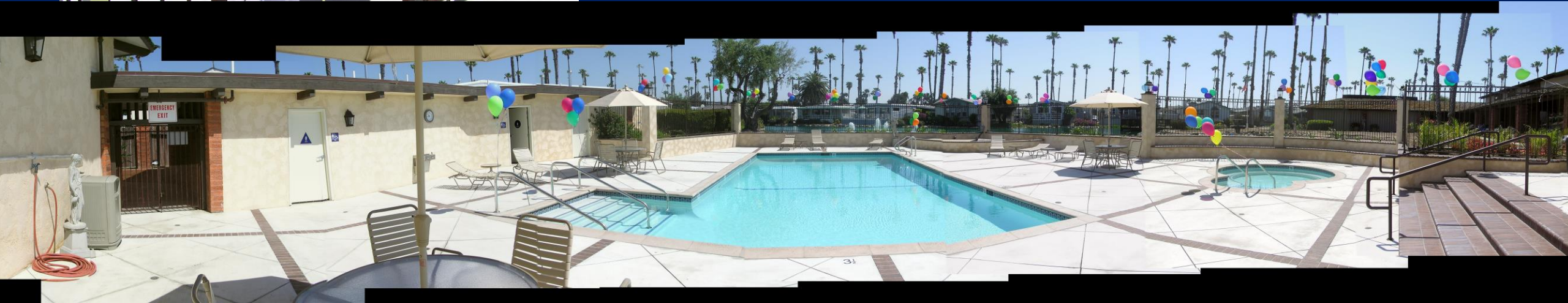
Section 8.1(c)(v): Pool Replacement Construction & Completion Photos



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



*2005 Ribbon Cutting Ceremony



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



Section 8.1(c)(v): Lake Maintenance



Section 8.1(c)(v): Lake Maintenance

*Regularly maintained by
Santa Barbara Ponds Unlimited
certifying that no major work
is required at this time.

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

Section 8.1(c)(v): Lake Maintenance

*\$167,995.74 Spent on
Lake Maintenance between
Jan, 2015 & Dec, 2019

| 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



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



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



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

REPORT: REP_2016-20-2002 16/1/2017

PAGE 1

***** LISTING OF THE VARIOUS CAPITAL IMPROVEMENTS APPROVED BY *****
 ***** THE CITY'S PLANNING DIVISION HAS BEEN KEPT ADVISED *****
 ***** AND THE ASSOCIATED COST RECOVERY PERCENTS ASSIGNED *****

 ***** VARIATIONS IN AMORTIZATION PERIODS ARE DUE *****
 ***** TO DIFFERENCES IN INDIVIDUAL CIRCUMSTANCES *****

SHIP NAME: VENTURA MARINA MOBILE HOME PARK

OF SPACES USED TO CALCULATE RECOVERY RATE: 330

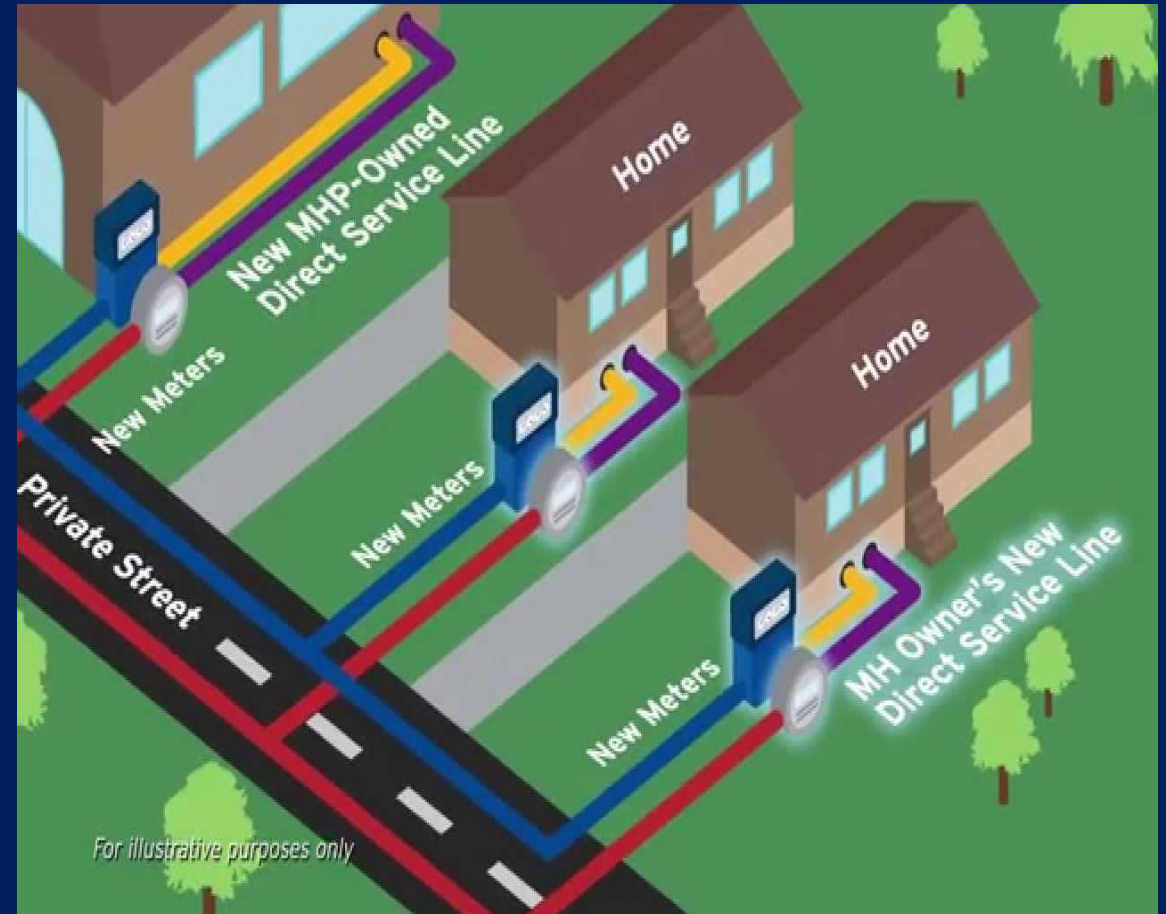
| COST | AMORTIZATION | COST OF | COST RECOVERY | COST | IS |
|---------------------|-----------------|-------------|---------------|---------|----------|
| TYPE OF IMPROVEMENT | RECOVERY PERIOD | IMPROVEMENT | PERCENT | PERCENT | RECOVERY |
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[illegible]

REMAINING UPGRADES TO THE PARK:

Electrical Upgrades

- Provide 100Amp Service to all our Tenants.
- Expand the Useful Life of the Electrical System 35-40 Years.
- Estimated Cost: \$1,163,543 or Less.
- Subsurface Electric Can Start Immediately Upon Approval.



Electrical Upgrade Specifics

- Repair/replace switchboards, transformers, panels & pedestals.
- Bore & install primary cable/conduit for 9 sub-transformer units from two switchboard locations.
- Replace the 600A main switchboard with a 1,600A unit with circuit breaker for 6 unit sub transformer units, and move the existing 600A main switchboard to the circuit breaker near space 289 to replace the existing 200A switchboard there.
- Repair/replace the current sub transformers.



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

Subsurface
ELECTRIC INC.

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.

Streets Upgraded

- Complete Re-Pavement of all the Streets in the Park.
- Can be Started Immediately After the Electrical Upgrades are Completed.
- Estimated Cost: \$904,735.00



2537 Rubidoux Boulevard
Junipia 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 Ventura CA |
| ADDRESS: | 0 | | |
| | 0 | | |
| Email: | Epeterson2@socal.ir.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): _____

Overview

- \$2,232,838.00 spent since 2003 on First Class Capital Improvements.
- This includes most, but not all expenses paid.
- \$1,163,543.00 to be spent on Electrical.
- \$904,278.00 to be spent on Streets.
- Total Expenses Paid to get the Park in First Class Conditions: \$4,301,116.00.

| 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" | |

THANK YOU FOR YOUR TIME &
CONSIDERATION

ANY QUESTIONS?