

**Marineland MHP Conversion to Resident Ownership Frequently Asked Questions
August 21, 2010**

REMINDER! IMPORTANT MEETING FOR ALL MARINELAND RESIDENTS

Monday, August 23rd, starting 6:30pm

Hermosa Beach City Hall

Presenters: Sue Loftin & Ariel Bedell of The Loftin Firm

Financial Assistance & Sub-leasing

- 1. Will the homeowners who have received financial assistance be allowed to sub-let their homes?**

No. Financial assistance is only for homeowners who live in the park.

Lot Allocation & Parking

- 2. How may I obtain a copy of the data (lot size, parking, etc) used to determine the lot allocation?**

Please refer to documents distributed 6/3/10, "Notice of a) FINAL Marineland MHP Space Dimension Plan and Lot Allocation Data Report, and b) Lot Allocation Appraisal Information". These documents may be downloaded from the "Lot Allocation" web page on the www.ilovehb.org web site.

- 3. Who did the Lot Allocation appraisal? How was it conducted?**

The Lot Allocation appraisal was done by J. Neet Appraisal. Please refer to documents distributed 6/3/10, "Notice of a) FINAL Marineland MHP Space Dimension Plan and Lot Allocation Data Report, and b) Lot Allocation Appraisal Information". They also may be downloaded from the "Lot Allocation" web page on the www.ilovehb.org web site.

- 4. I disagree with the lot size and other data shown on the documents distributed on 6/3/10. How can I have this data changed?**

There will be no changes prior to the acquisition of the park by MCAI. Following the acquisition, a member may bring this issue to the post-acquisition elected MCAI Board of Directors.

- 5. Regarding the utility and service fixtures, the lot data report seems to show only the square footage of actual fixture and not the unusable space due to the fixtures. Shouldn't the unusable space have been included?**

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No. The issue is the *value* of the lot. What impact any utility or service fixtures have on the value of the lot was determined by the appraiser who is an expert at appraising mobile home park properties.

6. The assignment of many of the parking spaces in the common areas (a.k.a. “Off-LOT” parking) at Marineland is unfair and makes no sense. Why is the parking such a mess?

The property now known as Marineland evolved over 100+ years from a campsite to the mobile home park it is today. The common areas, including off-lot parking, have been configured and reconfigured over time to accommodate park improvements, the installation of new and larger homes, and changes to state and local regulations. Examples of circumstances leading to the parking “mess” are:

- Prior to 2003 many more residents used to park their vehicles on the streets in front of their lot. In 2003, the Hermosa Beach Fire Department said that this made the streets too narrow for emergency vehicles. Red fire lines were painted on the asphalt and no parking was permitted “over the line”. Those residents whose *only* parking spot was eliminated were reassigned parking in another location within the park. Residents who had an on-lot parking but whose off-lot parking spot was eliminated may or may not have received parking in another location. About 20 parking spots were eliminated due to this “red-lining” in 2003. Note that this occurred *before* Millennium Housing's purchase of the park in 2004.
- The owners and management prior to 2004 were for-profit companies that benefited from the sale of new homes. When possible older single-wide homes were replaced with extra large-single wide or double wide homes that could be sold at a profit. The larger homes often reduced the on-lot parking. Sometimes to help sell a home they “stole” parking from another unit, especially rental units. This may have been unfair but it was legal.
- Homeowners reduced their own on-lot parking. They replaced or remodeled single wide homes with extra wide or double wide homes, and/or have added “bump out” rooms, storage buildings and decks.

7. Can the parking be “fixed”?

There will be no changes to the parking, or any of the park’s common areas, prior to the acquisition of the park by MCAI. Following the acquisition, a resident may bring this issue to the post-acquisition elected MCAI Board of Directors.

MCAI cannot take parking away from any resident who has a legal right to the parking which includes members of the cooperative or non-member homeowners who are renting a space. It would be very difficult, if not impossible, for MCAI to try to fix the unfairness

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done to some residents by prior park owners without causing further unfairness to other residents.

General

- 8. What has been the impact of the bad economy? How do the increase in mortgage defaults, the financial meltdown and the State of California budget crisis affected MCAI's ability to finance the purchase of the park?**

Everyone has been impacted. For MCAI it has meant there are fewer lenders to choose from and that those lenders have more restrictions and more stringent requirements.

- 9. Some homes in Marineland do not seem to comply with California Title 25 Mobile Home Parks Installation regulations and/or the park's Rules and Regulations.**

The Title 25 regulations first became law about 1972 and have been revised many times since. Marineland was established as a mobile home park around 1950. (Prior to 1950, since about 1910, the property now known as Marineland was occupied as a campground for beach visitors.)

A home installed *prior* to when the Title 25 Regulation became law or to when a park regulation was adopted are generally exempt from having to comply with the regulation . The home is "grandfathered in". The exception is the regulations having to do with safety. Also, a home may lose the exemption if it undergoes major remodeling.