

How Options in City's 3/31/12 Survey of Relocation Options Being Offered by Developer Match Up with What We Are Entitled to By Law



	Adequate ¹	Replacement ²	Space in a Mobilehome Park ³	For My Mobilehome ⁴	And Myself ⁵
Option 1: Rental at MV MHP	NO -#5,6,15-23 missing (see attached list of required characteristics-Exhibit A)	NO Not Owned, #13 & 21	NO,# 5,6,18-25 States that mobilehomes not allowed	NO States that mobilehomes not allowed #5, 6, 13, 21	NO- no rent control, no MRL rights, rents higher unless I income qualify #13,20
Option 2: Move to temporary housing and then to apartment at new 2930 building (if any)	NO - #5,6,13,14,15,16,17,18,19,20,21,22-24 missing (see attached list, Exh.A)	NO Not Owned, #13 & 21	NO-not space in a mobilehome park, # 5,6,18-25	NO- my mobilehome cannot go to space in a mobilehome park included #5, 6, 13, 21	NO- no rent control, no MRL rights, rents higher unless I income qualify #13,20
Option 3: Move to Community Corp. Santa Monica rental apartment	NO - #5,6,13,14,15,16,17,18,19,20,21,22-24 missing (see attached list, Exh.A)	NO Not Owned, #13 & 21	NO-not space in a mobilehome park # 5,6,18-25	NO- my mobilehome cannot go to space in a mobilehome park #5, 6, 13, 21	NO- no rent control, no MRL rights, rents higher unless I income qualify #13,20
Option 4: Move to another mobilehome park in a new mobilehome	NO- this option states "might not be in Los Angeles area"-report by owner in 2006 said there are no spaces within 25 miles, so definitely not in Los Angeles area-so no guarantee #1-22, 24 (see attached list, Exh.A)	YES, if owned free and clear, #13 & 21	YES, if in a true replacement mobilehome park # 5,6,18-25	NO- option says a new mobilehome, not mine #5, 6, 13, 21	NO- no rent control, no MRL rights, rents higher unless I income qualify, even rent control in other jurisdictions weaker than Santa Monica. #13,20
Option 5- Move to housing specifically for seniors	NO-we live in a family park	NO -not owned, #13 & 21	NO- not in a mobilehome park # 5,6,18-25	NO- does not say my mobilehome can go #5, 6, 13, 21	NO- no rent control, no MRL rights, rents higher unless I income qualify #13,20
Option 6- cash payment	YES-if \$450,000 ⁶	YES, if enough to own ,#13 & 21	Unlikely # 5,6,18-25	Perhaps #5, 6, 13, 21	Perhaps #13,20
Option 7-My preference is not on this list	YES- Exhibit A,1-25, plus relocation costs	YES- Exhibit A,1-25, plus relocation costs	YES- Exhibit A,1-25, plus relocation costs	YES- Exhibit A,1-25, plus relocation costs	YES- Exhibit A,1-25, plus relocation costs

1 Government Code s 66427.4 (a), numbers in table above refer to characteristics of adequate replacement space, Exh. A

2 Government Code s 66427.4 (a), numbers in table above refer to characteristics of adequate replacement space, Exh. A

3 Government Code s 66427.4 (a), numbers in table above refer to characteristics of adequate replacement space, Exh. A

4 Sequoia Park Assoc. v County of Sonoma (1st Dist.2009) 176 Cal.App. 4th 1270,1285: "adequate space in a mobilehome park for their mobilehome and themselves"

5 Sequoia Park Assoc. v County of Sonoma (1st Dist.2009) 176 Cal.App. 4th 1270,1285: "adequate space in a mobilehome park for their mobilehome and themselves"

6 Letter dated 5/20/11 attached hereto as Exhibit B, Table 1, p.4 (outlined in red) cost of 325 sq.ft. unit \$287,003, plus #1-25 characteristics, Exhibit A. Also see Exhibit C, a listing of the most recent houses available to buy in Santa Monica 90404 north of I-10, starting at \$300,000, missing characteristics listed in Exh. A. The first listing with all characteristics except having one common wall and only one parking space, is at 1503 Berkeley St., for \$388,000



EXHIBIT A



Characteristics of Adequate Replacement Space

Comparable housing (or in the term used in Gov't C. § 66427.4(a): "adequate replacement housing in mobilehome parks") would have to have the following characteristics, or to put it in the converse, losing these qualities of our current housing would impact us as the developers are required to mitigate. Govt Code s 66427(c)



- (1) be located in a beach area with a mild marine Mediterranean climate such as Santa Monica's;
- (2) be located in a city of about 100,000 with opportunities for residents to engage in civic affairs and have a possibility to influence their local government they should have in a city of 100,000;
- (3) be located in such a small city surrounded by a City like the City of Los Angeles, the second largest city in the United States, with many millions of work, cultural, shopping, and entertainment options within reasonable commuting or other transportation distance (c. 25 mi. = 30 min.);
- (4) be located within 30 blocks of the Pacific Ocean or another adequate ocean I approve;
- (5) consist of self-contained owned houses (no common walls, and neighbors at least 10 feet away on three sides, a private street with less than one car an hour traffic on the fourth side);
- (6) have yards for every house, allowing on one's rented land exclusive private yard space for gardening, sitting-out, sunbathing (clothing optional), barbecuing and other outdoor eating, entertaining, and parties, summer sleeping-out, and/or other outdoor private or communal recreation, all at the tenant-homeowner's choice without getting anyone's approval, subject only to the same noise and other laws applicable in any City single-family residence zone;
- (7) Be located in an elementary school district feeding to a "distinguished school" middle school with its own Wikipedia page ((e.g Lincoln Middle School, formerly Lincoln Junior High School,) Exh. D
- (8) be located in a topnotch secondary school district, with a top-rated free public high school with many good athletic teams (both girls' and boys', as Santa Monica had two League champion girls' teams in 2010), a good marching band, award-winning drill and cheerleading teams, a good drama program connected with Hollywood film studios and other parts of the industry, a good vocal music program, and decent free elementary and middle schools, plus convenient, safe, well-operated after-school activities such as the Santa Monica Boys and Girls Club and hundreds of commercial after-school activities for students and children (for good resale value even for those of us who do not have children);
- (9) be located within two miles of a top community college with high transfer rates to four-year universities and free extensive emeritus (seniors') college and auditing of regular classes;
- (10) be located within 25 miles of at least 10 world-known four-year universities;
- (11) be located within five miles of two top teaching hospitals, within 25 miles of at least four more;
- (12) be in a city with a convenient, cheap, close public bus system, connected to the regional rail system, so residents who cannot drive when they are older or do not want to drive at any age can go anywhere from home with not more than 25 minutes' walk each way;
- (13) have space rent under \$500 per month and available trailers to buy for whatever price the developers give the displaced residents for being displaced (plus the actual costs of moving), and be covered by State rent control, with park owners willing to enter into agreements for further protection such as that against harassment, as given by Santa Monica Rent Control, and also against rent increases and evictions any more than allowed by SM Rent Control and evictions by the Charter provision passed in November 2010, for as long as either of these remains in effect;
- (14) have electricity metered to each house, water and trash included for space rent;
- (15) have a swimming pool sufficiently big for the number of units as the current one at Village Trailer





- Park is for 109 units, locked and maintained (MV MHP's has a sign stating, "12 persons");
- (16) have a recreation room and common outdoor BBQ space next to the pool sufficient for the number of tenants, as the one at VTP is for 109 tenants, to use as they wish for as common area for personal use, dinners, and parties, with a men's and a women's bathroom and shower;
 - (17) be in a historically-significant development the tenants can be proud to live in, one with stable use and occupancy since 1950, no methane gas below or next to the park, and no plan by the owners to convert the park to a mobile-home and/or permanent house space;
 - (18) be in a supremely quiet location, quiet enough to work all night and sleep until noon if one wishes, with no freeway within a mile, and be not within two miles of a high-crime zone;
 - (19) have sufficient guaranteed parking for each tenant to have two assigned spaces;¹
 - (20) have mature fruit and shade trees, at least 163/3.85.acres, in and around the entire development, plus many flowers, shrubs, and bushes as well, lush landscaping, with numerous resident and migratory birds, squirrels, cats, and butterflies (we'll live without the opossums!);
 - (21) belong to us, so we can will it to grandchildren or anyone else we wish then living at the time of our death, with the same guarantees for them as listed above for us included for space rent all their lives, as long as rent control lasts, and if rent control ends, at least eviction protection as provided in the City Charter for units not covered by rent control, as long as that protection lasts;
 - (22) have enough variety in foods grown by residents that we can trade our excess and end up with 80% of our food grown organically on-site, and have farmer' markets to buy the rest within two miles accessible by bus three days a week, within five miles another two days a week;
 - (23) be able to put a TV antenna on the roof to get free local TV channels;
 - (24) be ADA accessible and have other aging-in-place design features inside and out..
 - (25) Have a private entrance, not in a corridor with other people, and that private entrance to be on the ground floor`



Plus costs of relocation if relocation is required, three possibilities, one to be chosen by me at the time all legal challenges to the development have been completed, or earlier if I choose (relocation fees under Rent Control for apartment dwellers are not relevant, nor are proposals by the developers, which have been pushed on us illegally by both the developers and the City trying to coerce us into moving, thinking that with attrition they will have fewer units to have to put under rent control and fewer remaining tenants to have to relocate with adequate replacement housing in mobilehome parks as listed above):

Possibility 1

1. Actual cost of a replacement house with all the above amenities while I am temporarily displaced for construction, if it is not feasible for me to stay on the property during construction as the developers promised in the 2007 MOU with the City that I would be able to do; and
2. Moving back when construction is completed to a space with a trailer comparable to or my current trailer at Village Trailer Park with the above characteristics; or



1 When we moved here in 1986, we had two private parking spaces at the median in front of our lot, marked C-9 with paint. Current owners substituted first-come first-served parking spaces instead, without enough for all tenants to have two, and no monitoring of who is parking where, so we have had to walk in the dark on City streets as far as four blocks when we arrived home late. Even if there were enough spaces and they were designated and guaranteed two to us, the landlords have served a notice cars would be towed if they thought they were illegally parked, and I have seen residents' cars towed, which could never have happened in 1986, since the spaces were designated for our own lot so only we could have had cars towed from our space.

Possibility 2

Actual costs of moving to another space with a paid-for trailer comparable to or my current trailer in Santa Monica with the above characteristics (Mountain View MHP lacks items # 5, 6, and 14-22); or



Possibility 3

1. Actual cost of moving to a replacement house with all the above characteristics or others, which I find myself and am satisfied with (Mountain View is not acceptable, see above); and
2. \$200,000 for present value of my lost leasehold at VTP for 99 years under Santa Monica Rent Control, plus at least \$50,000 to settle case(s) for damages for violation of my rights to quiet enjoyment and to be free of tenant harassment under Santa Monica law during years 2006 through date of settlement.

As to relocation fee according to SM Rent Control Board, even as to apartment tenants, and what replacement housing has to have in qualities to make it truly replacement housing, see this:

http://www.smgov.net/uploadedFiles/Departments/Rent_Control/Information_and_FAQ/Permanent%20Relocation.pdf



Can a landlord choose to not pay the relocation fee to a tenant?

Only if the landlord chooses to relocate the tenant into a comparable apartment. The landlord is still responsible for paying the tenant's moving costs. The new unit must be comparable to the old one in size, price, location, amenities, proximity to medical and recreational facilities as well as parks, community centers, shops, transportation, schools, churches and synagogues. [Emphasis added.]

EXHIBIT B



May 20, 2011

Mr. Barry Rosenbaum, Esq.,
Senior Land Use Attorney
Office of the City Attorney
City of Santa Monica
1685 Main Street
Santa Monica, CA 90401

Re: Proposed FY 2011-12 Annual Adjustment for the
Affordable Housing Unit Development Cost

Dear Mr. Rosenbaum:

This letter summarizes the results of applying an annual adjustment to the Affordable Housing Unit Development Cost pursuant to Santa Monica Municipal Code (SMMC) Section 9.56.070(c) ("... Commencing on July 1, 2007 and on July 1st of each fiscal year thereafter, the City's affordable housing unit development cost shall be adjusted based on changes in construction costs and land costs ..."). The inflation methodology is the same as that used to produce annual adjustments for the Affordable Housing Unit Base Fee, pursuant to SMMC Section 9.56.070(b). That methodology was approved by the Santa Monica City Council at a public hearing on June 13, 2006, based on the recommendation of HR&A in a letter to City staff dated April 24, 2006. A copy of the April 24, 2006 letter is included for reference as Attachment A hereto.

SMMC Section 9.56.070(a)(4) provides that developers of market rate multi-family housing are eligible to pay a fee equal to a fraction of an affordable unit when the number of units otherwise required by Section 9.56.050(d) is less than 0.75. In such cases, the amount of the fee is equal to the City's Affordable Housing Unit Development Cost multiplied by the fractional unit. The City's Affordable Housing Development Unit Cost is defined as the average cost to the City to develop a unit of housing affordable to low- and moderate-income households. The Affordable Housing Unit Development Cost was originally estimated to be \$239,949, as contained in the nexus study prepared by HR&A in 2005¹ to support the imposition of the Affordable Housing Unit Base Fee. The amount of the Affordable Housing Unit Development Cost is equal to the City's total cost to develop a unit of affordable housing (i.e., land,

¹ Hamilton, Rabinovitz & Alschuler, Inc., *The Nexus Between New Market Rate Multi-Family Developments in the City of Santa Monica and the Need for Affordable Housing, 2005 Update*, July 1, 2005, prepared for the City of Santa Monica.

construction, professional fees and other “soft” costs and financing costs) minus the amount of construction loan that can be supported by the net operating income derived from operating a typical City-assisted affordable housing development. A 2005-2007 cumulative inflation increase for the Affordable Housing Unit Development Cost to \$265,632 using the approved methodology was adopted by the City Council when it approved Resolution No. 10230 (CCS) on July 24, 2007. The City Council approved the last annual increase for FY 2010-11 using this methodology when it adopted Resolution No. 10530 (CCS) on September 28, 2010.

For the construction cost inflation component of the calculation approach, the Engineering News Record’s (ENR) Construction Cost Index specific to the Los Angeles metro area is utilized, because it is updated monthly and is readily available via the Internet. The applicable index change was 2.7 percent measured between March 2011 (the budget adoption year) and March 2010, as compared with a -0.3 percent change between March 2009 and March 2010.

Although there is no comparable index for inflation in land cost, we use the weighted average annual change in medium condominium sale prices by ZIP Code as a proxy measure for land cost changes measured for the immediately preceding calendar year. The 2009 median condo price changes by City ZIP code were published in the Los Angeles *Times* in January 2011, using Los Angeles County Assessor data compiled by MDA Dataquick. The weighted average change for the City during 2009 was 0.6 percent. During 2009, there was a -3.4% reduction.

The relative balance between land cost inflation (based on changes in median condo prices) and construction cost inflation (based on a construction cost index) was determined based on development cost data for the two most recently completed or planned multi-family affordable developments assisted by the City. These developments — 1458 14th Street and 2602 Broadway — are different from the projects used in past calculations. The approach uses a simple average of the ratio between land purchase price and the sum of land cost and hard construction cost to derive the land value percentage (31.4%). For the two most recent developments, this factor represents a larger share than in past calculations (21.4%). The inverse of the land value percentage is the construction cost share (68.6%), which is correspondingly lower for two most recent developments than in past calculations (78.6%).

Table 1, on the following page, presents the annual adjustment calculation establishing the Affordable Housing Unit Development Cost for FY 2011-12. It shows that a weighted average inflation index using the City Council-approved approach results in a 2.1 percent annual increase to \$287,003 (a \$5,903 increase compared with the FY 2010-11 Unit Cost).

Barry Rosenbaum, Esq.
City of Santa Monica
May 20, 2011

It is my understanding that the results of the calculations shown in Table 1 will be the basis for a Resolution changing the Affordable Housing Unit Development Cost for FY 2011-12. We are available to assist you in presenting the Resolution to the City Council.

Sincerely,



PAUL J. SILVERN,
Partner

Table 1
Affordable Housing Development Cost Annual Inflation Adjustment Calculations for FY 2011-12

Land Cost Inflation

ZIP Code	Median Price Change 2009-2010	# Condos Sold	Calculation Weights	Weighted Avg.
90401	-14.4%	9	2.6%	-0.4%
90402	-41.6%	19	5.4%	-2.2%
90403	3.4%	145	41.2%	1.4%
90404	6.2%	77	21.9%	1.4%
90405	1.4%	102	29.0%	0.4%
		352	100.1%	0.6%

Source: MDA Dataquick (available on-line at: <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT10.aspx>).

Construction Cost Inflation

Engineering News Record's Construction Cost Index – Los Angeles

March 2010 Index Value	9,769.69
March 2011 Index Value	10,035.05
Percentage Change 2009-2010	2.7%

Source: Engineering News Record (available at <http://www.enr.construction.com/features/coneco/subs/constIndexHist.asp>)

Derivation of Land Cost and Construction Cost Calculation Weights

Most Recent CCSM Family Rental Projects	Land Cost	Hard Construction Cost	Sum
1458 14th Street	\$ 2,730,000	\$ 6,035,559	\$ 8,765,559
2602 Broadway	\$ 5,175,000	\$ 11,199,833	\$ 16,374,833
	\$ 7,905,000	\$ 17,235,392	\$ 25,140,392
	31.4%	68.6%	100.0%

Source: Housing Division, City of Santa Monica

Inflation Factor Derivation

	Inflation Value	Weight	Wtd. Avg.
Land Value Inflation	0.6%	31.4%	0.2%
Construction Cost Inflation	2.7%	68.6%	1.9%
			2.1%

Adjusted Unit Cost

	FY 2010-11 Cost/Unit	Inflation Factor	Updated Cost/Unit	\$ Change
Affordable Housing Development Cost	\$281,100	2.1%	\$287,003	\$5,903

For Information Only:

Consumer Price Index Change, LA-Riv-Or Co., All

Urban Consumers, 1982-84 = 100

Mar. 2010 Index Value	225.483
Mar. 2011 Index Value	232.241
Percentage Change Mar. 2010-Mar. 2011	3.0%

Source: US Bureau of Labor Statistics (available at: <http://www.bls.gov/cpi>)

Prepared by: HR&A, Inc.



EXHIBIT C

Refine Your Search

Save This Search

Location

Include Nearby Areas

Price

to

Bedrooms

(Select One)

- ☐ Any (41)
- ☐ 1+ (41)
- ☐ 2+ (34)
- ☐ 3+ (15)
- ☐ 4+ (3)
- ☐ 5+ (0)

Bathrooms

(Select One)

- ☐ Any (41)
- ☐ 1+ (41)
- ☐ 2+ (29)
- ☐ 3+ (15)
- ☐ 4+ (1)

More Options...

Property Status

(Select One)

- ☐ Homes For Sale (41)
 - New Construction (0)
- ☐ Foreclosures (1) NEW
- ☐ Not for Sale (2,387)
 - Recently Sold (37)
- ☐ Rentals (6)

Property Types

(Select Multiple)

- ☒ Single Family Home (7)
 - ☒ Condo/Townhome/Row Home/Co-Op (34)
 - ☐ Mfd/Mobile Home (0)
- Modify >>

Square Feet

Featured Homes



Tujunga, CA
\$446,505
4 Bed, 3 Bath



Pacoima, CA
\$299,900
4 Bed, 3 Bath



Tujunga, CA
\$399,900
3 Bed, 2 Bath



Sun Valley, CA
\$265,000
3 Bed, 2 Bath



41 properties found

90404 Real Estate and Homes for Sale

Sort by

Need help with this search? Search Assist can help

2325 Kansas Avenue Unit: 6 Santa Monica, CA 90404



\$247,500 PRICE REDUCED
1 Bed, 1 Bath 650 Sq Ft
Condo/Townhome/Row Home/Co-Op
Brokered By: Amerifi Realty

← (South of I-10)

1950 Cloverfield Boulevard Unit: 10 Santa Monica, CA 90404



\$299,900
2 Bed, 1 Bath 784 Sq Ft
Condo/Townhome/Row Home/Co-Op
12 Brokered By: RE/MAX Westside Properties

← (South of I-10)

1517 Harvard St 3 Santa Monica, CA 90404



\$300,000
1 Bed, 1 Bath 600 Sq Ft 9,370 Sq Ft Lot
Condo/Townhome/Row Home/Co-Op
Brokered By: FK Capital Fund

See Remarks... more

* (1st listing)
← North of I-10
No yard, has common walls, 1 pkg. space!

Comparable location, not comparable amenities

2308 Schader Drive Unit: 303 Santa Monica, CA 90404



\$324,900
1 Bed, 1 Bath 613 Sq Ft
Condo/Townhome/Row Home/Co-Op
19 Brokered By: Keller Williams Realty

* ← North of I-10
6 blocks closer to beach, 1 blk. more N
No yard, has common walls, 1 pkg. space

Comparable, slightly better location, not comparable amenities!

(Select One)

- ☐ Any (41)
- ☐ 600+ (40)
- ☐ 1200+ (23)
- ☐ 2000+ (2)
- ☐ 4000+ (0)

More Options...

Listing Activity

(Select Multiple)

- ☐ Open Houses (3)
- ☐ New Listings (8)
- Since:
- ☐ Price Reduced (10)

Property Features

(Select Multiple)

- ☒ Any (41)
- ☐ Carport (38)
- ☐ Forced Air (38)
- ☐ Central Heat (36)
- ☐ Fireplace (28)
- ☐ Hardwood Floors (25)

More features >>

Advanced Search

Get

new listings

when they hit the market



What can I afford in 90404?

Change Location

Get your **FREE** home value report

- ☐ Single Family Home

2023 Cloverfield Unit: D Santa Monica, CA 90404



\$325,000

2 Bed, 1 Bath 743 Sq Ft

Condo/Townhome/Row Home/Co-Op

11 Brokered By: Keller Williams

1234 19th Street Unit: B Santa Monica, CA 90404



\$339,000

2 Bed, 2 Bath 1,069 Sq Ft

Condo/Townhome/Row Home/Co-Op

25 Brokered By: Toni Patillo

1222 Princeton Street #19 Santa Monica, CA 90404



\$365,000

1 Bed, 1 Bath 788 Sq Ft 0.43 Acre Lot

Condo/Townhome/Row Home/Co-Op

Brokered By: Royal Rep Realty

A light and bright condo in Santa Monica with 1 bed and 1 bath, separate living room, dining room and a balcony tha... more

1503 Berkeley Street Santa Monica, CA 90404



\$388,000 PRICE REDUCED

1 Bed, 1 Bath

Condo/Townhome/Row Home/Co-Op

19 Brokered By: Coldwell Banker-Santa Monica

Adorable & charming this bungalow style condo features it's own private gated landsca... more



View Listing

1824 20th Street Unit: C Santa Monica, CA 90404



\$394,000 PRICE REDUCED

2 Bed, 1 Bath 1,000 Sq Ft 7,492 Sq Ft Lot

Condo/Townhome/Row Home/Co-Op

Brokered By: Bonita Gloster Realty

1659 Franklin Street Unit: 1 Santa Monica, CA 90404



\$399,000

3 Bed, 2 Bath 1,412 Sq Ft

Condo/Townhome/Row Home/Co-Op

Brokered By: RE/MAX Execs - Venice

1240 Franklin Street Unit: 6 Santa Monica, CA 90404

← (South of I-10)

← (N of I-10, but on back-up offer status) Also, no yard, has common walls, only 1 pkg space

← N of I-10, but no yard, has common walls, only 1 pkg space

Comparable location, not comparable amenities.

← N of I-10, 2 blocks farther from beach, has 1 blk N, yard, but has one common wall and only 1 pkg space

Comparable location, not comparable amenities, but only one common wall & a yard.

← S of I-10

on back-up offer

← N of I-10, but even distance with VTP from freeway noise & exhaust, 2 blks farther from beach, no yard (but has balcony), has common walls, 2 pkg spaces

Condo/Townhouse



1240 Franklin St. Unit 6
\$435,000

2 Bed, 2 Bath | 1,168 Sq Ft | 8,129 Sq Ft Lot
Condo/Townhome/Row Home/Co-Op
Brokered By: Shorewood REALTORS

N of I-10, but is on backup offer, has yard, but has common walls & only 1 pkg. space

1318 Berkeley Street Unit: 7 Santa Monica, CA 90404



\$449,000

2 Bed, 2 Bath | 851 Sq Ft
Condo/Townhome/Row Home/Co-Op
Brokered By: Prudential CA - Santa Monica

N of I-10, but ^{on back-up offer,} has no yard, has common walls, has 1 pkg. space

1314 17th Street Unit: 12 Santa Monica, CA 90404



\$455,000

2 Bed, 3 Bath | 1,187 Sq Ft
Condo/Townhome/Row Home/Co-Op
Brokered By: PRUDENTIAL CALIFORNIA REALTY

* N of I-10, but has 2 pkg spaces not adjacent to unit, common walls, and no private yard

Comparable, better location, not comparable amenities

3121 Colorado Avenue #h Santa Monica, CA 90404



\$484,700 FORECLOSURE

3 Bed, 3 Bath | 1,439 Sq Ft | 0.49 Acre Lot
Condo/Townhome/Row Home/Co-Op
Brokered By: Rodeo Realty

Amazing condo blocks away from the beach. Located in a very desirable neighbor of Santa Monica. Property features 3... more

* N of I-10, even distance from freeway as VTP, 2 blocks further from beach, has no yard and has common walls and two pkg. spaces not adjacent to unit

Comparable slightly worse location, not comparable amenities

1320 Princeton Street Unit: 101 Santa Monica, CA 90404



\$499,000

2 Bed, 2 Bath | 1,123 Sq Ft
Condo/Townhome/Row Home/Co-Op
Brokered By: Coldwell Banker-Montana

Lovely, front facing, two-bedroom, two-bath unit with many upgrades. Fabulous value.... more



View Listing

N of I-10, but on back-up offer, no yard (has balcony), has common walls, and has only 1 pkg. space

1512 Harvard Street Unit: 4 Santa Monica, CA 90404

Move-in Ready!



\$499,000

2 Bed, 2 Bath | 982 Sq Ft
Condo/Townhome/Row Home/Co-Op
Brokered By: Gibson International

Open House: Sun 4/8, 2 PM - 5 PM

Set back in the cozy "college" streets of Santa Monica, this 2 bed, 1 1/2 bath 982 sq... more



* N. of I-10, but no yard, has common walls, & has only 1 pkg. space

Comparable location, not comparable amenities

3219 Colorado Avenue Unit: 11 Santa Monica, CA 90404



\$499,000 PRICE REDUCED
3 Bed, 2 Bath 1,470 Sq Ft
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Keller Williams Rlty-Marina/LA

N of I-10, even with VTP, ~~three~~ 3 blocks farther from beach, on back offer, has no yard, has common walls, & 2 pkg spaces not adjacent to unit

3121 Colorado Ave P Santa Monica, CA 90404



\$499,000
3 Bed, 3 Bath 1,429 Sq Ft 0.49 Acre Lot
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Akita Realty
 Front End Unit with Street view of Colorado Ave. Ready to move in, nice and bright. Laminated wood floor in the liv... more

N of I-10, even with VTP, 2 blks farther from beach, fronts on noisy street, and is on back-up offer has no yard, common walls, and 1 adjacent pkg. space

2020 Delaware Avenue Unit: 105 Santa Monica, CA 90404

CLICK ON OUR LOGO for EVERY LISTING IN SO. CALIF



\$499,900 PRICE REDUCED
3 Bed, 3 Bath 1,489 Sq Ft
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Coldwell Banker George

See More of Our Listings
 "2 GREAT NAMES...! GREAT RESULT!!"

S of I-10 and has no yard but has common walls

1342 Stanford Street Unit: 3 Santa Monica, CA 90404



\$504,300
3 Bed, 3 Bath 1,301 Sq Ft
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Coldwell Banker-BH North

COLDWELL BANKER
 RESIDENTIAL BROKERAGE
 View Listing

Open and airy 2 bedroom 2 1/2 bath. This beautiful home boasts hardwood floors, crown... more

* N of I-10, very close to VTP (around corner of N & just W), but has common walls, no yd. (private patio), and 2 adjacent private pkg. spaces

2519 Kansas Avenue Unit: 110 Santa Monica, CA 90404



\$519,000
2 Bed, 3 Bath 1,383 Sq Ft
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Coldwell Banker - HP North

COLDWELL BANKER
 RESIDENTIAL BROKERAGE
 View Listing

2Bed/3Bath beautiful two level Townhouse Corner Unit in Santa Monica. Near to Santa Mo... more

S of I-10, has no yard (several private patios), common walls, & two non-adjacent pkg. spaces

1660 Franklin Street Unit: 2 Santa Monica, CA 90404



1660 Franklin St., Unit 2
\$524,900 PRICE REDUCED
2 Bed, 3 Bath 1,396 Sq Ft
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Atlantic & Pacific Real Estate

*Comparable slightly worse location,
not comparable amenities*

1341 Centinela Avenue Unit: 104 Santa Monica, CA 90404



\$559,000
2 Bed, 2 Bath 1,119 Sq Ft
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Teles Properties, Inc.

* N of I-10, has no yard (private balconies), common walls, & two non-adjacent pkg. spaces, two blocks farther to beach

N of I-10, but on backup offer, has no yard (patio), has common walls and 1 non-adjacent pkg. space, fronts on busy street, four blocks farther from beach

1912 Broadway Street Unit: 109 Santa Monica, CA 90404



\$585,000
1 Bed, 1 Bath 905 Sq Ft
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Prudential CA - Palisades

*Comparable slightly better location,
not comparable amenities*

2213 Arizona Avenue Santa Monica, CA 90404

Charming Vintage Santa Monica Bungalow



\$639,000
2 Bed, 1 Bath 624 Sq Ft 1,942 Sq Ft Lot
 Single Family Home
 Brokered By: Gibson International

This is a great opportunity to own a vintage Santa Monica bungalow. The house is light... more

Comparable better location, comparable amenities

1301 17th Street Unit: 208 Santa Monica, CA 90404

Great Opportunity in Santa Monica



\$649,000 PRICE REDUCED
2 Bed, 2 Bath 1,606 Sq Ft
 Condo/Townhome/Row Home/Co-Op
 Brokered By: Sotheby's Int'l Rlty-Brentwood

Remodeled and bright 2 bedroom 2 bath plus a den. This unit has a great feel with it... more

Comparable better location, not comparable amenities

* N of I-10, 12 blks closer to beach, 3 blks. more N, but no yard (balcony), has common walls, & has two non-adjacent pkg. spaces

3024 Urban Avenue Santa Monica, CA 90404



\$649,000
3 Bed, 1 Bath 1,127 Sq Ft 6,500 Sq Ft Lot
 Single Family Home
 Brokered By: Keller Williams-Santa Monica

Not comparable location, but comparable amenities

S of I-10, close to freeway, but has yard, no common walls, & 4 adjacent private pkg. spaces

1217 24th Street Unit: A Santa Monica, CA 90404



\$659,000

2 Bed, 2 Bath 1,359 Sq Ft

Condo/Townhome/Row Home/Co-Op

Brokered By: Prudential CA - Santa Monica

N of I-10 but on back-up offer, has common walls, no yard (non-private patio), 2 non-adjacent pkg. spaces but 5 blocks closer to beach & 2 1/2 blocks more N

1630 Berkeley #3 Santa Monica, CA 90404



\$660,000

3 Bed, 3 Bath 1,477 Sq Ft

Condo/Townhome/Row Home/Co-Op

Brokered By: Coldwell Banker Greater Valleys

Comparable location, not comparable amenities.

Wonderful property in exclusive area of Santa Monica. Terrific location with view of the ocean at top level. Great fl... more

* N of I-10, 1 block farther from beach but close to VSP, has common walls, no yard (balcony) and 2 non-adj. pkg. spaces

1812 34th Street Santa Monica, CA 90404



\$700,000

2 Bed, 1 Bath 1,434 Sq Ft 5,275 Sq Ft Lot

Single Family Home

Brokered By: CENTURY 21 TOWN & COUNTRY

Not available & not comparable in location, but comparable in amenities

S of I-10 and on back-up offer, but has yard, no common walls, private 2-car garage, and swimming pool

2202 Yorkshire Avenue Santa Monica, CA 90404



\$749,000

4 Bed, 2 Bath 1,483 Sq Ft 5,837 Sq Ft Lot

Single Family Home

Brokered By: Keller Williams Beverly Hills

Open House: Tue 4/10, 11 AM - 2 PM

Available, not comparable in location, but comparable in amenities

S of I-10 & close to freeway, but has yard, no common walls, & private 2-car garage. No pool.

3111 Broadway Unit: A Santa Monica, CA 90404



\$785,000 PRICE REDUCED

4 Bed, 3 Bath 1,777 Sq Ft

Condo/Townhome/Row Home/Co-Op

Brokered By: Nelson Shelton & Associates

Comparable location, not comparable amenities.

N of I-10, two blocks farther from beach, 1 blk. more N, has common walls, no yard (non-private patio & balcony), and 2 adjacent pkg. spaces

1937 Euclid Street Unit: 104 Santa Monica, CA 90404



\$799,000 PRICE REDUCED

2 Bed, 3 Bath 1,423 Sq Ft

Condo/Townhome/Row Home/Co-Op

Brokered By: Keller Williams Rlty-Marina/LA

S of I-10 and on back-up offer, has no yard (enclosed private patio), has common walls & two non-adjacent pkg. spaces

1220 Yale Street Unit: 4 Santa Monica, CA 90404

\$610,000

1220 Yale Street, Unit 4

~~\$849,900~~

2 Bed, 3 Bath 1,799 Sq Ft 0.44 Acre Lot

Condo/Townhome/Row Home/Co-Op

Brokered By: Prudential California Realty

Comparable slightly better location,
not comparable amenities.

2903 Delaware Avenue Santa Monica, CA 90404

\$850,000

3 Bed, 2 Bath 1,666 Sq Ft 6,527 Sq Ft Lot

Single Family Home

Brokered By: CENTURY 21 TOWN & COUNTRY

Not comparable in location,
comparable better amenities.

1242 Berkeley Street Unit: 15 Santa Monica, CA 90404

Amazingly Bright & Private Three Level Townhouse



\$869,000 PRICE REDUCED

4 Bed, 4 Bath 2,041 Sq Ft

Condo/Townhome/Row Home/Co-Op

25 Brokered By: Gibson International



Amazingly bright and private three level townhouse.
Abundant light and space in this ... more

Comparable location, not comparable
maybe slightly better amenities.

3122 Urban Avenue Santa Monica, CA 90404

Great Starter Home



\$899,000

3 Bed, 2 Bath 1,738 Sq Ft 6,500 Sq Ft Lot

Single Family Home

25 Brokered By: Advantage Real Estate

Great starter family home. First time on market in 45 years.
3 bedroom, 2 bath, Cathedral Ceilings in Living Room, ...
more

Not comparable location, better amenities except no pool

1528 Princeton Street Unit: 8 Santa Monica, CA 90404



\$899,000

3 Bed, 3 Bath 1,827 Sq Ft

Condo/Townhome/Row Home/Co-Op

25 Brokered By: Coldwell Banker-Brentwood



View Listing

A truly special property!. Newer Construction-2006.
3bd/2.5ba which flows in a light ... more

N of I-10, 2 blks.
Closer to beach, but
on back-up offer,
has common walls
but has yard and
2 private pkg. spaces,
on back-up offer

1513 Berkeley Street Unit: 9 Santa Monica, CA 90404



\$899,900

2 Bed, 3 Bath 1,900 Sq Ft

Condo/Townhome/Row Home/Co-Op

Brokered By: Barcode Properties

Comparable location, not
comparable amenities.

N of I-10, 2 blocks
farther from beach,
1 block more N,
has common walls,
no yard, 2 private
pkg. spaces.



1259 25th Street Santa Monica, CA 90404



\$1,395,000

3 Bed, 3 Bath 1,704 Sq Ft 4,000 Sq Ft
Lot



RESIDENTIAL BROKERAGE
[View Listing](#)

17

Single Family Home

Brokered By: Coldwell Banker-BH North

Open House: Sun 4/8, 2 PM - 5 PM

Completely remodeled to perfection, this warm and inviting white-picket-fence Cape Co... more

Comparable better location, comparable better amenities.

N of I-10, 4 blks. closer to beach, 4 blocks more N, has yard, no common walls, and private garage.

1643 12th Street Unit: 2 Santa Monica, CA 90404

For More Information call 310-907-6517



\$1,695,000

1 Bed, 2 Bath 2,600 Sq Ft

Condo/Townhome/Row Home/Co-Op

Brokered By: Pardee Properties, Inc.



Top 1%
Nationwide

21

Come experience this impeccable Frank Gehry designed live/work home that is truly one... more

Not comparable.

turn due to quirky drawing of zip code 90404 at 12th + Colorado to go West to Lincoln for two blocks. Has no yard, 2 common walls, and 2 non-adjacent plq. spaces, but is 2600 square feet on three levels, Frank Gehry designed work-live space!

Just N of I-10, close to freeway but 17 blocks closer to beach, in a much better location, a different part of



EXHIBIT D





Mimi & Jon Torp

ABOUT
Mimi & Jon

FOR
BUYERS

FOR
SELLERS

AREA
INFO

LOCAL
SCHOOLS

CONTACT
US

310.622.7496






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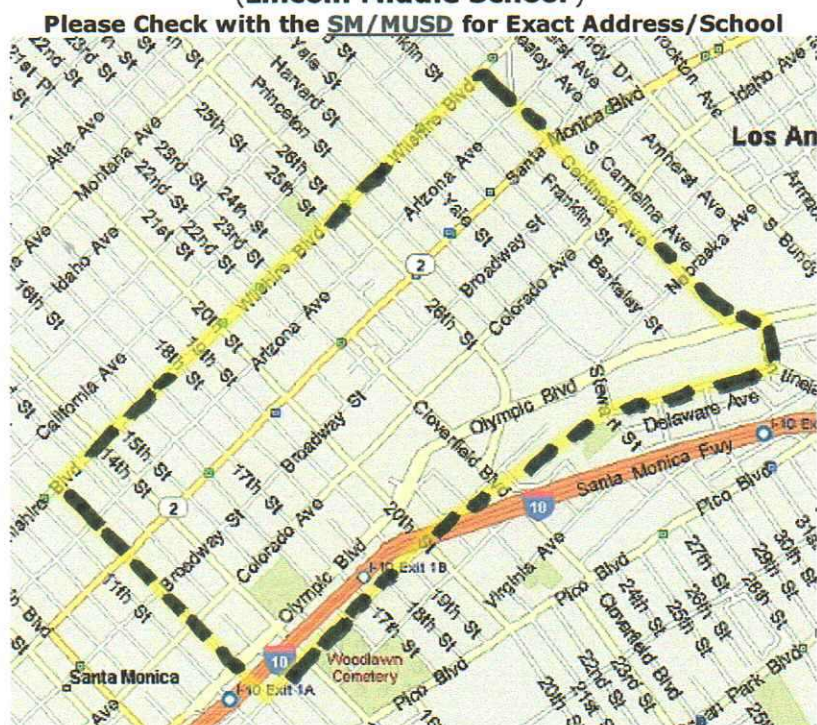
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School District Schools serve
which Address with the



McKinley Elementary Boundaries (Lincoln Middle School)



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4/4/2012



VTP

CITY OF SANTA MONICA
CITY PLANNING/PPD

12 APR -9 PM:02