

**SUPPLEMENTAL TENANT IMPACT REPORT OF BRENDA BARNES AND PETER NAUGHTON ON
ADEQUATE REPLACEMENT SPACE IN A MOBILEHOME PARK FOR MOBILEHOMES AND DISPLACED
RESIDENTS AND DUTY OF DEVELOPER TO MITIGATE IMPACTS OF ABSENCE OF SAME (EXHIBIT E,
AVAILABILITY AND COMPARABILITY OF REPLACEMENT MULTI-FAMILY HOUSING IN SANTA MONICA
CURRENTLY)**

APRIL 10, 2012

EXHIBIT E



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Location

90404

Include Nearby Areas

Price

to

Bedrooms

(Select One)

☐ Any (11)

☐ 1+ (2)

☐ 2+ (2)

☐ 3+ (2)

4+ (0)

5+ (0)

Bathrooms

(Select One)

☐ Any (11)

☐ 1+ (2)

☐ 2+ (2)

☐ 3+ (1)

☐ 4+ (1)

More Options...

Property Status

(Select One)

☐ Homes For Sale (11)

New

☐ Construction (0)

Foreclosures (0)

☐ Not for Sale (1,262)

☐ Recently Sold (11)

Rentals (0)

Property Types

(Select Multiple)

☒ Multi-Family

Featured Homes



Hawthorne, CA
\$779,999
6 Units



Highland Park, CA
\$429,500
2 Units



Glendale, CA
\$499,000
3 Units



Hawthorne, CA
\$549,000
3 Units



11 properties found

SANTA MONICA, CA Real Estate and
Homes for Sale

Sort by

Price Low - High

Need help with this search? Search Assist can help

2013 18th Street Santa Monica, CA 90404



\$699,000

2,195 Sq Ft 7,991 Sq Ft Lot 3 Units

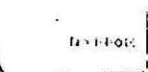
Multi-Family Home

Brokered By: Hans & Weiner, Inc.

FAMILY TRUST SALE!!! Property to be sold by public
auction SUNDAY JANUARY 29, 2012 @ 1:00 P.M. at site.
Please see... more

*S of
I-10
and in
a far
worse
area*

2709 Broadway Santa Monica, CA 90404



\$729,000/a = \$363,000 ea.

1,353 Sq Ft 3,036 Sq Ft Lot 2 Units

Multi-Family Home

Brokered By: Teles Properties, Inc.

*N of I-10, two blks
closer to beach, 1 blk. more
N, has yard, 1 common wall,
only 1 pleg. space, private
entrances*

*Comparable location, slightly better, not comparable amenities, much
worse, but \$263,000 ea*

2005 19th Street Santa Monica, CA 90404



\$975,000 PRICE REDUCED 1 = \$975,000

1,208 Sq Ft 7,998 Sq Ft Lot 1 Units

Multi-Family Home

Brokered By: Coldwell Banker-Brentwood

COLDWELL BANKER

View Listing

3 bedroom single family home with recorded track map to
build 5 loft style condos. Si... more

*S of I-10,
far worse area.
Not comparable
amenities (much better).
but \$975,000*

Home (11)
Modify >>

Square Feet
(Select One)

- ☒ Any (11)
- ☐ 600+ (11)
- ☐ 1200+ (11)
- ☐ 2000+ (8)
- ☐ 4000+ (3)

More Options...

Listing Activity
(Select Multiple)

- ☐ Open Houses (0)
- ☐ New Listings (1)
- Since:
- ☐ Price Reduced (3)

Property Features
(Select Multiple)

- ☒ Any (11)
- ☐ Carport (10)
- ☐ Central Heat (6)
- ☐ Forced Air (6)
- ☐ Garage - 1 or more (5)
- ☐ Garage - 2 or more (2)

Advanced Search

Get

new listings
when they hit the market

SEARCH ASSIST

What can I afford in 90404?

Find your home with a Century 21 agent. Smarter. Bolder. Faster.

3014 Exposition Santa Monica, CA 90404



\$990,000 / 3 = \$330,000 ea.
1,452 Sq Ft 4,996 Sq Ft Lot 3 Units
Multi-Family Home
Brokered By: Charles Smith

Not comparable location or amenities, both worse, but still \$330,000 each.

1618 Franklin Street Santa Monica, CA 90404



\$1,050,000 / 4 = \$262,500 ea.
3,190 Sq Ft 5,602 Sq Ft Lot 4 Units
Multi-Family Home
Brokered By: Keller Williams

Not available, worse location & amenities. Still \$262,000 ea.

3211 Colorado Avenue Santa Monica, CA 90404



\$1,125,000 PRICE REDUCED
2,590 Sq Ft 6,669 Sq Ft Lot 4 Units
Multi-Family Home
Brokered By: Pardee Properties, Inc.

Comparable but worse location, far worse amenities, still \$281,000 ea.

1223 14th Street Santa Monica, CA 90404



\$1,490,000 PRICE REDUCED / 3 = \$496,667 ea.
7,497 Sq Ft Lot 3 Units
Multi-Family Home
Brokered By: Ivy Realty Co.

Comparable much better location, amenities a little worse, \$496,000 ea.

1531 Stanford Street Santa Monica, CA 90404



\$1,695,000 / 4 = \$424,000 ea.
3,212 Sq Ft 8,124 Sq Ft Lot 4 Units
Multi-Family Home
Brokered By: Clement Partners Real Estate

Same location, worse amenities, \$424,000 ea.

1434 18th Street Santa Monica, CA 90404



\$1,740,000 / 5 = \$348,000 ea.
4,736 Sq Ft 7,497 Sq Ft Lot 5 Units
Multi-Family Home
Brokered By: Nelson Shelton & Associates

Better location, worse amenities, but \$380,000 ea.

1247 25th Street Santa Monica, CA 90404



\$4,200,000

So I-10, across from noisy 'Expo line'. Small units, no private yards or entrances, only 1 pkg. space, common walls.

N of I-10, slightly worse location, but on back-up offer. Small units, 3 pkg. spaces for 4 units, 1/4 has yard, no private entrances, still \$262,000 ea.

N of I-10, 3 blocks farther from beach, fronts on busy street. Small units, no private entrances or yards, only 1 pkg. space ea., still \$281,000 ea.

N of I-10, 15 blocks close to beach, 3 1/2 blocks more N. Private entrances, could make private yards, 4 pkg. spaces for 3 units, 1 common wall, \$496,000 ea.

N of I-10 across street from VTB. Only 1 private entrance, could make private yards, small units, only 1 pkg. space, but still \$424,000 ea.

N of I-10, 11 blks closer to beach, 1 blk more N. Small units, only 1 private entrance, half have yards, 6 pkg. spaces for 5 units, but \$380,000 ea.

Change Location

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- ☐ Single Family Home
- ☐ Condo/Townhouse



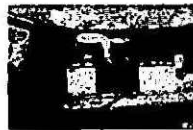
4,532 Sq Ft 18 Units

Multi-Family Home

Brokered By: Engel & Volkers Irvine

THIS PRICE INCLUDES TWO FACILITIES: 2411 ARIZONA AVE. & 1247 25TH STREET PLUS THE EXISTING BUSINESS WITH GREAT INCO... more

2411 Arizona Avenue Santa Monica, CA 90404



\$4,200,000 / 18 = **\$233,000 ea.**

4,532 Sq Ft 5,307 Sq Ft Lot 18 Units

Multi-Family Home

Brokered By: Engel & Volkers Irvine

THIS PRICE INCLUDES TWO FACILITIES: 2411 ARIZONA AVE. & 1247 25TH STREET PLUS THE RUNNING BUSINESS WITH GREAT INCOM... more

This & the prior listing are combined two properties, a residential care facility. Not comparable, location slightly better. Amenities are just rooms, no private

Better location not sufficient to compensate for all amenities. Found 11 matching properties

being shared, and still \$233,000 per room.

advances, no private yards, common walls, shared bathrooms & kitchens only 2 pleg. spaces for 18 rooms, but still \$233,000 per room with everything else shared.

Featured Homes



Los Angeles, CA
\$399,000
2 Units



Los Angeles, CA
\$365,000
2 Units



Los Angeles, CA
\$245,000
3 Units



Los Angeles, CA
\$325,000
3 Units



PROOF OF PERSONAL SERVICE

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

P. R. Naughton is sworn and says:

I am over the age of 18 and a party to the within action. My business address is 406 Broadway, #332F, Santa Monica, California.

On April 10, 2012, I served the **SUPPLEMENTAL TENANT IMPACT REPORT OF BRENDA BARNES AND PETER NAUGHTON ON ADEQUATE REPLACEMENT SPACE IN A MOBILEHOME PARK FOR MOBILEHOMES AND DISPLACED RESIDENTS AND DUTY OF DEVELOPER TO MITIGATE IMPACTS OF ABSENCE OF SAME (EXHIBIT E, AVAILABILITY AND COMPARABILITY OF REPLACEMENT MULTI-FAMILY HOUSING IN SANTA MONICA CURRENTLY)** on the interested parties in the action by delivering a true and correct copy of such document in a sealed envelope to the office listed below, addressed as follows:

Jing Yeo, Project Planner
City of Santa Monica Department of Planning and Community Development
1685 Main Street
Santa Monica, CA 90401

On April 10, 2012, I also served a copy of this Proof of Service of the **ABOVE DOCUMENT AND THE ORIGINAL REPORT AND EXHIBITS A THROUGH D (21 PAGES) FILED WITH THE PLANNING DEPARTMENT ON APRIL 9, 2012** on other related interested parties in the action by placing a true and correct copy of this Proof of Service in a sealed envelope and delivering the envelope to the office listed below, addressed as follows:

Marc L. Luzzatto
Village Trailer Park, Inc., and Village Trailer Park, LLC
2444 Wilshire Blvd., Ste. 320
Santa Monica, CA 90403

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this Declaration was executed on April 10, 2012 at Santa Monica, California.

P. R. Naughton