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May 29, 2009

Lich Danh Tran
Ha Huynh
507 S. Euclid, Space 1
Santa Ana, CA 92704

Re: Annual Rent Increase

Dear Lich Danh Tran and Ha Huynh:

Please be advised that this office represents the interests of sandalwood Mobilehome Park and I am writing to you on it's behalf. The purpose of this letter is to clarify a continuing controversy over your rent increase for 2009.

As you may be aware, rent increases each year at Sandalwood Mobilehome Park are calculated based upon the most recently available Consumer Price Index (CPI) available at the time of rent increase for each resident. The most recently published CPI figures at any given time are six (6) months earlier. That is simply the most recent CPI figure available based upon State Law and the time factor for publishing the CPI rates. For clarification purposes that is and has been the figure that is utilized by the Park for each resident and has been an established process for many years. In the long term, there is no disadvantaging the residents of the Park because some years the CPI at that time is higher and some years it is lower. Additionally, there is no correlation between each resident's renewal date and the date of the CPI rate other than the most recent CPI rate is used when each resident's lease is renewed.

If you would like to apply for rental assistance this may assist you in this economic crisis we are all experiencing. MHET has a rental assistance program that will allow you the current rental increase reduction, and possibly more of a reduction. You may expect a discount of up to 10% off your rent if you are approved. This program is only available to existing residents and does not apply to a new


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resident who may purchase your home. It is therefore requested that you apply for the MHET rental assistance program at your earliest convenience. If approved, we hope this will assist you financially in these times of economic need as the owner of Sandalwood Mobilehome Park and other park owners throughout California work closely with MHET to provide programs that will benefit residents.

Thank you for your courtesy and cooperation regarding the foregoing. Also, as one additional item, your courtesy and consideration in your interaction with Park Management will be very much appreciated and will avoid the need for any formal action in the future.

Thank you for your courtesy and cooperation regarding the foregoing. I trust this letter adequately clarifies your concerns about your 2009 rent increase and provides you with a solution that will be beneficial to all concerned.

Sincerely,



Joseph P. Foley
Attorney

cc: Manager, Sandalwood Mobilehome Park