

Ranch Mobile Home Park

Administrative Record

**Rent Adjustment Application
RA-2010-02**

Part A

**Ranch Mobile Home Park
Administrative Record
Rent Adjustment Application
RA-2010-02**

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**Ranch Mobile Home Park
Administrative Record
Rent Adjustment Application
RA-2010-02**

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**Ranch Mobile Home Park
Administrative Record
Rent Adjustment Application
RA-2010-02**

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Certification of the Administrative Record

CERTIFICATION OF THE ADMINISTRATIVE RECORD
RANCH MOBILE HOME PARK

I hereby certify that the following documents constitute the true, and correct Administrative Record prepared for the Rent Adjustment Commission meetings of the City of Thousand Oaks on December 6, 2010, January 24, 2011, and February 7, 2011.

List of Documents:

- Ranch Mobile Home Park 2010 Application
- Rent Adjustment Commission Notice of Hearing request for rent increase at Ranch Mobile Home Park

Rent Adjustment Commission Meeting December 6, 2010:

- Agenda
- Staff Report with attachments
- Staff's PowerPoint presentation
- Supplemental Packet consisting of transmittal, additional correspondence and information
- Applicant's PowerPoint presentation
- Ranch Mobile Home Park Tenants Attorney's PowerPoint presentation
- Public Speaker and Written Statement Cards
- Adopted Minutes

Rent Adjustment Commission Meeting January 24, 2011:

- Notice of Continuance of Public Hearing to January 24, 2011
- Agenda
- Supplemental Packet :
 - Rent Monthly Cost 2010 Ventura County Limits Rental
 - Declarations of tenants in support of Ranch Mobile Home Park Tenants' Association objections to rent increase application
 - Brief of Tenants' Association in support of jurisdictional objections to determination of rent increase application by Rent Adjustment Commission
 - Correspondence from Patrick Goeghegan dated January 17, 2011
- Letter dated May 29, 2010 to applicant's attorney Boyd Hill, from consultant and appraiser John P. Neet

- Analysis for the proposed sale of Ranch Mobile Home Park, submitted by applicant
- Attachment 1 to Rent Adjustment Application submitted by Boyd Hill
- Applicant's PowerPoint presentation
- Information submitted by Michael E. McCarthy, certified public account and business advisor
- Copies of Ranch Mobile Home Park standard rental agreements – Applicant submittal
- Copies of Ranch Mobile Home Park standard rental agreements – Chandra Gehri Spencer submittal
- Ranch Mobile Home Park Tenants Attorney's PowerPoint presentation
- Document Tenant's Association support of objections to rent increase application
- Public Speaker and Written Statement Cards
- Adopted Minutes

Rent Adjustment Commission Meeting February 7, 2011:

- Notice of Continuance of Public Hearing to February 7, 2011
- Agenda
- Supplemental Packet #1:
 - Supplemental comments on Ranch Mobile Home Park rent increase application by Dr. Kenneth K. Baar
 - Tenant letter dated January 25, 2011
- Supplemental Packet #2:
 - Supplemental Brief of Tenant's Association in support of jurisdictional objections to determination of rent increase application by Rent Adjustment Commission, received from John A. Taylor, Jr. (Horvitz & Levy LLP)
 - Declaration of Michael E. McCarthy in rebuttal of tenants expert presentation, received from Boyd Hill (Hart, King & Coldren)
- Staff's PowerPoint presentation
- Unadopted Minutes
- Rent Adjustment Commission Resolution 09-2011 approving rent increase
- Letters dated February 9, 2011 providing Resolution RAC 09-2011 approving rent increase

Dated: April 6, 2011

By: Lilia Vaudreuil
 Lilia Vaudreuil, Recording Secretary
 Rent Adjustment Commission

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Rent Adjustment Application

Rent Adjustment Application Part A

HK&C
HART, KING & COLDREN

Boyd L. Hill
bhill@hkclaw.com

June 18, 2010

Our File Number: 38277.001/4837-6568-9350v.1

VIA MESSENGER SERVICE

Russ Watson
Housing Manager
City of Thousand Oaks
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Re: Ranch Rent Adjustment Application

Dear Mr. Watson:

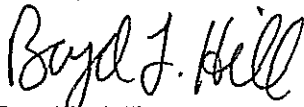
Please find enclosed a Rent Adjustment Application for the Ranch Mobile Home Park and the filing fee of \$390.

Pursuant to Ordinance No. 1254 NS, we understand that the City Manager will determine within 30 days whether the Application is complete. Please note that although the Application lists the address of Mr. Hohn, we will be acting as the representative of the Ranch, and all correspondence in this matter from the City should be addressed to this office.

The application materials are straightforward and explain in detail the information and process for arriving at the amount requested. As explained in the legal discussion, the Ranch can no longer be treated separately from other mobilehome parks, but its rents must be analyzed under the City's Rent Control Ordinance equally with other mobilehome parks. If you have questions or need additional information, please advise me promptly. Thank you.

Very truly yours,

HART, KING & COLDREN



Boyd L. Hill
BLH/dr

Enclosures

cc: Andrew V. Hohn (via email)
Bruce Hohn (via email)
Robert S. Coldren (via email)
Gretchen Carter, Suburban Park Management (via email)
Barry Blechman, Ranch Manager (via email)
Amy Albano, City Attorney (via email)
Christopher Norman, Assistant City Attorney (via email)



Application No. _____

**City of Thousand Oaks
Rent Adjustment Application
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
(805) 449-2393**

This application is made pursuant to Ordinances No. 1254NS and Applicable Rules and Regulations of the City of Thousand Oaks.

Check Applicable Request:

	Type	Amount Requested
_____	Capital Improvement	_____
_____	Rehabilitation	_____
<u>X</u>	Just and Reasonable Return	\$620.11 per space per month

Please type or print the following information

Name of Applicant	A.V.M.G.H., Ltd.
Address	c/o Andrew v. Hohn
	2501 Thunderbird Drive
City, State, Zip	Thousand Oaks, CA 91362
Rental Complex/Park Address	Ranch Mobile Home Park
	2193 Los Feliz Drive
	Thousand Oaks, CA 91362

Application Review Procedure

Please include any and all supporting justification for this application, including but not limited to;

- Explanation of improvements (capital, rehabilitation, etc...) that owner seeks rent increase for and that are completed.
- Useful life category for capital improvement(s) using attached schedule.
- Copies of contracts, invoices.
- Copies of cancelled checks and/or receipts.
- Letters from any public agency requiring improvements.

Revised 3-2005

Photographs of Work.
Any other information pertinent to the application.

The application will be reviewed for completeness. Additional information may be requested from the applicant. When the application is determined to be complete, a date will be set for the application hearing. Legible and reproducible supporting documents must be provided.

Filing Fee

All applications for rent adjustments shall be submitted to the City Manager's designee, the Housing and Redevelopment Manager, and shall include, among other things, the mailing addresses and space numbers of the space or spaces for which an adjustment is requested (please use attached form).

Each application shall be accompanied by a filing fee of Twenty and no/100's (\$20.00) Dollars plus Five and no/100's (\$5.00) per space affected by the proposed increase. The application shall be mailed or hand delivered to the Community Development Department, City of Thousand Oaks, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362.

$$\$20 + 74 \times \$5 = \$390$$

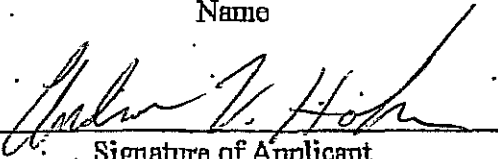
Certification of Applicant

I hereby pledge under penalty of perjury that all information presented in connection with this application is true and correct to the best of my knowledge. I fully understand and agree that all information filed with this application in support of this rent adjustment request becomes public information and is subject to review by any interested party.

Print Name and Capacity/Title:

A.V.M.G.H., Ltd.
a Nevada limited partnership

Name



Signature of Applicant
Andrew V. Hohn

By: A.V.M.G.H., LLC,
A California limited liability company
By: Andrew V. Hohn
Its: Managing Member

Capacity/Title

June 14, 2010

Date

If the applicant is a corporation, the name, address and title of all officers shall accompany this application. If the applicant is a general partnership, the name and address of all general partners shall accompany this application.

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
1. 2152 Skinner Ct.	Pat Geoghan	139.00	2/6/01	620.11	759.11
2. 2164 Skinner Ct.	Virginia Marks Asst. Mgr.				
3. 2176 Skinner Ct.	Marge Bursik	127.92	2/6/01	620.11	748.03
4. 2188 Skinner Ct.	Hedda Hughes	139.36	2/6/01	620.11	759.47
5. 2189 Skinner Ct.	Beryl Baldwin	139.36	2/6/01	620.11	759.47
6. 2165 Skinner Ct.	Helen Duty	133.12	2/6/01	620.11	753.23
7. 2153 Skinner Ct.	James Burns	127.92	2/6/01	620.11	748.03
8. 2141 Skinner Ct.	Barbara Brown	133.12	2/6/01	620.11	753.23
9. 2129 Skinner Ct.	Virginia Wendel	127.92	2/6/01	620.11	748.03
10. 186 Dinsmore Ave.	Maurine Gouveia	139.36	2/6/01	620.11	759.47
11. 2172 Pavo Ct.	Helen O'Hara	127.92	2/6/01	620.11	748.03
12. 2184 Pavo Ct.	Margaret Riggs	139.36	2/6/01	620.11	759.47
13. 2196 Pavo Ct.	Elizabeth Wood	139.36	2/6/01	620.11	759.47
14. 2187 Pavo Ct.	Wanda Jones	139.36	2/6/01	620.11	759.47
15. 2136 Pavo Ct.	Jill Cavanagh	127.92	2/6/01	620.11	748.03
16. 2148 Pavo Ct.	Ruth Cameron	127.92	2/6/01	620.11	748.03
17. 2160 Pavo Ct.	Annette Collins	127.92	2/6/01	620.11	748.03
18. 2175 Pavo Ct.	Celia Workman	139.36	2/6/01	620.11	759.47
19. 2163 Pavo Ct.	Louise Preston	139.36	2/6/01	620.11	759.47
20. 2151 Pavo Ct.	Jose Faustino	133.12	2/6/01	620.11	753.23
21. 2139 Pavo Ct.	Hedi Lempert	133.12	2/6/01	620.11	753.23

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
22. 2127 Pavo Ct.	Janet Day	133.12	2/6/01	620.11	753.23
23. 2115 Pavo Ct.	Marcellene Akian	133.12	2/6/01	620.11	753.23
24. 2110 Rodeo Ct.	Lenore Rostow	133.12	2/6/01	620.11	753.23
25. 2118 Rodeo Ct.	Marcia Newman	133.12	2/6/01	620.11	753.23
26. 2126 Rodeo Ct.	Joan Osborne	133.12	2/6/01	620.11	753.23
27.	VACANT SPACE -- NO MOBILE				
28. 2142 Rodeo Ct.	Hank & Marty Heeber	139.36	2/6/01	620.11	759.47
29. 2150 Rodeo Ct.	Frank & Alfreda Sgrow	139.36	2/6/01	620.11	759.47
30. 2158 Rodeo Ct.	Gayle Heninger	133.12	2/6/01	620.11	753.23
31. 2166 Rodeo Ct.	Tom Packman	133.12	2/6/01	620.11	753.23
32. 2174 Rodeo Ct.	Charles & Jeanne Ekstrand	127.92	2/6/01	620.11	748.03
33. 2177 Rodeo Ct.	Larry Karsch	133.12	2/6/01	620.11	753.23
34. 2169 Rodeo Ct.	Judy Hirai	139.36	2/6/01	620.11	759.47
35. 2123 Rodeo Ct.	Dorothy Brooks	139.36	2/6/01	620.11	759.47
36. 230 Dinsmore Ave.	Alex Csotya	139.36	2/6/01	620.11	759.47
37. 234 Dinsmore Ave.	James Wolf	139.36	2/6/01	620.11	759.47
38. 238 Dinsmore Ave.	Leo Rampersad	127.92	2/6/01	620.11	748.03
39. 242 Dinsmore Ave.	PARK OWNED	127.92	2/6/01	620.11	748.03
40. 246 Dinsmore Ave.	Dina Soto Tan	127.92	2/6/01	620.11	748.03
41. 250 Dinsmore Ave.	Valerie Hopkins	127.92	2/6/01	620.11	748.03
42. 2087 Seco Ct.	Reye & Alice Reed	139.36	2/6/01	620.11	759.47

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
43. 2075 Seco Ct.	Barbara Barginear	133.12	2/6/01	620.11	753.23
44. 2063 Seco Ct.	Kaye Donna Foster	133.12	2/6/01	620.11	753.23
45. 2068 Seco Ct.	Maria Tina Mingura	139.36	2/6/01	620.11	759.47
46. 2080 Seco Ct.	Beverly Day	127.92	2/6/01	620.11	748.03
47. 2092 Seco Ct.	Murphy Bank	127.92	2/6/01	620.11	748.03
48. 2069 Rodeo Ct.	Mary Jane Carlson	139.36	2/6/01	620.11	759.47
49. 2081 Rodeo Ct.	Elaine Dion	133.12	2/6/01	620.11	753.23
50. 2093 Rodeo Ct.	Barbara Lee	127.92	2/6/01	620.11	748.03
51. 2094 Rodeo Ct.	Carol Claassen	127.92	2/6/01	620.11	748.03
52. 2082 Rodeo Ct.	Royce Morris	127.92	2/6/01	620.11	748.03
53. 2070 Rodeo Ct.	Richard Tiffin	127.92	2/6/01	620.11	748.03
54. 2058 Rodeo Ct.	Deanna Stanley	127.92	2/6/01	620.11	748.03
55. 2061 Pavo Ct.	Dianna Janow	127.92	2/6/01	620.11	748.03
56. 2073 Pavo Ct.	Audrey Fayloga	127.92	2/6/01	620.11	748.03
57. 2085 Pavo Ct.	Evelyn Martin	127.92	2/6/01	620.11	748.03
58. 2091 Pavo Ct.	Stanley Zarkowski	127.92	2/6/01	620.11	748.03
59. 2096 Pavo Ct.	Georgia Nordblum	127.92	2/6/01	620.11	748.03
60. 2084 Pavo Ct.	Richard Zwart	127.92	2/6/01	620.11	748.03
61. 2072 Pavo Ct.	Patrica Lotito	139.36	2/6/01	620.11	759.47
62. 2075 James Ct.	Lucio Volpe	139.36	2/6/01	620.11	759.47
63. 2087 James Ct.	Helen Troy	127.92	2/6/01	620.11	748.93

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
64. 2099 James Ct.	Kathleen Scott	127.92	2/6/01	620.11	748.93
65. 2100 James Ct.	Jane Garden	127.92	2/6/01	620.11	748.93
66. 2088 James Ct.	Lynn Sweeney	127.92	2/6/01	620.11	748.93
67. 2076 James Ct.	Chita Criss Ostrea	139.36	2/6/01	620.11	759.47
68. 2081 Skinner Ct.	Vivian Wong	139.36	2/6/01	620.11	759.47
69. 2093 Skinner Ct.	Cheryl Burns	127.92	2/6/01	620.11	748.93
70. 2105 Skinner Ct.	Richard & Wanda Hilgenberg	133.12	2/6/01	620.11	753.23
71. 2128 Skinner Ct.	Maureen Besaw	127.92	2/6/01	620.11	748.93
72. 2116 Skinner Ct.	James Figueroa	127.92	2/6/01	620.11	748.93
73. 2104 Skinner Ct.	Don Hendricks	127.92	2/6/01	620.11	748.93
74. 2092 Skinner Ct.	Frank & Virginia Morton	127.92	2/6/01	620.11	748.93

**Just and Reasonable Return
Net Operating Income Worksheet
(Use Only for Just & Reasonable Return Application)**

The following are defined terms found in the Rent Adjustment Commission Resolutions No. RAC-2 and RAC-5 **SEE ATTACHMENTS 1-10**

	Base Year	Current Year	Base Year	Current Year
A. GROSS TOTAL INCOME				
1. Rental Unit Income	102,840	113,662		
2. Garage and Parking Income				
3. Stores and Office Income				
4. Adjusted Income from Below Market Rentals	110,280			
5. Miscellaneous Income		4,258		
6. Sub-total Gross Total Income	213,120	117,920	213,120	117,920
B. OPERATING EXPENSES				
7. Management and Administration		82,742		
8. Landlord Services Adjustment		00.00		
9. Operating Expenses (add lines 10 through 16)		19,046		
10. Supplies		00.00		
11. Heating		00.00		
12. Electric (Common Area Only)		3,028		
13. Water/Sewer		10,039		
14. Gas (Common Area Only)		491		
15. Bldg. Services		00.00		
16. Other (itemize) Rubbish/Cable		5,488		
17. MAINTENANCE EXPENSES (add lines 18-21)		2,990		
18. Security		00.00		
19. Ground Maintenance	included in	Item 20		
20. Maintenance & Repairs		2,990		
21. Paint/Décor	included in	Item 20		
22. TAXES AND INSURANCE		See below		
23. (Itemize: Attach additional sheets if necessary (Bus.)		2,016		
24. Taxes (Property)		14,792		
25. Insurance		2,775		
26. Miscellaneous (Payroll Taxes)		1,648		
27. SERVICE EXPENSE (Equipment Rental)		449		
28. OTHER PAYROLL EXPENSES		00.00		
29. SUB-TOTAL OPERATING EXPENSE	27,511	126,458	27,511	126,458

C. NET OPERATING INCOME

30.	Subtract line 29 from line 6	185,609 \$ (8,538)
31.	PRICE LEVEL ADJUSTMENT TO BASE YEAR NET OPERATING INCOME (Net operating income adjusted by Index for each year subsequent to base year up to current year)	<u>542,120</u>

CALCULATIONS

1. Compare Base Year Net Operating Income to Current Year Net Operating Income.
2. If adjusted Base Year Net Operating Income is less than Current Year Net Operating Income, then no increase is appropriate.
3. If Adjusted Base Year Net Operating Income is more than Current Year Net Operating Income, then subtract former from the latter. Result is amount that all rents in the complex can be raised in total.
4. To find increase per unit, divide result in Calculation No. 3 above by number of units in complex.

1. & 3. Adjusted Base Year NOI more the Current Year NOI

$\$542,120 - \$ (8,538) = \$550,658$

Rents can be raised in total amount of of \$550,658

4. Increase per unit calculated by dividing \$550,658 rent increase by 74 units equals \$7,441.32 per space per year. Thus each space is entitled to a monthly rent increase of \$620.11.

**City of Thousand Oaks
Rent Stabilization Program
Useful Life Categories for Capital Improvements**

FIVE YEAR

- Appliance
- Waterheaters
- Clothes dryer
- Dishwasher
- Carpeting
- Garbage disposal
- Drapes
- Swimming pool, spa plastering, heaters (gas/solar), filters, pumps
- Recreational equipment permanently installed
- Air conditioners and heaters
- Rainspouts, gutters
- Landscaping
- Wooden fencing

TEN YEAR

- Non-wooden fencing
- Security gates
- Stucco
- Resurfacing of parking areas or other blacktop (not coatings or emulsions)
- Bath, tub, tile
- Swimming pool, spa, Jacuzzi
- Tennis court installation
- Solar water heater system and equipment

FIFTEEN YEAR

- Plumbing
- Roofing
- Major structural renovations
- Sidewalks, curbs
- Central air/heaters (ducting)
- Wiring installation

Adopted by Rent Adjustment Commission Resolution No. RAC-4

ATTACHMENT “1”

ATTACHMENT 1 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK--
DETERMINATION OF ELIGIBILITY FOR RENT INCREASE
USING MAINTENANCE NET OPERATING INCOME APPROACH

- I. **Determine the 1979 Base Year Net Operating Income** (RAC-2 § 3.02)
- A. **Determine that 1979 Base Year Financial Information is Available**
(RAC-2 § 3.01)
1. 1979 Gross Total Income Amount of \$102,840 is available as set forth in the Bruce Hohn Declaration. (Attachments 2 and 3(D), page 2) That amount is calculated by looking at the Year 2000 Rent Schedule and deducting out 1984 Seven Percent (7%) Rent Increase. The rental amounts are corroborated by the City's records of the 1982 Gross Total Income and the August 9, 1977 Fred Wilson letter. (Attachments 3(A) and (B))
 2. 1979 Operating Expense Information is available as set forth in the Bruce Hohn Declaration by making an inflation or other appropriate adjustment to 1982 expense information submitted by the Ranch and accepted by the City. (Attachments 3(B), 4 and 8)
- B. **Adjust the Base Year Gross Total Income to Market Rent for All Units** (RAC-2 § 2.05)
- Market Rent of \$240 per month per space (Neet Appraisal--Attachment 5)
Times 74 Units Times 12 Months \$213,120
- C. **Subtract the Base Year Annual Operating Expenses from the Base Year Market Rent Adjusted Gross Total Income** (RAC-2 § 2)
1. The Base Year Gross Total Income is \$213,120
 2. The Base Year Operating Expenses are \$ 27,511
 3. The Base Year Net Operating Income is \$185,609
- II. **Adjust the 1979 Base Year Net Operating Income to Reflect the Current Year Inflation** (RAC-2 § 3.04—the City requires a CPI price level adjustment; see Item 31 of City Application Form Net Operating Income Worksheet)
1. Current Year CPI (Attachment 4--March 2010) 225.48
 2. Base Year CPI (Attachment 4—December 1979) 77.20
 3. Percentage Change in CPI ($225.48 \div 77.20$) 292.1%
 4. Base Year Net Operating Income CPI Adjusted
($\$185,609 \times 292.1\%$) **\$542,120**

III. **Determine the Current Year Net Operating Income** (RAC-2 §§ 2-2.17 & 3.03)

1. Current Year Gross Total Income (Attachment 6) \$117,920
2. Current Year Operating Expenses (Attachment 7) \$126,458
3. Current year Net Operating Income \$ (8,538)

IV. **Determine Whether there is a Shortfall in the Current Year Net Operating Income** (RAC-2 § 3.05)

1. Subtract the Current Year Net Operating Income from the Inflation Adjusted Base Year Net Operating Income:
 $\$542,120 - \$ (8,538) = \$550,658$
2. Rents may be increased by the amount of the shortfall so that the Current Year Net Operating Income Equals the 1979 Adjusted Net Operating Income:

V. **Determine the Amount of Monthly Space Rent Increase** (RAC-2 §§ 6.01 & 6.02—the City Application Form, Calculation 4 requires that the rent increase be applied in an equal amount to each unit)

1. Divide the amount of the annual shortfall by the number of rental spaces:
 $\$550,658 \div 74 = \$7,441.32$
2. Divide the annual rent increase per space by twelve months:
 $\$7,441.32 \div 12 = \underline{\underline{\$620.11}}$

ATTACHMENT “2”

ATTACHMENT 2 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK--
1979 GROSS TOTAL INCOME+

<u>SPACE</u>	<u>1979 MONTHLY RENT*</u>
1	\$125
2	Asst. Mgr.
3	\$115
4	\$125
5	\$125
6	\$120
7	\$115
8	\$120
9	\$115
10	\$125
11	\$115
12	\$125
13	\$125
14	\$125
15	\$115
16	\$115
17	\$115
18	\$125
19	\$125
20	\$120
21	\$120
22	\$120
23	\$120
24	\$120
25	\$120
26	\$120
27	Vacant
28	\$125
29	\$125
30	\$120
31	\$120
32	\$115
33	\$120
34	\$125
35	\$125
36	\$115
37	\$115
38	\$115
39	\$115
40	\$115

41	\$115
42	\$125
43	\$120
44	\$120
45	\$125
46	\$115
47	\$115
48	\$125
49	\$120
50	\$115
51	\$115
52	\$115
56	\$115
54	\$115
55	\$115
56	\$115
57	\$115
58	\$115
59	\$115
60	\$115
61	\$125
62	\$125
63	\$115
64	\$115
65	\$115
66	\$115
67	\$125
68	\$125
69	\$115
70	\$120
71	\$115
72	\$115
73	\$115
74	\$115
<u>TOTAL MONTHLY</u>	\$8,570
<u>TOTAL ANNUAL</u>	<u>\$102,840</u>

\$115 x 36 = \$ 4,140

\$120 x 14 = \$ 1,680

\$125 x 22 = \$ 2,750

+Rental Unit Income is the only component of Base Year Gross Total Income

*The 1979 monthly Ranch Space Rent is calculated by taking the Year 2000 Space Rent as shown on the Year 2000 Ranch Rent Increase Application and factoring out the Year 1984 seven percent (7%) Space Rent increase. A true and correct copy of the Year 2000 Ranch Rent Increase Application is appended to the Bruce Hohn Declaration contained in Attachment 3. Those rental amounts (\$115, \$120, and \$125) are the same as the rental amounts specified in an August 9, 1977 letter from the Ranch to the City, a true and correct copy of which is appended to the Bruce Hohn Declaration. According to the Bruce Hohn Declaration and the City Memorandum attached thereto, the 1984 seven percent (7%) rent increase was the only rent increase applied to the Ranch from its opening in the late 1970s until the Year 2001. Because there was not any increase in space rents until 1984, the 1979 Gross Total Income exactly matches the 1982 Gross Total Income which was reported to and accepted by the City as set forth in the City Memorandum dated December 8, 1983, a true and correct copy of which is appended to the Bruce Hohn Declaration.

ATTACHMENT “3”

ATTACHMENT 3 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK--
BRUCE HOHN DECLARATION

I, Bruce Hohn declare:

1. I am the son of Andrew Hohn and a part owner, together with my father, of the Ranch Mobile Home Park. I am a member of the State Bar of California and I am 63 years of age. Since 1975, when I was 29 years of age, I participated with my father in the management decisions regarding the Ranch, including decisions to establish and raise rents. The facts stated herein are true and correct of my own knowledge

2. In 1977, we established the Ranch rents at \$115 (regular lot), \$120 (large lot) and \$125 (double wide trailer) per month, depending on the size of the lot and of the coach. A true and correct copy of a letter dated August 9, 1977 sent by the Ranch to the City for the purpose of establishing the rents is appended hereto as Appendix A.

3. The Ranch was configured with 36 regular lots, 14 large lots and 22 double wide lots, as shown on Attachment 2. One of the spaces is for our on-site manager and another space is vacant, so 72 out of the 74 spaces have been and are currently being rented. Thus, during the 1979 through 1983 time period, we received annual rental income in the amount of \$102,840, as shown by Attachment 2 and by page 2 of a Memorandum from Michael Martello to the City Rent Adjustment Commission dated December 8, 1983 appended hereto as Appendix B.

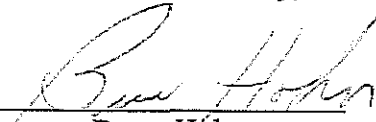
4. The Ranch has had only two rent increases since 1979, one in 1984 and the second in 2001. The 1984 rent increase was seven percent (7%) per City Resolution 84-037, a copy of which is appended hereto as Appendix C.

5. Attachment 2 was prepared by deducting the 1984 seven percent (7%) rent increase from the Year 2000 rental amounts shown in the rent increase application accepted and approved by the City in February 2001. A copy of the 2000 rent increase application and approval from which Attachment 2 was derived is appended hereto as Appendix D.

6. We established the initial rental amounts at below market rent because the City agreed to waive approximately \$100,000 in development fees. The City's 1974 use permit for the property initially contemplated that the City and the Ranch would enter into a restrictive covenant whereby for a period of time the Ranch would be rented to low income residents and rent increases would be limited. A copy of that permit is appended hereto as Appendix E. However, the Ranch and the City never entered into or recorded such a covenant. Instead, the City amended the use permit in 1978 to impose a condition of an 11.5% net operating income cap on rent increases (See Appendix F), and later in 1984, adopted City Resolution 84-037 which allowed for CPI adjustments to the net operating income cap, but limited the CPI adjustment for 1979-1983 to seven percent (7%) and limited any future CPI adjustments to four percent (4%) per year.

7. The Ranch had no rent increases from the years 1985-2000. The Ranch applied for a rent increase in the year 2000. Upon review of the Ranch year 2000 rent increase application, the City acknowledged that its use permit profit cap condition as imposed under City Resolution 84-037 was out of date and that the City should instead apply Ordinance 1254-NS. See Lynn Oshita letter and meeting notes dated August 30, 2000 appended hereto as Appendix G. The City acknowledged in its Summary Analysis of the Ranch 2000 Rent Increase Application appended hereto as Appendix H that even under City Resolution 84-037 the 2000 Ranch rents were almost 50% below the out-of-date use permit 11.5% net operating income condition.

I declare under penalty of perjury that the foregoing facts are true and correct of my own knowledge. Executed this 7th day of June 2010 at Downey, California.


Bruce Hohn

ATTACHMENT “3”

Appendix “A”

FRED P. WILSON, C.P.A.
WILLIAM R. HUGHES, C.P.A.

WILSON & HUGHES

CERTIFIED PUBLIC ACCOUNTANTS
100 THOUSAND OAKS BOULEVARD, SUITE 240
THOUSAND OAKS, CALIFORNIA 91360
(805) 498-7458 (2) 31 991-0762

MEMBERS
AMERICAN INSTITUTE OF
CERTIFIED PUBLIC ACCOUNTANTS
CALIFORNIA SOCIETY OF
CERTIFIED PUBLIC ACCOUNTANTS

August 9, 1977

Mr. George Elias
City Planning Department
City of Thousand Oaks
401 W. Hillcrest Drive
Thousand Oaks, Ca. 91360

Dear Mr. Elias:

The mobile home park known as the "The Ranch" on Los Feliz Drive is almost completed and it is necessary to establish the approved rental rates so that the leases can be executed.

I refer you to exhibit A on TPD-74-6 indicating that the rate of return shall be no more than 11.5%. I also refer you to "Schedule B" which was attached to the applicant's presentation which shows the economic model for the park. Using those documents, following is the applicant's calculation of the initial rents to be charged:

"Gross Investment"	\$500,000.00
Rate of return authorized by City Council	x 11.5%
Net profit target per year	= \$ 57,500.00
Add projected expenses annualized -	
Depreciation - 5% of non-land investment	+ 18,875.00
Other as originally estimated per "Schedule B"	+ 46,398.00
Targeted gross rent, including utilities	= \$122,773.00
Less estimated utilities	- 20,054.00
Target, rent, excluding manager's space - annual	= \$102,719.00
- monthly	\$ 8,560.00

continued

August 9, 1977

Allocation to Spaces

12 double wides @ \$125.00 per month	\$1,500.00
2 large lots @ \$120.00	240.00
59 regular lots @ 115.00	<u>6,785.00</u>
	\$8,525.00

Possible change of 112 lots to double
wides, depending on size and shape
of unit.

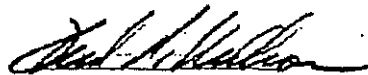
20.00

The developer is not yet prepared to certify that the cost of the land and improvements is \$500,000; it may be several months before the final cost figures are known that would permit him to do that. In the meanwhile, it becomes necessary to set the rates. We are suggesting that the rates be established as above and be subject to review and adjustment at some future date after the final actual costs are known and after some history has developed in the operating expenses of the park.

Your prompt acceptance of these rates would be greatly appreciated so that the park can proceed with rentals.

Very truly yours,
Wilson & Hughes

By



Fred P. Wilson, C.P.A.

FPW/mc

cc Gene Pearce
Andrew Bohn

WILSON & HUGHES
CERTIFIED PUBLIC ACCOUNTANTS

ATTACHMENT “3”

Appendix “B”

MEMORANDUM

TO: MEMBERS OF THE RENT ADJUSTMENT COMMISSION
FROM: MICHAEL D. MARTELLO, Deputy City Attorney
DATE: December 8, 1983
SUBJECT: Referral from City Council;
Adjustment of Fair Return Standards for Ranch Mobile Home Park.

BACKGROUND:

The Ranch Mobile Home Park is a 74-unit park (on Los Feliz Drive) which was designed to accommodate single-wide trailers and to afford low cost rents. The park was developed by Chet Wycoff and Andrew Hohn and was completed in the fall of 1977. Affordability was to be insured by regulating the persons who qualified for tenancy at the park and the rents within the park.

In order to qualify for tenancy, all prospective residents had to be at least 62-years of age or older and have an annual income not to exceed \$10,000 per calendar year. Rents within the park were limited by a formula which established a "net profit target" per year of 11.5% of the gross park investment (\$500,000) or \$57,500. In determining whether rent increases are appropriate in subsequent years, gross expenses (\$) and depreciation (\$18,875) are deducted from gross total rents to reveal the extent to which the landlord is not achieving the \$57,500 net profit figure. The difference between these two figures would be used to calculate the allowable rent increase within the park.

THE REQUEST:

Management of the subject park sought to increase rents throughout the park at 7% per annum. This increase would have represented the first such increase since the park began operation in 1977. After consulting with our office, the management gave a 60-day notice to all residents of the 7% increase to take effect November 1, 1983, being unaware, as we were, of any restrictions on rents other than those in the Rent Stabilization Ordinance.

When we became aware that the above-described formula was to be applied in determining whether an increase was appropriate, we began analyzing whether the park was indeed achieving its net profit target figure for the year, using 1982 data submitted by the management. Based on this analysis, we determined that the park was achieving its net profit target figure and reported same to the City Council on November 1, 1983. (See attached memo dated October 25, 1983). However, at that time, we indicated to Council that the net profit target figure of \$57,500 per year may not be as appropriate a figure to determine sufficient cash flow to operate the park as it was in 1977, given the probable effects that inflation would have had on the purchasing power of those dollars. Specifically, it was staff's feeling that the net profit target figure should some how be adjusted "forward" to shelter those net operating income dollars from the effects of inflation to allow the landlord/management to continue to maintain the park, and plan for capital improvements.

COUNCIL DIRECTION:

Based on the attached report and oral presentation made by staff, the City Council referred the matter to the Rent Adjustment Commission for review and report. It was the Council's intent that the Commission consider the following:

1. Whether and in what manner the \$57,500 net profit target figure should be adjusted.

2. Whether or not the \$10,000 yearly income requirement for prospective tenants should be adjusted.
3. Whether and in what manner any rent increases should be "phased" to implement them over a longer period of time than is normally permissible pursuant to the Rent Stabilization Ordinance.

PRESENT PARK OPERATING CONDITION:

A copy of the Net Operating Income Worksheet which the park management filled out for your review is attached to this memorandum. Only the entries in the "current year" column (1982) are pertinent to this discussion. By glancing at that sheet, the Commission will note that the park generated gross rents of \$102,840 for the year 1982 and total expenses of \$53,298.51, yielding a net operating income of \$49,541.49. When \$18,875 (depreciation) is subtracted per the Formula, the NOI will be reduced to \$30,666.49, thus indicating a shortfall net operating income (from the \$57,500 figure) of \$26,833.51. This could have resulted in a rent increase of 26%, subject to the 7% limitation of the Rent Stabilization Ordinance. However, upon further examination of the figures and of the file for the park development permit, staff became aware that because the utility expenses of \$26,868.21 (Items 12, 13 and 14 of the NOI Worksheet) were "re-metered" to the tenants, the park is completely reimbursed for those expenses and actually realizes a "profit" of \$3,000+. Therefore, when the utility expenses were deleted from the NOI Worksheet and the "profit" of \$3,000+ was added to the income, the calculations indicated that the park was slightly exceeding its net profit target of \$57,500 per year.

Notwithstanding that finding, the park management would like to increase rents to provide for maintenance reserves and to enable them to plan and undertake various capital improvement programs within the park. This seems both reasonable and in line with the common wisdom associated with providing landlords the means by which they can adequately maintain their complexes.

ADJUSTING THE NET PROFIT TARGET FIGURE:

ALTERNATIVE 1:

Since the net profit target figure is a cash dollar figure which is not necessarily committed to the payment of expenses, the most logical way to adjust it or shelter it from the effects of inflation would be by the use of a CPI driver. The staff, the Commission and the Council have not supported the use of a CPI mechanism for calculating automatic adjustments which seek more to set rents than they do to shelter the effects of inflation, however, in this context the driver would be used solely to shelter the operating income or net profit target figure from the effects of inflation and would not be used to approximate the increase in maintenance expenses directly.

Applied to these circumstances, a CPI driver applied to the \$57,500 figure for the years 1979 (10.8%), 1980 (11%), 1981 (9.7%), and 1982 (5.9%), would yield an overall increase to the net profit target figure of 24% if those increase were compounded or 20.9% if no compounding occurred. If this alternative is adopted, staff would not support compounding the increases. Further, if this approach was adopted, the first yearly increase would be limited to 7%, and in subsequent years the increases could be phased to allow, i.e., no more than 4% increase per year in order to bring the net profit target figure to parity with the effects that inflation has had on the \$57,500 figure. In this regard, staff would recommend 7% the first year and no more than 4% per year over the next four years.

ALTERNATIVE 2:

This alternative would employ the CPI driver's prospectively only. Rents within the park could be increased based upon the increase in the 1982 CPI Index (as the figures for 1983 have not yet been published). By way of example, if the 1982 change in CPI of 5.9% was applied to the \$57,500 figure, it would result in an increase in rents within the Ranch Mobile Home Park of 3.3%. If this alternative was selected by the Commission for recommendation to the Council, staff would alternatively recommend that the park be authorized to increase rents 7% in the first year based upon their not increasing rents for the past six years and that any subsequent increases would be governed by the net change in the CPI being applied to the net profit target figure. The increase in the net profit target figure (not compounded) would be employed to compute any rent increase in that year. The attractiveness of this approach is that it recognizes that the park is still achieving a net profit target figure which was originally forecast when the park was developed and that by looking only prospectively, the tenants are not put in the position of trying to "catch up" on belated rent increases and face the likelihood that an escalating CPI in the future can compound that problem by enabling the park to demand further increases above and beyond those which have not been previously passed on to tenants (thus, avoiding the dilemma where tenants are forced to "catch up" and "plow forward" simultaneously).

It is useful to note that this approach, while using the full CPI as an adjustment "driver", does insulate the tenants from the full effects of the CPI in that the CPI is applied to the net profit target figure which will roughly remain one-half of the gross rents within the park and will not translate directly from the percentage CPI to a rent adjustment. For example, if the CPI for a given year was 10% and was applied to the net profit target figure (\$57,500), it would yield an increase in the net profit target figure of \$5,750. However, that increase would only translate into an increase of 5.6% to the tenants' rents ($\$5,750 \div 102,840 = 5.59\%$). This is to be compared with using a full CPI driver of 10% onto the tenants' gross rents which would directly result in a 10% increase to each tenant.

SUMMARY OF RECOMMENDATIONS AS TO NET PROFIT FIGURE:

Alternative 1 would provide the following:

- (a) Full CPI adjustment to net profit figure for 1979-1982.
- (b) No compounding.
- (c) 7% rent adjustment for first year.
- (d) 4% maximum adjustment to the net profit figure for each of the next four years.
- (e) Further CPI adjustments to net profit target figure for 1983 and subsequent years.
- (f) All and any rent increases must be reviewed and approved the City Council and subject to the finding that they are needed by the park and not contrary to the intents associated with the development of the park.

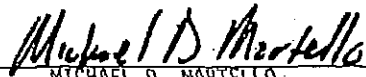
Alternative 2 provides as follows:

- (a) Net profit target figure of \$57,500 would be increased by the 1982 increase in CPI (5.9%).
- (b) Further CPI adjustments would be applied but not compounded in future years.
- (c) First year adjustment will be 7%.

- (d) Future annual adjustments will be based on a full increase of the CPI applied to the net profit target figure minus the difference between the 7% first year adjustment and the 5.9% first year CPI adjustment (1.1%).
- (e) All and any future increases will be approved by the City Council and subject to the finding that they are needed by the park and not contrary to the intents associated with the development of the park.

ADJUSTING THE INCOME QUALIFICATIONS FOR TENANTS:

When the park was established, all prospective residents had to be at least 62 years of age or older and have an annual income not to exceed \$10,000 per calendar year. Park management informed us that they have been using the figure of \$12,500 for the income qualification and neither the park nor the City can ascertain when that increased figure was implemented or approved. Based upon that discrepancy, the Council requested the Commission to address this issue and determine what figure the threshold income level should be set and whether or not it should be adjusted in the future. At the time this memorandum was being prepared, staff was still collecting data in this regard. This material will be presented to the Commission by memorandum at the meeting in a very short and straight forward fashion for their review.


MICHAEL D. MARTELLO

MDM:15/1

ATTACHMENT “3”

Appendix “C”

RESOLUTION NO. 84-037

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS ADJUSTING THE RENT
FORMULA AND INCOME QUALIFICATION CRITERIA
FOR THE RANCH MOBILE HOME PARK, TPD 74-6

WHEREAS, the Ranch Mobilehome Park was developed to accommodate single-wide trailers and to afford low cost rents to senior citizens; and

WHEREAS, to insure that the park would continue to operate as an affordable park, conditions were imposed on the original Trailer Park Development Permit to determine when rent adjustments were necessary; and

WHEREAS, the management of the park felt that the formulas did comport not with current economic trends and therefore requested that the formulas be re-evaluated; and

WHEREAS, the City Council referred the matter to the Rent Adjustment Commission for report and thereafter, on January 24, 1984, a hearing was scheduled before the Council to review the recommendations contained in the report.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

A. NET PROFIT TARGET FORMULA

The net profit target of 11.5% of the gross park investment (\$500,000) is now to be considered the Base Target Figure (\$57,500). The percentage change in CPI for 1982, for all urban consumers in the Los Angeles-Long Beach, Anaheim district of 5.9% may be employed to augment that Base Target Figure for purposes of comparison with actual net operating income ("Net Profit"). This increase is to be added in January 1984. It is this base figure of \$57,500 which is to be multiplied by the yearly change in the CPI Index, thus not compounding a prior increase by subsequent increases. The "Adjusted" Base Target Figure shall be known as "Adjusted Net Profit Target."

For purposes of determining when an increase in rent is appropriate, gross expenses, as defined below, and depreciation (\$18,875) are deducted from gross total rents to reveal the which extent to which the Net Profit has not been achieved when compared to the Adjusted Net Profit Target figure. That difference is then divided by the total number of spaces within the park and again divided by twelve months to yield the percentage increase per space.

The percentage change for year 1983 can be applied to the Base Target Figure in January 1985, and the comparison again can be made with the Net Profit, as defined, which the park is achieving.

1. Determining Net Profit shall be the amount by which "revenues" exceeds "expenses". "Revenues" shall include all types of revenues from the project excepting interest income and shall include revenues from buildings, utilities, coin operated machines, etc., as well as from space rentals. "Expenses" shall include all expenses of operating the project excepting capital improvements and payments of principle and interest on loans. "Expenses" shall include, but not be limited to, labor, materials, services, taxes, utilities, insurance, repairs, maintenance, advertising, telephone, permits, and administration. For the purpose of this calculation, only, the amount of depreciation included in "expenses" for the year shall be calculated under the straight line method of depreciation using a twenty year life for real property improvements and reasonable lives for personal property irrespective of methods and lives used for income tax returns, or \$18,875.

CA:gw

-1-

Resl. No. 84-037

cc: City Attorney

2. Determining Percentage Change in CPI. For purposes of determining the percentage change, the following formula will be used:

(EXAMPLE OF 1982 CHANGE/IMPLEMENTED JAN. '84)

Index Point Change	
CPI (Most Recent)	287.6
Less previous index	271.4
Equals index point change:	16.2
Percent Change	
Index point difference	16.2
Divided by the previous index	271.4
Equals:	.0596
Results multiplied by one hundred	x 100
Equals percent change:	5.9%

The Council also resolves that the first year adjustment pursuant to this formula can be implemented at 7% on the existing rents within the park, but that any future increases are limited to 4% a year if the park is not achieving the Net Profit Target Figure, as adjusted. Additionally, any subsequent increase after the initial 7% increase must be reduced to reflect the difference between what the 5.9% first year CPI adjustment would have permitted rents to be increased when compared with the annual net profit and the 7% increase implemented in 1984. [For example: if the 5.9% adjustment to the Base Target Figure would have allowed a 5.5% increase in rents when annual Net Profit was compared to Adjusted Net Profit Target, then the initial subsequent increase must be reduced by 1.5% (7% - 5.5%)].

8. INCOME QUALIFICATIONS FOR TENANCY

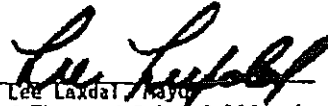
Tenancy within the park shall continue to be restricted to those persons who meet the following qualifications:

- (1) Sixty-two (62) years of age or older at the time of residence in the mobilehome park, or a person who will be sixty-two (62) years of age within six months of the date of residence within the mobilehome park.
- (2) The resident's annual gross household income shall not exceed the following amounts or where it can shown to the satisfaction of the Director of Finance that said income will not exceed the following amounts within six months of residence in the mobilehome park:

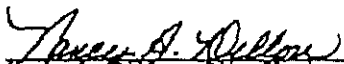
One Person Household	\$11,000
Two Person Household	\$12,500
Three Person Household	\$14,000

These figures are to be adjusted in accordance with any future adjustments made to the County median income criteria for "very low income" households, and as approved by the Director of Planning and Community Development.

PASSED AND ADOPTED this 7th day of February, 1984.


Lee Laxdal, Mayor
City of Thousand Oaks, California

ATTEST:


Nancy A. Dillon, City Clerk

APPROVED AS TO FORM:

Mark G. Sellers
Mark G. Sellers, Acting City Attorney

APPROVED AS TO ADMINISTRATION:

Grant R. Brimhall, City Manager

8/9

CERTIFICATION

STATE OF CALIFORNIA
COUNTY OF VENTURA
CITY OF THOUSAND OAKS

ss.

I, NANCY A. DILLON, City Clerk of the City of Thousand Oaks,
DO HEREBY CERTIFY that the foregoing is a full, true, and correct copy
of Resolution No. 84-037, which was duly and regularly passed and adopted
by said City Council at a regular meeting held February 7, 1984, by the
following vote:

AYES: Councilmembers Horner, Schaefer, Prince, and Mayor Laxdal

NOES: None

ABSENT: Councilmember Fiore

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
official seal of the City of Thousand Oaks, California.

Nancy A. Dillon
Nancy A. Dillon, City Clerk
City of Thousand Oaks, California

ATTACHMENT “3”

Appendix “D”



City of Thousand Oaks

COMMUNITY DEVELOPMENT DEPARTMENT
PHILIP E. GATCH, DIRECTOR
HOUSING/REDEVELOPMENT DIVISION (805) 449-2393

Application No. _____

Rent Adjustment Application

This application is made pursuant to Ordinance No. 1254NS and Applicable Rules and Regulations of the City of Thousand Oaks.

Check Applicable Request:

	Type	Amount Requested
_____	Capital Improvement	_____
_____	Rehabilitation	_____
<u>✓</u>	Just and Reasonable Return	<u>4% RENT INCREASE</u>

Resolution No. 84-037

Please type or print the following information

Name of Applicant A.V. Hohn
Address 2561 THUNDERBIRD DR
City, State, Zip THOUSAND OAKS, CA 91362
Rental Complex/Park Address RANCH MOBIL HOME PARK
2193 LOS FELIZ DR
THOUSAND OAKS, CA 91362

Application Review Procedure

Please include any and all supporting justification for this application, including but not limited to:

- Explanation of improvements (capital, rehabilitation, etc...) that owner seeks rent increase for and that are completed.
- Useful life category for capital improvement(s) using attached schedule.
- Copies of contracts, invoices.
- Copies of cancelled checks and/or receipts.
- Letters from any public agency requiring improvements.
- Photographs of Work.
- Any other information pertinent to the application.

If Just and Reasonable Return requested complete pages 4 and 5 of application.

The application will be reviewed for completeness. Additional information may be requested from the applicant. When the application is determined to be complete, a date will be set for the application hearing. Legible and reproducible supporting documents must be provided.

Filing Fee

All applications for rent adjustments shall be submitted to the City Manager's designee, the Housing and Redevelopment Manager, and shall include, among other things, the mailing addresses and space numbers of the space or spaces for which an adjustment is requested (please use attached form).

Each application shall be accompanied by a filing fee of Twenty and no/100's (\$20.00) Dollars plus Five and no/100's (\$5.00) per space affected by the proposed increase. The application shall be mailed or hand delivered to the Community Development Department-Housing Division, City of Thousand Oaks, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362.

Certification of Applicant

I hereby pledge under penalty of perjury that all information presented in connection with this application is true and correct to the best of my knowledge. I fully understand and agree that all information filed with this application in support of this rent adjustment request becomes public information and is subject to review by any interested party.

Print Name and Capacity/Title:

RICHARD D FAULKNER

Name

COMMUNITY MANAGER

Capacity/Title

Richard D Faulkner

Signature of Applicant

November 20, 2000

Date

If the applicant is a corporation, the name, address and title of all officers shall accompany this application. If the applicant is a general partnership, the name and address of all general partners shall accompany this application.

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

SPACE	Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
1	^{CT} 2153 SKINNER	MORROW	134 ⁰⁰	1984	4%	139. ³⁶
2	^{CT} 2164 SKINNER					ASSIT MGR
3	^{CT} 2176 SKINNER	BURSIK	123 ⁰⁰	1984	4%	127. ⁹²
4	^{CT} 2188 SKINNER	WELLS	134 ⁰⁰			139. ³⁶
5	^{CT} 2189 SKINNER	BALDWIN	134 ⁰⁰			139. ³⁶
6	^{CT} 2165 SKINNER	DUTY	128 ⁰⁰			133. ¹²
7	^{CT} 2153 SKINNER	VACANT -	123 ⁰⁰			127. ⁹²
8	^{CT} 2141 SKINNER	CHURCH	128 ⁰⁰			133. ¹²
9	^{CT} 2129 SKINNER	WENDEL	123 ⁰⁰			127. ⁹²
10	^{AVE} 186 DINSMORE	BOGERT	134 ⁰⁰			139. ³⁶
11	^{CT} 2172 PAVO	O'HARA	123 ⁰⁰			127. ⁹²
12	^{CT} 2184 PAVO	SWABB	134 ⁰⁰			139. ³⁶
13	^{CT} 2196 PAVO	WILSON	134 ⁰⁰			139. ³⁶
14	^{CT} 2187 PAVO	JONES	134 ⁰⁰			139. ³⁶
15	^{CT} 2136 PAVO	HAWATHORN	123 ⁰⁰			127. ⁹²
16	^{CT} 2148 PAVO	GOUVEIA	123 ⁰⁰			127. ⁹²
17	^{CT} 2160 PAVO	STINES	123 ⁰⁰			127. ⁹²
18	^{CT} 2175 PAVO	WORKMAN	134 ⁰⁰			139. ³⁶
19	^{CT} 2163 PAVO	HAWES	134 ⁰⁰			139. ³⁶
20	^{CT} 2151 PAVO	HIPPIK	128 ⁰⁰			133. ¹²
21	^{CT} 2139 PAVO	SeiberLICK	128 ⁰⁰			133. ¹²

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

SPACE	Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
22	2127 PAVO ^{CT}	APGAR	128 ⁰⁰	1984	4%	133 ¹²
23	2115 PAVO ^{CT}	GOOCH	128 ⁰⁰			133 ¹²
24	2110 Rodeo ^{CT}	SANTORO	128 ⁰⁰			133 ¹²
25	2118 Rodeo ^{CT}	STANSELL	128 ⁰⁰			133 ¹²
26	2126 Rodeo	OSBORNE	128 ⁰⁰			133 ¹²
27		VACANT	SPACE	NO MOBILE		
28	2142 Rodeo ^{PT}	Heeber	134 ⁰⁰	1984	4%	139 ³⁶
29	2150 Rodeo ^{CT}	SAROW	134 ⁰⁰			139 ³⁶
30	2158 Rodeo ^{CT}	DEAN	128 ⁰⁰			133 ¹²
31	2166 Rodeo ^{CT}	CONYDEN	128 ⁰⁰			133 ¹²
32	2174 Rodeo ^{CT}	McCOOL	123 ⁰⁰			127 ⁹²
33	2177 Rodeo ^{CT}	KARSCH	128 ⁰⁰			133 ¹²
34	2169 Rodeo ^{CT}	GUMMISON	134 ⁰⁰			139 ³⁶
35	2123 Rodeo ^{CT}	BAVERO	134 ⁰⁰			139 ³⁶
36	230 DINSmore ^{Ave}	BURNS	123 ⁰⁰			127 ⁹²
37	234 DINSmore ^{Ave}	VACANT	123 ⁰⁰			127 ⁹²
38	238 DINSmore ^{Ave}	ENGLEN	123 ⁰⁰			127 ⁹²
39	242 DINSmore ^{Ave}	BOLIN	123 ⁰⁰			127 ⁹²
40	246 DINSmore ^{Ave}	SOTO	123 ⁰⁰			127 ⁹²
41	256 DINSmore ^{Ave}	McWATERS	123 ⁰⁰			127 ⁹²
42	2087 Seco ^{CT}	Reed	134 ⁰⁰			139 ³⁶

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

SPACE

	Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
43	CT 2075 SECO	TAYLOR	128 ⁰⁰	1984	4 %	133 ¹²
44	CT 2063 SECO	FOSTER	128 ⁰⁰			133 ¹²
45	CT 2068 SECO	HERSCHBERGER	134 ⁰⁰			139 ³⁶
46	CT 2080 SECO	DAY	123 ⁰⁰			127 ⁹²
47	CT 2092 SECO	MOISER	123 ⁰⁰			127 ⁹²
48	CT 2069 RODEO	CARLSON	134 ⁰⁰			139 ³⁶
49	CT 2081 RODEO	SIKES	128 ⁰⁰			133 ¹²
50	CT 2013 RODEO	OLOFSSON	123 ⁰⁰			127 ⁹²
51	CT 2094 RODEO	BARTON	123 ⁰⁰			127 ⁹²
52	CT 2082 RODEO	COLE	123 ⁰⁰			127 ⁹²
53	CT 2070 RODEO	TIFFIN	123 ⁰⁰			127 ⁹²
54	CT 2058 RODEO	TAPIA	123 ⁰⁰			127 ⁹²
55	CT 2061 PAVO	ORLING	123 ⁰⁰			127 ⁹²
56	CT 2073 PAVO	ATKINSON	123 ⁰⁰			127 ⁹²
57	CT 2085 PAVO	GRANT	123 ⁰⁰			127 ⁹²
58	CT 2091 PAVO	ZARKOWSKI	123 ⁰⁰			127 ⁹²
59	CT 2096 PAVO	MCDERMOTT	123 ⁰⁰			127 ⁹²
60	CT 2084 PAVO	KAPTER	123 ⁰⁰			127 ⁹²
61	CT 2074 PAVO	MORAN	134 ⁰⁰			139 ³⁶
62	CT 2075 JAMES	KING	134 ⁰⁰			139 ³⁶
63	CT 2087 JAMES	YORK	123 ⁰⁰			127 ⁹²

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

[illegible]

RESOLUTION No. 84-037

**Just and Reasonable Return
Net Operating Income Worksheet
(Use Only for Just & Reasonable Return Application)**

The following are defined terms found in the Rent Adjustment Commission Resolutions No. RAC-2 and RAC-5

A. GROSS TOTAL INCOME

- Exhibit - 1 {
1. Rental Unit Income
 2. Garage and Parking Income
 3. Stores and Office Income
 4. Adjusted Income from Below Market Rentals
 5. Miscellaneous Income
 6. Sub-total Gross Total Income

Base Year	1999 Current Year	Base Year	1999 Current Year
	109,760. ⁰⁰		
	19,487. ⁰⁰		
			\$129,247. ⁰⁰

B. OPERATING EXPENSES

- Exhibit - 2 {
- Exhibit - 3 {
- Exhibit - 4 {
- Exhibit - 5 {
7. Management and Administration
 8. Landlord Services Adjustment
 9. Operating Expenses (add lines 10 through 16)
 10. Supplies
 11. Heating
 12. Electric COMMON AREA
 13. Water/Sewer
 14. Gas COMMON AREA
 15. Bldg. Services
 16. Other (itemize)
 17. MAINTENANCE EXPENSES (add lines 18-21)
 18. Security
 19. Ground Maintenance
 20. Maintenance & Repairs
 21. Paint/Décor
 22. TAXES AND INSURANCE
 23. (Itemize: Attach additional sheets if necessary)
 24. Taxes
 25. Insurance
 26. Miscellaneous
 27. SERVICE EXPENSE
 28. OTHER PAYROLL EXPENSES
 29. SUB-TOTAL OPERATING EXPENSE

26,392. ⁰⁰	\$26,392. ⁰⁰
	\$36,461. ⁰⁰
143. ⁰⁰	
4,335. ⁰⁰	
23,973. ⁰⁰	
216. ⁰⁰	
4,854. ⁰⁰	
996. ⁰⁰	
12,195. ⁰⁰	
3,082. ⁰⁰	
1,640. ⁰⁰	
2,086. ⁰⁰	\$19,004. ⁰⁰
	\$81,857. ⁰⁰

C. NET OPERATING INCOME

30. Subtract line 29 from line 6

\$47,390.⁰⁰

31. PRICE LEVEL ADJUSTMENT TO BASE YEAR NET OPERATING INCOME
(Net operating income adjusted by Index for each year subsequent to base year up
to current year) \$ 129,375.⁰⁰

CALCULATIONS

1. Compare Base Year Net Operating Income to Current Year Net Operating Income.
2. If adjusted Base Year Net Operating Income is less than Current Year Net Operating Income, then no increase is appropriate.
3. If Adjusted Base Year Net Operating Income is more than Current Year Net Operating Income, then subtract former from the latter. Result is amount that all rents in the complex can be raised in total.
4. To find increase per unit, divide result in Calculation No. 3 above by number of units in complex.

ATTACHMENT “3”

Appendix “E”

PLANNING
COMMISSION

CITY OF THOUSAND OAKS
PLANNING COMMISSION

RESOLUTION NO. 267-74 PC

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THOUSAND OAKS APPROVING
A TRAILER PARK DEVELOPMENT

Trailer Park Development Application No. TPD-74-6

Applicant: Chet Wycoff

Location: North side of Los Feliz Drive, approximately 500 feet westerly
of Conejo School Road

The Planning Commission of the City of Thousand Oaks, California,

DOES RESOLVE AS FOLLOWS:

WHEREAS, the applicant has filed with this Commission a petition requesting a trailer park development under the provisions of the City of Thousand Oaks Municipal Code to permit a 74-unit mobile home development on that certain property described as follows: Lot 1, Block 28, Thousand Oaks Tract within the City of Thousand Oaks, County of Ventura; and

WHEREAS, the Planning Commission, upon giving the required notice, did, on the 18th day of November, 1974, conduct a hearing as prescribed by law to consider said application and the project's Environmental Impact Report; and

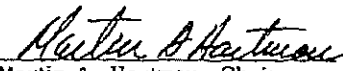
WHEREAS, studies and investigations were made, staff reports and recommendations were submitted and a hearing was held by this Commission;

NOW, THEREFORE, BE IT RESOLVED that said application for a trailer park development be approved subject to conformance with the conditions set forth in Exhibit A attached hereto and made a part hereof and this Commission hereby certifies that the Environmental Impact Report has been completed in compliance with the California Environmental Quality Act. Except as otherwise expressly indicated, said conditions shall be fully performed and completed or shall be secured by bank or cash deposit or other security satisfactory to the City Attorney before the use or occupancy of the property is commenced and before a Certificate of Occupancy is issued. The violation of any of the conditions shall be grounds for revocation of said trailer park

development by the Planning Commission or City Council.

I HEREBY CERTIFY that the foregoing resolution was adopted by
the Planning Commission of the City of Thousand Oaks at a regular meeting
held on the 18th day of November, 1974, by the following vote:

AYES:	COMMISSIONERS:	Cameron, Davis, Hartman, Prince and Thompson
NOES:	COMMISSIONERS:	None.
ABSENT:	COMMISSIONERS:	None.


Martin A. Hartman, Chairman
Planning Commission

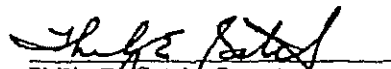

Philip E. Gatch, Secretary
Planning Commission

EXHIBIT "A"

TPD-74-6 (Chet Wycoff)

1. That the TPD permit is granted for the land described in the application and any attachments thereto as shown on plot plan submitted labeled Exhibit "A-1".
2. That the permit is granted for the building, walls, roadways, park areas, landscaping and other features which shall be located substantially as shown on plot plan labeled Exhibit "A" and in elevation and floor plans labeled Exhibits "B" and "C", except or unless indicated otherwise herein.
3. That the permit shall expire when the use for which it was granted is discontinued.
4. That prior to transfer of ownership, lessee or operator of the use permitted shall file with the Planning Director the name and address of the transferee and the date such transfer shall be effective together with a letter from the new operator of owner certifying agreement to comply with all the conditions of this permit.
5. That a minimum 20-foot setback in accordance with Section 9-4.2004 (c) shall be provided along Los Feliz Drive. Said setback area shall be appropriately landscaped subject to the approval of a landscape and sprinkler plan prior to commencement of the permit.
6. That the air conditioning equipment of the recreation building shall be completely screened from view.
7. That all areas depicted as planting on the plot plan, together with all slopes, shall be appropriately landscaped and provided with a permanent irrigation system subject to the approval of the Planning Department.
8. That all oak trees on the subject property shall be preserved and protected. Prior to issuance of a zone clearance, the landscape and sprinkler plan reflecting method of preservation shall be submitted for approval of the Planning Department.
9. That the minimum rental period within this park shall be no less than 30 days.
10. That all interior street lights within the park shall consist of ornamental light standards of a height not exceeding 10 feet, the design of the lights shall be subject to the approval of the Planning Department.
11. That all interior streets within the park shall be named in accordance with the Street Naming Criteria Resolution.
12. That the storage areas shown on Exhibit "A" shall be enclosed by a six foot high wall and shall be appropriately screened from view of the mobile home park and adjacent properties.
13. That all coaches within the mobile home park shall be self-contained units.
14. That on-street parking shall be permitted on those interior roads that are a minimum of 33 feet wide. Parking shall be restricted on one side of such roads. Appropriate signing shall be installed during construction of the mobile home park. Enforcement provisions to regulate parking restrictions shall be included within the C.C. & R.'s.
15. That adequate guest parking shall be provided along various sections of the mobile home park, as shown on Exhibit "A".

EXHIBIT "A"

TPD-74-6 (Chet Wycoff)

18. That the recreation area shall be limited to the use of tenants and their guests only.
17. That the six-foot high decorative wall shall be constructed along the northerly and easterly property lines. A decorative wall of same design shall also be constructed within 20 feet of the property line along Los Feliz Drive. The design of said wall shall be subject to approval of the Planning Department.
18. That all regulations of the State of California Department of Building and Housing standards shall be met.
19. That the conditions that apply to operation of this mobile home park shall be posted within the recreation building.
20. That all on-site utilities and those adjacent to subject site shall be placed underground.
21. That the applicant shall be required to submit a fee in the amount of 100 percent of the rate designated in Section 9-3.607 of the Municipal Code (Quimby Act) for park purposes. The calculations of the amount required shall be derived from the fee formula computations and shall be deposited and accepted by the City Council prior to use inauguration of the mobile home park.
22. That prior to inauguration of use, C.C. & R.'s for the park shall be submitted for approval of City Attorney and Planning Director. Said C.C. & R.'s shall contain provisions of condition approving this permit application.
23. That the C.C. & R.'s shall require that all pads be improved with a minimum of one mature tree, minimum 15-gallon size, to be installed immediately after occupancy.
24. That all air conditioning units on top of mobile coaches shall be appropriately screened.
25. That the mobile home pads on the westerly side of a street shall be redesigned to incorporate a more imaginative pad orientation to the site. Prior to issuance of a zone clearance for the TPD, the applicant shall submit revised drawings for the approval of the Planning Department.
26. That prior to issuance of a zone clearance, the applicant shall submit to the City's Finance Director the Bedroom Tax Fee for this project in the amount of \$100.00 per unit as required, in accordance with Ordinance 343-NS section of Section 3-1.503 of the Thousand Oaks Municipal Code.
27. That prior to issuance of a zone clearance for this project, the developer shall enter into an agreement with the City of Thousand Oaks deed restricting the development for low-income mobile home park rental. Said agreement shall establish the City or its duly authorized representative as a housing authority and shall establish conditions of occupancy and rental rates. Said agreement shall be subject to review and approval of the City Attorney and the Planning Director and final review and approval by the Planning Commission.
28. That the building elevations shall be further enhanced by additional wood fascia treatment and creative landscaping subject to the approval of the Planning Director.

EXHIBIT "A"

TPD-74-6 (Chet Wycoff)

29. ENGINEERING DEPARTMENT CONDITIONS:

- A. The conditions of approval of this development shall supersede all conflicting notation, specification, dimension and typical sections which may be shown on said map. The conditions stated herein shall not be considered a comprehensive listing of all Municipal Code requirements and City Policies but are stated for the developer's convenience in determining the City's interpretation of proper development of the subject project.
- B. Prior to issuance of a grading permit sufficient property (5 feet) across the full frontage on Los Feliz Drive shall be dedicated to the City of Thousand Oaks to allow for the ultimate street right of way width (50 feet). A six foot wide public service easement shall also be dedicated to the City of Thousand Oaks.
(M.C. 7-1.104)
- C. The Owner/Developer shall install public improvements across the full frontage on Los Feliz Drive adjacent to this project in accordance with Title 7, Chapter 1, Article 1 of the City of Thousand Oaks Municipal Code and shall conform to the California State Health and Safety Code, Section 19950.5. Said improvements shall consist of, but not be limited to:

Remove existing cut-off wall and A.C. berm, sawcut and join existing street paving and install concrete curb and gutter, 5 foot wide concrete monolithic sidewalk, concrete commercial driveway, storm drain, if required, underground utilities, street trees, street lights, catch basin, traffic control signs, cut-off wall, paved transition swale, fire hydrant and relocation of existing fire hydrant and other facilities, if required. (M.C. 7-1.103)
- D. Prior to issuance of a grading permit, the Owner/Developer shall provide the City of Thousand Oaks with performance and labor and materials bonds or cash deposit to secure the installation of the above mentioned improvements. (M.C. 7-2.401 and M.C. 7-2.402)
- E. Prior to the issuance of a grading permit, the Owner/Developer shall enter into an agreement with the City of Thousand Oaks, to provide the above mentioned street improvements.
- F. The Owner/Developer shall obtain an encroachment permit from the Public Works Department prior to installing the required public improvements within the City right of way.
- G. Prior to the issuance of a grading permit, the Owner/Developer shall have submitted soils and hydrology reports and received approval of all grading, public street improvement and storm drain plans by the Director of Public Works. (M.C. 7-1.103 and 9-3.401)
- H. Street lights on marbelite electroliers with underground service shall be provided at standard spacing on Los Feliz Drive. The size of lamps and location of standards to be used shall be determined by the Director of Public Works. Prior to issuance of any building permit a "First Submittal Legal Description and Map for Annexation to the City-Wide Lighting Maintenance District Tax Assessment

EXHIBIT "A"

TPD-74-8 (Chet Wycoff)

Zone No. 1" shall be submitted to the Public Works Department; and prior to occupancy of any building the entire area of this development shall have been annexed to said tax assessment zone. The Developer must make arrangements and submit required deposits to the Southern California Edison Company for street lights well in advance of the construction of street improvements. (C.C. Res. 65-14 and 67-29)

- I. All existing buildings, driveway openings, storm drain structures, natural drainage channels, wells and utility facilities shall be shown on the grading plan with their approved disposition noted. All existing and proposed utility, storm drain, access and slope essements shall also be indicated on said plan. (M.C. 7-3.08)
- J. Any existing public street improvements damaged or broken during construction shall be repaired or replaced to the satisfaction of the Director of Public Works. (M.C. 7-2.607)
- K. Overland and on-site storm water shall be intercepted within the project boundaries in approved pick up structures and conveyed to the nearest public street or existing storm drain, or approved point of discharge, via underground conduit to the satisfaction of the Director of Public Works. A copy of any required off-site construction letters or permits shall be submitted to the City Engineer. (M.C. 7-3.21 and 7-3.09)
- L. The location, base elevation, drip line, canopy elevation and trunk diameter of all existing oak trees shall be shown on improvement plans with their approved disposition noted and adequate means of preservation shall be provided for those trees to be saved. Any required tree removal permits shall be obtained prior to initiating grading operations or storm drain construction. (M.C. 9-3.401, 7-3.08 and 5-14.03)
- M. The Developer shall plant all cut and fill slopes and install permanent sprinkler systems which will effectively aid in erosion control on all slopes three feet or more in vertical height and that all cut slopes shall be 1-1/2:1 maximum and fill slopes 2:1 maximum in accordance with the City of Thousand Oaks Municipal Code. (M.C. 7-3.24)
- N. There shall be no vehicular ingress or egress to the subject property except as shown on the plot plan as approved by this permit.

Approved ingress or egress shall be a commercial driveway with a width of not less than 25 feet, exclusive of side slope areas, or greater than 36 feet for a two-way driveway, and any such driveway opening shall be surfaced and improved as to include necessary paveout to join existing pavement as required by and in accordance with the specifications of the City of Thousand Oaks. (M.C. 9-4.2404)

- O. Prior to issuance of a grading permit, a parcel map for reversion to acreage shall be recorded with the County Recorder's Office, including all of the property within the area of the subject commercial development. (M.C. 9-3.109)

EXHIBIT "A"

TPD-74-6 (Chet Wycoff)

- P. A plot plan shall be submitted and street address assigned by the City Engineering Department.
- Q. All overhead utility lines (except any 66-KV lines) within the subject development or on any adjacent street shall be placed underground or prior to issuance of any building permit, the Owner/Developer shall enter into an agreement and provide the City of Thousand Oaks with a bond or cash deposit in sufficient amount for future undergrounding of the existing power poles and overhead lines. (M.C. 7-5.201 and 7-5.102)
- R. Any existing survey monument shall not be disturbed or removed without permission from the City Engineer. The replacement of a monument shall be done by a registered civil engineer or licensed surveyor at the expense of the permittee. (M.C. 7-2.812)
- S. Prior to recordation of a Parcel Map the developer shall guarantee his and all future heirs, successors and assigns' participation in any future assessment district that may be formed to construct an additional public access road into the area of this development as recommended within the City of Thousand Oaks Planning Commission Minutes of March 15, 1971. Said guarantee shall be reviewed and approved by the City Attorney and Director of Public Works and accepted by the City Council.

That proportional share of said participation may be based on the approved number of units within this project vs the estimated total potential dwelling units within the lots currently having frontage on Los Feliz Drive and having multiple zoning or could be expected to be developed or redeveloped as multiple property.

30. FIRE DEPARTMENT CONDITIONS:

- A. That provisions for fire suppression shall be in accordance with the Ventura County Fire Protection District Ordinance #9 and approved by the Ventura County Fire Chief.
- B. That a minimum fire flow of 1,000 gallons per minute is required at this location.
- C. That prior to construction, the permittee shall submit plans to the Ventura County Fire Department for approval of the location and spacing of fire hydrants.
- D. That fire hydrants shall be installed and serviceable prior to construction.
- E. That fire hydrants shall conform to the minimum standards of the Ventura County Water Works Manual.
- F. That fire extinguishers shall be installed in accordance with National Fire Protection Association Standard #10.
- G. That the C.C. & R.'s shall reflect restrictions to parking as follows:
 - (1) Resident parking shall be on individual trailer pads only, not on lanes or through drives.

EXHIBIT "A"

TPD-74-8 (Chet Wycoff)

- (2) Guest parking shall be in marked spaces provided on the main access drive and on the looped drive, as shown on Exhibit "A-1".

H. That two on-site hydrants shall be provided.

31. UTILITIES DEPARTMENT CONDITIONS:

- A. That all sewage and waste disposal shall be in accordance with applicable portions of the City of Thousand Oaks Municipal Code and Design and Construction Standards dated October 12, 1971.
- B. That all water distribution systems shall be in accordance with applicable portions of the City of Thousand Oaks Municipal Code and Design and Construction Standards dated March 28, 1972.
- C. That a method or methods for sewerage and supplying water to the development shall be approved prior to or at the same time the tentative tract map is filed.
- D. That the fire flow requirements and fire hydrant locations shall be approved by the Utilities Department and the Ventura County Fire Department.
- E. That a plan showing all plumbing fixtures and the square footage of buildings shall be submitted to the Utilities Department.
- F. That all fees due the Utilities Department shall be paid prior to the issuance of a building permit or the acceptance of the utility improvements by City Council.
- G. That both the water system and the sewerage system shall be complete and accepted by City Council prior to obtaining occupancy permits.
- H. That protection of the water supply shall be accomplished in accordance with the City's Cross Connection Control and Backflow Prevention Program, Title 17 of the State Health Code and Section 10-2.1108 of the Municipal Code.
- I. That no regenerative type water softener shall be installed.
- J. That an approved backwater valve shall be required for the sewer system.
- K. That the sewer main shall be extended across the rear of the property at the developer's expense.

ATTACHMENT “3”

Appendix “F”

A D D E N D U M

TPD-74-6

COVENANTS, CONDITIONS AND RESTRICTIONS

RENT:

The original rent schedule and any increases thereafter shall be in accordance with and as set forth in that certain Exhibit A, attached hereto and incorporated herein as though set forth in full.

TENANCY QUALIFICATION:

Tenancy, including all residents in the park, shall be restricted to those persons who would qualify under Subsection K of Section 10-1. 503 of the Thousand Oaks Municipal Code as senior citizens. Each tenant, by signature on the space hereinafter provided, does declare that he qualifies under said Section.

I hereby declare that I meet criteria for qualifying senior citizens under Subsection K of Section 10-1. 503 of the Thousand Oaks Municipal Code by reason of the following:

1. I am a resident of the City;
2. I am 62 years of age or older or meet the criterion of disability as established by the Social Security Administration Supplemental Income Program for the aged, blind, and disabled. (Title XVI of the Social Security Act, as amended);
3. My annual income, as defined in Subsection K of Section 10-1. 503 of the Thousand Oaks Municipal Code does not exceed Ten Thousand Dollars (\$10,000.00) per calendar year.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on this _____ day of _____ at Thousand Oaks, California

CONDITIONS COVENANTS & RESTRICTIONS

EXHIBIT A

Operator agrees that rentals charged to tenants shall be such that will result in a ratio of "net profit percentage" as a return on the investment (as hereinafter defined) of no more than 11.5 percent pursuant to interpretation of condition number 27 of TPD 74-6 as contained in the minutes of the City Council meeting of July 27, 1976.

The "net profit percentage" shall be determined by dividing the "annual net profit" by the "gross investment". The "annual net profit" shall be the amount by which "revenues" exceeds "expenses". "Revenues" shall include all types of revenues from the project excepting interest income and shall include revenues from billings for utilities, coin operated machines, etc. as well as from space rentals. "Expenses" shall include all expenses of operating the project excepting capital improvements and payments of principal and interest on loans. "Expenses" shall include, but not be limited to, labor, materials, services, taxes, utilities, insurance, repairs, maintenance, advertising, telephone, permits, depreciation and administration. For the purpose of this calculation only the amount of depreciation included in "expenses" for the year shall be calculated under the straight-line method of depreciation using a 20 year life for real property improvements and reasonable lives for personal property irrespective of methods and lives used for income tax returns.

"Gross investment" shall be the aggregate of all capital costs incurred for the project including, but not limited to, the land, real property improvements, tangible personal property and expenses incurred prior to the beginning of operations such as interest, property taxes, fees, permits, supervision, etc. Each year the gross investment shall be increased by the cost of any additions, improvements or replacements and shall be reduced by the cost of any assets replaced. No reductions or offsets shall be made for debt financing or for accumulated depreciation.

The computations above shall all be certified by the operator as being accurate and correct to the best of his belief and knowledge and retained in his file for examination by the City at reasonable hours.

WILSON & HUGHES
CERTIFIED PUBLIC ACCOUNTANTS

ATTACHMENT “3”

Appendix “G”



City of Thousand Oaks

COMMUNITY DEVELOPMENT
DEPARTMENT
PHILIP E. GATCH, DIRECTOR

BUILDING DIVISION (805) 449-2500
PLANNING DIVISION (805) 449-2323

August 30, 2000

Richard D. Faulkner
Community Manager
Ranch Manufactured Housing Community &
Thunderbird Oaks Manufactured Housing Community
2501 Thunderbird Dr.
Thousand Oaks, CA 91362

Re: Ranch Mobile Home Park

Dear Mr. Faulkner:

The City of Thousand Oaks has reviewed your request for a 4% Rent Increase for Ranch Mobile Home Park based on Resolution No. 87-037.

On our meeting of August 30, 2000, with Tim Giles and myself, we discussed our determination that under the current status, Resolution No. 87-037 would govern substantive questions about increases but that the Rent Stabilization Ordinance would supply the procedure for obtaining an increase. The City of Thousand Oaks discussed two possible options available to Ranch Mobile Home Park:

1. Proceed with the request and submit the Rent Application, waving the Advisory Committee, and going ahead with the Hearing process requesting a 4% maximum increase base upon Resolution No. 87-037; or
2. Request the City to repeal Resolution No. 87-037 with an understanding that Ranch Mobile Home Park will be included in the City Rent Stabilization Program and will have available an annual increase according to City Ordinance 1254-NS, (TOMC 5-25), which would control both the procedural and substantive issues regarding increase requests.

The City will hold your request until we hear further from Ranch Mobile Home Park's decision of which option they would like the City to proceed with. Please contact Tim Giles at 805-449-2181 or myself at 805-449-2391 with your decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynn'.

Lynn Oshita
Housing and Redevelopment Division

C: Tim Giles

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Notes for 8-30-00 meeting with Ranch MHP

Meeting with Ranch Mobile Home Park scheduled for August 30, 2000
Conference Room B at 10:00am. Tim Giles and Lynn Oshita are representing
the City of Thousand Oaks on Ranch MHP request for rent increase.

History:

Resolution 87-037 was created specifically for the 74 units at Ranch MHP
regulating space to be for very low-income seniors, giving a formula to calculate
rent increase and criteria for new tenants.

Ranch MHP has never been registered under the Rent Stabilization Program.
Last rent increase was for 7% in April 1984 per City Council meeting held on
January 24, 1984.

Ranch MHP submitted request for 4% increase base on Resolution 87-037.
They submitted information and documentation for increase on 7-21-00 to the
City.

Keyser Marston, City's Consultant, reviewed Ranch MHP request and analysis
shows Ranch MHP does qualify under resolution 87-037 to have a 4% increase,
analysis report date 8-21-00.

After researching the history of Ranch MHP and reviewing request, Tim Giles
propose two options for Ranch MHP:

1. Go through with a hearing requesting 4% max increase base upon
resolution 87-037, waving the Advisor Committee and going
through with a Hearing Officer; or
2. Repeal Resolution 87-037 with an agreement to be included in the
City Rent Stabilization Program and automatically give the annual
increase City Ordinance 1254-NS, (TOMC 5-25). Base year
would be current year.

If option 2 is chosen, there is a question as to whether or not the ordinance
needs to be amended to include Ranch MHP at base year date of current year.
Or can option 2 be taken care of through resolution only. Base year date of
current year is preferred over the base 7-1-86 being that we don't have history of
rents for the past years and 2000 is the year that Ranch MHP is being brought
into the Rent Stabilization Program.

ATTACHMENT “3”

Appendix “H”

Ranch Mobile Home Park
Summary Analysis
2001 Rent Increase Application

TABLE 1

RENT INCREASE ANALYSIS - BASED ON RESOLUTION 84-037
RANCH MOBILE HOME PARK
THOUSAND OAKS, CALIFORNIA

Los Angeles Consumer Price Index¹

January 1982	96.7	January 1999	164.2
January 1983	96.7	January 2000	167.9
January 1984	101.2		

Resolution Steps:

- A Adjust the Base Year Net Profit Target by the CPI % increase between Base Year and Current Year.
- B Calculate the Actual Net Profit as follows:
Gross Revenue (not including Interest Income)
(Less) Gross Expenses (not including Capital Improvements, Debt Service)
(Less) Depreciation (\$18,875)
- C Subtract the B result from the A result. Divide the difference by the number of spaces and 12 months. Calculate the percentage increase in Space Rent based on the Actual monthly space rent.
- D Reduce the percentage increase from C by 1.5%. Annual rental increases are limited to 4%/year.

2000 Rent Increase Analysis:

A	Base Net Profit Target			\$57,500
	January 1982 - January 2000 CPI % Increase			73.6%
	Adjusted Net Profit Target			\$99,837
B	1999 Actual Net Profit (See Table 2)			\$46,891
C	Adjusted Net Profit Target			\$99,837
	(Less) 1999 Actual Net Profit			(46,891)
	Difference	74 Spaces	\$59.62 /Space/Mo.	\$52,946
	1999 Actual Space Rent	74 Spaces	\$123.62 /Space/Mo.	\$109,775
	Percentage Increase in Rent			48.2%
D	Percentage Increase in Rent			48.2%
	(Less) Adjustment			-1.5%
	Adjusted Percentage Increase in Rent			46.7%
	Maximum Annual Percentage Increase in Rent			4%
	1999 Actual Monthly Space Rent			\$109,775
	Proposed Percentage Increase in Rent			4%
	Maximum Allowable Total Rent			\$114,166
	Increase in Total Rent	74 Spaces	\$4.94 /Space/Mo.	\$4,391
	Percentage Increase in Net Profit			9.4%

¹ Not seasonally adjusted; Los Angeles-Riverside-Orange County, CA Consumer Price Index - All Urban Consumers; Base Period: 1982-1984 = 100. Source: United States Bureau of Labor.

ATTACHMENT “4”

ATTACHMENT 4 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK--
BUREAU OF LABOR STATISTICS CONSUMER PRICE INDEX—
ALL URBAN CONSUMERS FROM 1974 TO 2010

[Attached hereto]

BUREAU OF LABOR STATISTICS

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Databases

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Change Output Options: From: 1974 To: 2010

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Data extracted on: May 7, 2010 (4:21:03 PM)

Consumer Price Index - All Urban Consumers

Series id: CUUR421SA0, CUSAA21SA0
Not Seasonally Adjusted
Area: Los Angeles-Riverside-Orange County, CA
Item: All items
Base Period: 1982-84=100

Download: .xls

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
1974	45.8	46.1	46.6	47.0	47.5	47.9	48.4	49.0	49.8	49.8	50.3	50.8	48.2		
1975	51.0	51.5	52.2	52.7	53.1	53.0	53.5	53.7	54.3	54.7	55.0	55.4	53.3		
1976	55.7	55.4	55.5	55.5	56.3	56.5	57.1	57.4	57.8	58.0	58.3	58.5	56.9		
1977	59.2	59.7	59.8	60.2	60.4	60.8	61.1	61.1	61.5	61.5	61.9	62.4	60.8		
1978	62.8	63.1	63.4	64.2	64.8	65.5	65.8	66.0	66.8	66.9	67.1	66.7	65.3		
1979	67.6	68.3	69.0	70.3	71.4	72.1	72.7	73.6	74.7	75.1	75.9	77.2	72.3		
1980	78.7	80.4	81.7	82.8	84.3	84.7	84.2	83.7	84.5	85.5	86.5	87.6	83.7		
81	87.8	88.5	89.1	89.9	90.5	90.7	92.1	93.0	94.5	95.2	95.3	95.5	91.9		
82	96.7	96.6	96.9	97.0	97.2	98.2	97.9	97.9	97.5	98.0	97.6	96.6	97.3		
83	96.7	97.1	97.2	98.0	98.8	99.4	99.7	99.9	100.3	100.5	100.4	100.8	99.1		
84	101.2	101.6	101.8	102.5	103.4	103.4	103.5	104.5	105.0	105.5	105.5	105.3	103.6	102.3	104.9

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
1985	105.9	106.3	106.5	106.9	108.0	108.1	108.8	109.6	109.6	110.4	110.0	110.4	108.4	107.0	109.8
1986	110.6	110.5	111.1	110.6	111.5	112.1	112.0	112.0	113.3	113.8	113.0	112.7	111.9	111.1	112.8
1987	113.4	114.7	115.5	116.0	116.8	116.5	116.5	117.3	118.0	118.6	118.2	118.5	116.7	115.5	117.9
1988	118.9	119.7	120.6	121.1	122.0	122.0	122.1	122.6	123.4	124.0	124.1	124.2	122.1	120.7	123.4
1989	124.6	125.5	126.2	127.2	128.3	128.7	129.0	128.9	130.1	130.0	130.0	130.6	128.3	126.8	129.8
1990	132.1	133.6	134.5	134.2	134.6	135.0	135.6	136.3	137.7	138.7	138.9	139.2	135.9	134.0	137.7
1991	140.0	139.9	139.7	140.7	140.8	140.8	141.5	141.7	142.6	142.9	143.5	143.1	141.4	140.3	142.6
1992	144.3	144.9	145.5	145.8	146.0	146.2	146.7	146.9	147.4	148.4	148.2	148.2	146.5	145.5	147.6
1993	149.2	150.0	149.8	149.9	150.1	149.7	149.8	149.9	150.2	150.9	151.6	151.9	150.3	149.8	150.7
1994	152.2	152.2	152.5	152.0	151.4	151.3	151.7	152.0	152.7	153.4	152.9	153.4	152.3	151.9	152.7
1995	154.3	154.5	154.6	154.7	155.1	154.8	154.5	154.4	154.6	155.2	154.4	154.6	154.6	154.7	154.6
1996	155.7	156.2	157.3	157.7	157.5	156.7	157.6	157.3	158.2	158.8	158.4	158.3	157.5	156.9	158.1
1997	159.1	159.2	159.8	159.9	159.5	159.4	159.5	159.7	160.5	161.1	160.7	161.2	160.0	159.5	160.5
1998	161.0	161.1	161.4	161.8	162.3	162.2	162.1	162.6	162.6	163.2	163.4	163.5	162.3	161.6	162.9
1999	164.2	164.6	165.0	166.6	166.2	165.4	165.8	166.3	167.2	167.2	167.1	167.3	166.1	165.3	166.8
2000	167.9	169.3	170.7	170.6	171.1	171.0	171.7	172.2	173.3	173.8	173.5	173.5	171.6	170.1	173.0
2001	174.2	175.4	176.2	176.6	177.5	178.9	178.3	178.4	178.8	178.3	178.1	177.1	177.3	176.5	178.2
2002	178.9	180.1	181.1	182.2	182.6	181.9	182.2	183.0	183.4	183.7	184.0	183.7	182.2	181.1	183.3
2003	185.2	186.5	188.2	187.6	186.4	186.3	186.3	186.9	188.2	187.8	187.1	187.0	187.0	186.7	187.2
2004	188.5	190.1	191.5	191.9	193.3	193.7	193.4	193.1	194.5	196.3	196.9	195.2	193.2	191.5	194.9
2005	195.4	197.4	199.2	201.1	201.5	200.7	201.4	203.1	205.8	206.9	205.6	203.9	201.8	199.2	204.5
2006	206.0	207.5	208.5	210.5	212.4	211.1	211.4	211.9	212.9	211.4	211.1	210.6	210.4	209.3	211.6
2007	212.584	214.760	216.500	217.845	218.596	217.273	217.454	217.330	217.697	218.696	219.943	219.373	217.338	216.260	218.416
2008	220.918	221.431	223.606	224.625	226.651	229.033	229.886	228.484	227.449	226.159	222.229	219.620	225.008	224.377	225.638
2009	220.719	221.439	221.376	221.693	222.522	223.906	224.010	224.507	225.226	225.264	224.317	223.643	223.219	221.943	224.495
2010	224.610	224.620	225.483												

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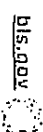
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5/7/2010

ATTACHMENT “5”

ATTACHMENT “5”

ATTACHMENT 5 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK--
JOHN P. NEET MAI APPRAISAL OF BASE YEAR MARKET RENT

[Attached hereto]

JOHN P. NEET, MAI

APPRAISAL & CONSULTING SERVICES FOR MANUFACTURED HOUSING COMMUNITIES AND RV PARKS

May 29, 2010

Mr. Boyd L. Hill, Esq.
Hart King & Coldren
200 Sandpointe, 4th Floor
Santa Ana, CA 92707

Re: Retrospective Market Rental Value ("Vega" Analysis)
The Ranch Mobile Home Park
2193 Los Feliz Road
Thousand Oaks, CA

Mr. Hill:

As requested and authorized, I have appraised the captioned property for the purposes of expressing my opinion of its **market rental value** as defined herein. The interests appraised are those of the **Fee Simple** estate. Fee simple ownership is defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitation imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

As a result of my investigation and analysis, it is my opinion that the market rental value of the individual sites in the subject property, as of **February 29, 1980**², and subject to the assumptions, certification, and limiting conditions stated herein, was

TWO HUNDRED FORTY DOLLARS PER MONTH
\$240.00/MONTH

This is a retrospective appraisal, in that the market rental value is estimated as of a date substantially removed from the time of analysis. The reader should be aware that the accuracy of this market rental value estimate is substantially dependent on the availability of rental data information from the time frame of the value date.

In this analysis, there was good availability of information from the approximate time period, and the time adjustments necessary to adjust rates to the base year period were relatively predictable due to the known adjustments to rent available under the Thousand Oaks rent control ordinance and other predecessor ordinances, which governed mobile home park rent increases for nearly all of the mobile home sites in the city from February 29, 1980 onward.

¹ The Appraisal of Real Estate, 12th Edition, (The Appraisal Institute, 2001), p. 69.

² Ordinance No. 747-NS of the City of Thousand Oaks established a rent increase moratorium that froze rents in mobile home parks at the level in existence on February 29, 1980.

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TEMECULA, CA 92590
(909) 695-0313 FAX (909) 494-4019

P.O. Box 1379
LAKE ELSINORE, CA 92531
jpneet@inland.net

JOHN P. NEET, MAI

The scope of the assignment is described is described in the Scope of Work agreement with the client, and complies with the Uniform Standards of Professional Appraisal Practice (USPAP). ³This letter is part of the attached **summary report**, which contains summary descriptions of the subject property, summary of factual data considered, and a summary of my analysis of that data upon which the value conclusion is predicated.

Respectfully submitted,



John P. Neet, MAI

California General Appraisal Certificate No. AG003494; Expires 3/14/2012

³ Uniform Standards of Professional Appraisal Practice, 2005 Edition (The Appraisal Foundation, 2005), n.p.

PROPERTY IDENTIFICATION

The property that is the subject of this report includes the individual sites within a mobile home park located at 2193 Los Feliz Road, City of Thousand Oaks, County of Ventura, and State of California. A precise legal description of the mobile home park was not available, but the property is sufficiently identified for appraisal purposes by the physical address.

The Ranch Mobile Home Park

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to provide an opinion of market rental value for the individual mobile home sites in the subject property. It is my understanding that the intended use of the appraisal is to determine market rent levels prior to the initiation of the Thousand Oaks rent control ordinance in 1980.

CLIENT AND INTENDED USERS

This report is intended for use only by the addressee and firm, and the owner of the property, who are identified as the client in this assignment. Use of the report by others not named above is not intended by the appraiser.

SCOPE OF THE APPRAISAL

The scope of this appraisal assignment involved the inspection of the subject property, interviews with the property owner and responsible parties, the collection and analysis of pertinent market data and other information, and the completion of the valuation analysis contained herein. John P. Neet, MAI inspected the property and collected factual data utilized herein. John P. Neet, MAI completed the appraisal analysis and the opinions stated herein are solely those of John P. Neet, MAI. The data collected and considered as well as the process of my reasoning is described throughout the report. This appraisal meets the requirements of the scope of work agreement between the appraiser and client, and the report complies with the requirements of USPAP Standard No. 2. The written appraisal is intended to be a **Summary Report** under Standard 2-2(a). Any limitations on the scope of work or reporting are found on Page 8.

DEFINITION OF VALUE TO BE ESTIMATED

Market Rental Value (Market Rent) - The rental income a property would probably command in the open market, indicated by the current rents that are either paid or asked for comparable space as of the date of the appraisal⁴.

EXPOSURE TIME ASSUMPTIONS

The market value estimated herein presumes an exposure time of 3 months or less, which appears to be a reasonable assumption based on market data reviewed for this appraisal.

PERSONAL PROPERTY

No personal property is included in the estimate of market rent.

⁴ The Appraisal of Real Estate, 12th Edition, (The Appraisal Institute, 2001), p. 480

APPRAISER COMPETENCY

The principal appraiser holds general appraiser certificates in this and other states, and is the holder of the MAI designation, indicating the base qualifications needed to appraise properties of this level of complexity. As pertaining to this property type, the principal appraiser has performed appraisal and counseling assignments involving over 3,000 mobile home parks and RV parks, and as a result of this experience is qualified to complete this valuation assignment.

ASSUMPTIONS & LIMITING CONDITIONS

The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute requires the appraiser to “clearly and unequivocally set forth all facts, assumptions, and conditions upon which the appraisal is based.” In compliance with this requirement, and to assist the reader in interpreting this report, the general assumptions and limiting conditions are set forth as follows:

1. The date to which the conclusions and opinions expressed in the report apply is set forth in the body of this report. Further, the dollar amount of any opinion herein rendered is based upon the purchasing power of the American dollar as of that date.
2. The information furnished by others is believed to be reliable, however, no warranty is given for its accuracy. Any income and expense records relating to the subject property that has been provided is assumed to be accurate as presented.
3. I reserve the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the validity of the title is rendered. Title is assumed to be marketable, free and clear of all liens and encumbrances, easements and restrictions, except those specifically discussed in the report.
5. The property is appraised assuming that is under responsible ownership and competent management.
6. All engineering is assumed to be correct. The illustrative material in this report is included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, the subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging the engineering studies that may be required to discover such conditions.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
9. It is assumed that all zoning and use regulations and restrictions have been complied with, unless non-conformity is stated, defined, and considered in the appraisal report.
10. It is assumed that all licenses, certificates of occupancy, consents or other legislative or administrative authority from any national, state, or local government or private entity or organization have been or can be obtained for any use upon which the value estimate contained in this report is based.
11. It is assumed that the utilization of land and improvements is within the boundaries or property lines of the land described and that there is no trespass or encroachment except as noted in the report.
12. No opinion is expressed as to the value of the subsurface oil, gas, or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as expressly stated.
13. No opinion is expressed for matters that require legal, engineering, or other specialized knowledge beyond that customarily employed by real estate appraisers.
14. No responsibility is assumed for determining the effect of possible natural disasters or other such occurrences upon the individual property.

15. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
16. I am not required to give further consultation, testimony, or to be in attendance in court with reference to the property in question unless arrangements have been previously made. The client is notified that any such further consultation, testimony, or attendance in court will be at my discretion and will be predicated upon the payment of an additional fee.
17. No testing or inquiry was made regarding the existence of lead based paint, asbestos containing materials, or termite infestation or damage. These areas are beyond the appraiser's expertise. Consultation with appropriate experts is recommended.
18. No consideration has been given to the value of any personal property located upon the subject property, except as otherwise stated in the report.
19. The plans and specifications, upon which this valuation is predicated, are assumed to show the intent of the builder, but I assume no responsibility for the correctness, or for any undisclosed modifications.
20. The issue of compliance with the ADA (Americans with Disabilities Act) is beyond the scope of this appraisal. It is my recommendation that the client retain the services of a qualified expert in the field of ADA compliance to determine if the property conforms to the requirements of the ADA, and to determine the impact of noncompliance upon the use and utility of the subject improvements. The appraiser assumes the compliance of the subject property to the ADA, as such knowledge is beyond my knowledge and expertise.
21. **ENVIRONMENTAL HAZARDS DISCLAIMER**-The following disclaimer is made in accordance with Guide Note 8 adopted by the Governing Council of the American Institute of Real Estate Appraisers on May 3, 1989 and Advisory Opinion G-9 issued by the Appraisal Standards Board of the Appraisal Foundation on December 8, 1992; and is intended to provide notice to the client of my lack of knowledge and expertise in the area of environmental hazards.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl's, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did I become aware of such during the inspection. I have no knowledge of the existence of such materials on or in the property unless otherwise stated. I am not qualified to test such substances or conditions. It is recommended that the client consult with an environmental hazard expert before making any decision regarding this property. The value estimated is predicated upon the assumption that there is no such condition on or in the property or in such proximity thereto that would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or knowledge required to discover them.

The appraiser is not an expert in the field of hazardous materials. This appraisal does not constitute an expert inspection of the property for environmental or health hazards. The only way to be certain as to the condition of the property with respect to "environmental hazards" is to have an expert in the field inspect the property. **This appraisal should not be relied upon as to whether environmental hazards exist on or near the property. It is the appraiser's recommendation that a Phase 1 Environmental Assessment be obtained on this or any other property prior to making any monetary decision involving the property to determine the potential for environmental hazards.**

DEFINITIONS⁵

Market Value- The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they considers their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in cash in United States dollars or in terms of financial arrangements comparable thereto; and

The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value As-Is- Estimate of market value in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the appraisal date.

Fee Simple- An absolute fee; a fee without limitations to any particular class of heirs, or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation; an inheritable estate.

Lcased Fee- An ownership interest, held by a landlord, with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to possession of the property following the expiration of the lease.

Leasehold- A property held under the tenure of a lease. The right of use and occupancy of real property by virtue of a lease agreement; the right of a lessee to use and enjoy real estate for a stated term and upon certain conditions, such as payment of rent.

Transfer Rental Rate- Rental rate charged to new tenant purchasing existing manufactured home in park.

New Move-In Rate- Rental rate charged for space that is vacant or for new unit being moved in to park.

Manufactured Home- Factory built home, constructed since 1976 in compliance with regulations promulgated by the United States Department of Housing and Urban Development (HUD); also known as a HUD code home.

Mobile Home- Factory built home, constructed prior to the 1976 HUD code requirement.

RV (Recreational Vehicle)- One of several alternative units designed for vacation use; includes Class A RV's (bus chassis), Class C RV's (van chassis), trailers (designed to be pulled behind powered vehicle), and park model RV's (see below).

Park Model RV- RV unit designed for permanent or semi-permanent placement; resembles a HUD code home in appearance, but is less than 400 SF in size, and is not in compliance with HUD code.

Cathodic Protection Device- Electronic device to limit corrosion of in-ground pipelines.

⁵Definitions from the Appraisal of Real Estate, 11th Edition published by the Appraisal Institute and paraphrased and other sources.

CERTIFICATION

I certify to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of a client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Appraisal Practice (USPAP), and if applicable, the requirements of Title XI of FIRREA (Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989).
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification. As reported in the Scope of the Appraisal, Elizabeth Quirk assisted in the collection and verification of factual data, but did not participate in the analysis or the forming of the real property appraisal opinions stated herein.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report I, have completed continuing education program of the Appraisal Institute.
- The requirements of the competency provision of USPAP have been met for the purposes of this appraisal assignment.



John P. Neet, MAI
California General Appraisal Certificate No. AG003494; Expires 3/14/2012

MARKET RENT VALUATION PROCESS

In this appraisal, market rent is estimated using the survey method. This methodology requires the appraiser to obtain and confirm recent and relevant rental data from alternative properties, as noted in The Appraisal of Real Estate textbook:

"When a market rent estimate for the subject property is required, the appraiser gathers, compares, and adjusts comparable rental data."⁶

One of the primary qualifications to determine whether or not the data is sufficiently reliable to be used for this purpose is stated in the above listed text:

"It is also important to ascertain that the lease represents a freely negotiated, arms-length transaction. A lease that does not meet these criteria, such as a lease to an owner-tenant or a sale-leaseback (financing lease), may not provide a reliable indication of market rent."⁷

Specific instructions are provided for the consideration of rents that do not represent freely negotiated transactions:

"Rentals that do not reflect arm's-length negotiations most likely will have to be eliminated as comparables."⁸

In most appraisals of multifamily or commercial properties, there are many examples of negotiated rental transactions available for review and consideration. In applying this process to mobile home parks in California, the survey methodology will not always provide an indication of market rent due to the influence of rent controls in various communities. Even in communities without actual rent control ordinances, mobile home park operators must consider the probability of rent control being imposed when determining the price at which offers to rent will be made. Unless an ordinance allows full decontrol (negotiated rent) upon the transfer of ownership of a mobile home, rents that are determined pursuant to the terms specified in a rent control ordinance cannot be used as a basis for estimating market rent, as any rents so determined would not reflect "arms length negotiations".

The State of California also allows exceptions to rent control statewide under the California Civil Code. These include:

- Spaces that are rented under the terms of a qualifying lease agreement (California Civil Code Sec. 798.17); and
- Spaces constructed after 1990 (California Civil Code Sec. 798.45).

The retrospective nature of this assignment requires the appraiser to rely on a broad spectrum of market data to determine rent levels in various competitive alternative properties as of the valuation date. Included in the review were datum from a variety of mobile home parks within various cities in Ventura County, including the City of Thousand Oaks. This data was obtained from a variety of city records, mobile home park records, contemporaneous appraisal reports, and surveys. Most of the available data dated to the early to mid 1980's.

⁶ The Appraisal of Real Estate, 12th Edition, (The Appraisal Institute, 2001), p. 500

⁷ The Appraisal of Real Estate, 12th Edition, (The Appraisal Institute, 2001), p. 500

⁸ The Appraisal of Real Estate, 12th Edition, (The Appraisal Institute, 2001), p. 501

The most salient data found were certified annual rent rolls provided to the City of Thousand Oaks by various parks that indicated the rates for individual sites in the various mobile home parks in the City. The rent rolls indicated the level of rents for 1983 and 1986 (prior to the annual increase date). These rents were then adjusted downward to a base year level using the maximum increase allowed under the ordinance.⁹

Based on this research and analysis, the base year rents for the comparable properties in Thousand Oaks are shown in the following chart. The data is arrayed based generally on the overall quality and tenant appeal of the various parks, with the subject property included based on its relative competitive position relative to the other parks in the City of Thousand Oaks.

PARK NAME	ADDRESS	RENT AS OF 2/29/1980
Crestview Trailer Park	53 Conejo School Road	\$162.04
Conejo MHP	1200 Newbury Road	\$156.60
Elms Plaza MHP	1262 Newbury Road	\$187.23
Twin Palms MHP	198 N. Skyline Drive	\$181.48
<i>The Ranch</i>	<i>2193 Los Feliz Road</i>	<i>\$123.00</i>
Ventu Park Villas	50 S. Ventu Park Road	\$276.85
Ventu Estates	26 S. Ventu Park Road	\$283.33
Thunderbird Oaks	200 S. Conejo School Road	\$280.56

The subject occupies a market niche between the smaller, older trailer parks (Crestview, Conejo, Elms Plaza, and Twin Palms) and the higher quality properties (Ventu Park Villas and Ventu Estaes, Thunderbird Oaks).

Clearly, the rents for the subject are well below indicated market levels, with rents in the \$123 per month range which are lower than Crestview Trailer Park, which is a high density trailer community with substantially lesser appeal. The subject is more modern than the older properties, and offers superior appeal. The appeal is somewhat less than the overall tenant appeal of Ventu Park Villas and Ventu Estates, and Thunderbird Oaks. These properties set the upper limit indicator for the subject. Market rent for the subject should fall into the range above \$190 per month and below \$270 per month.

By comparison, the subject is relatively newer in age and similar in design and appeal to the superior properties, and less similar to the inferior properties. Locational differences are also considered, although these are not significant.

- The subject, Crestview Trailer Park, Twin Palms MHP, and Thunderbird Oaks are all located in the same neighborhood, while Conejo MHP, Elms Plaza MHP, Ventu Park Villas, And Ventu Estates are located in a different neighborhood to the west. There does not appear to be significant differences in the neighborhoods that are reflected in the reported rental rates.

⁹ For the purposes of the analysis, it was assumed that the parks increased rents by the maximum allowed under the ordinance (8% increase in 1983 and 1986, no increases in other years) If the reporting parks did not increase rents by the maximum allowed, the base year rents could be higher than assumed for the analysis, and the base year estimate of market rents for the subject may be lower than would be indicated if confirmation of the increase were able to be obtained.

- Conejo MHP, Elms Plaza MHP, Twin Palms MHP, and Crestview Trailer Park are located in areas where there is a more commercial orientation, and in addition, Conejo MHP and Elms Plaza MHP front to a freeway frontage road with US 101 located beyond. These are considered inferior locations to the subject.
- Thunderbird Oaks is also located proximate to the US 101 Freeway, but has superior buffering and is located in a more residential neighborhood, as are Ventu Estates and Ventu Park Villas. These locations are considered superior to the location of the subject, which is a neighborhood of somewhat higher density development.

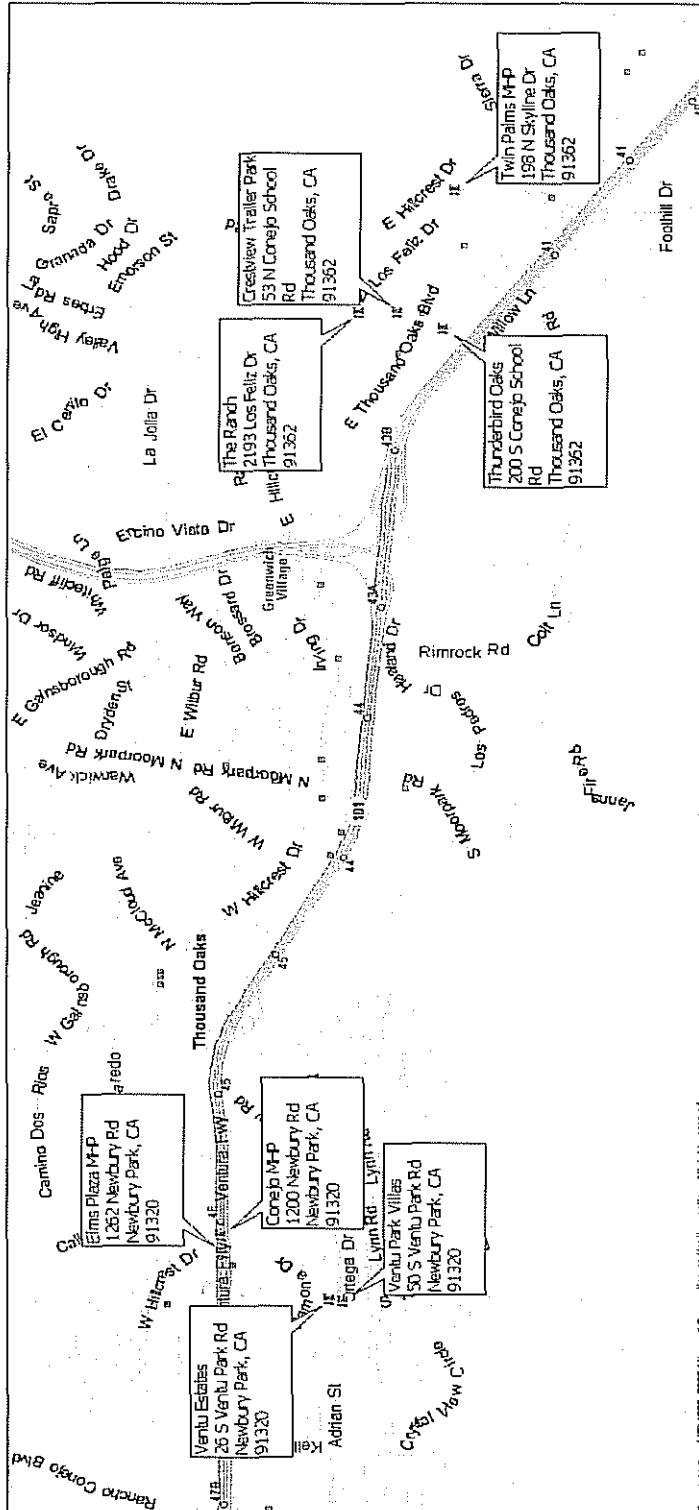
On balance, the subject is a newer, more attractive development than the properties considered inferior, and is somewhat less attractive than the superior properties, but not to the same degree due to its modern design (relative to the appraisal date) as compared to the older trailer park oriented properties.

Based on this analysis, it is my opinion that the market rent for subject as of February 29, 1980 was

**TWO HUNDRED FORTY DOLLARS PER MONTH
\$240.00/MONTH**

Rent levels for 1979, which is commonly used as the base year as it is the last year market rental transactions were allowed to occur in the City of Thousand Oaks, were not likely to have been substantially different than reported for the period beginning February 29, 1980. There is no indication in the documents available from the City of Thousand Oaks records, including the findings stated in Ordinance No. 747-NS, which indicated rents were being increased rapidly in the few months prior to the rent freeze date. As a result, it is very likely that the market rent levels in the latter part of 1979 were not substantially different than concluded above.

ADDENDA



COMPARABLE RENTAL DATA LOCATION MAP

PROFESSIONAL QUALIFICATIONS/CURRICULUM VITAE

PROFESSIONAL QUALIFICATIONS
JOHN P. NEET, MAI

LICENSES AND MEMBERSHIPS:

Appraisal Institute

Member-Designation No. 7728; Currently certified under the Appraisal Institute's mandatory continuing education requirements

Licensed Real Estate Appraiser

California Certified General Appraiser No. AG003494, Certified through 3/2010

Arizona Certified General Appraiser No. 31052, Certified through 4/2011

Nevada Certified General Appraiser No. 04661, Certified through 5/31/2011

Temporary Certifications Obtained in Washington, Oregon, Texas

Licensed Real Estate Broker

Texas Brokers License No. 322708 (Inactive)

EXPERIENCE:

1988-Present

John P. Neet, MAI, Real Estate Appraiser & Consultant

Owner of firm specializing in multi-disciplinary valuation and consultation. Areas of special emphasis include income producing properties with a primary concentration on manufactured housing communities, manufactured housing, and RV parks, leasehold and quasi-leasehold valuations, public acquisition valuations, valuations for rated and un-rated bond issues and resident conversions, expert testimony, and appraisal review. Non-appraisal experience includes cash flow projections, rent control financial analysis and consultancy, market studies and analysis, and financial performance analysis for manufactured housing communities and RV parks. Qualified as an expert in United States District Court, in state courts in Orange, Riverside, San Diego, and San Bernardino Counties in California and Federal Bankruptcy Courts in California, Texas, and Nevada.

1981-1987

Terrence F. Wood & Co. Corpus Christi, Texas

Appraisal and review of all types of properties; special emphasis on income producing, development, and resort properties; expert testimony in bankruptcy and foreclosure proceedings. Qualified as an expert in Nueces County district courts and Federal Bankruptcy Courts.

1978-1980

Home Savings and Loan Los Angeles, California

Chief Appraiser, Conventional Loans-Manager in charge of training and review of appraisal staff.

Staff Appraiser-valuation of single and multi-family properties.

EDUCATION:

CALIFORNIA STATE UNIVERSITY AT NORTHRIDGE

Business Administration

APPRAISAL INSTITUTE

Courses 101, 102, and 201 (SREA)

Courses 1-A, 1-B, 2-1, 2-2, 2-3 (AIREA)

Courses 410, 420, 700 (AI)

INTERNATIONAL RIGHT OF WAY ASSOCIATION

Easement Valuation

RECENT SEMINARS:

USPAP Updates, FIRREA Requirements, Standards of Professional Practice Updates, Annual Litigation Seminars & Updates, Apartment Valuation, Appraiser Licensing and Certification, HP12-C Seminar, Land Regulation Workshop, Easement Valuation Seminars, Retail Workshop, Limited Appraisals and Report Writing Options, Annual Regional Economic Forecast Workshops & Seminars, Manufactured Housing Community Law Seminars and Operations seminars, Regression Analysis

ATTACHMENT “6”

ATTACHMENT 6 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK--
2009 GROSS TOTAL INCOME*

<u>TYPE OF INCOME</u>	<u>2009 GROSS AMOUNT</u>
1. Rental Unit Income	\$113,662
2. Garage and Parking Income	None
3. Stores and Office Income	None
4. Adjusted Income from Below Market Rentals	None
5. Miscellaneous Income	\$ 4,258+
6. <u>GROSS TOTAL INCOME</u>	<u>\$117,920</u>

*From Ranch General Ledger for December 31, 2009

+Miscellaneous Income is broken down as follows:

Laundry \$ 189

Housing Allowance \$ 4,069

Total Miscellaneous Income \$ **4,258**

[Note—Ledger Sheet income for Electric \$21,987 and Gas \$17,524 are excluded per CPUC rulings; Ledger Sheet income for water/sewer does not exceed expenses and is therefore eliminated to the amount of expenses]

ATTACHMENT “7”

ATTACHMENT 7 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK--
2009 OPERATING EXPENSES*

<u>TYPE OF EXPENSE</u>	<u>2009 AMOUNT</u>
7. Management and Administration	\$ 82,742+
8. Landlord Services Adjustment	None
9. Operating Expenses	See below
10. Supplies	None
11. Electric/Gas	Not included per CPUC rulings
12. Common Area Electric	\$ 3,028
13. Water/Sewer	\$ 10,039
14. Common Area Gas	\$ 491
15. Bldg. Services	None
16. Other—Rubbish (\$5,383)/Cable (\$105)	\$ 5,488
17. Maintenance Expenses	See below
18. Security	None
19. Ground Maintenance	Included in Item 20
20. Maintenance and Repairs	\$ 2,990
21. Paint/Décor	Included in Item 20
22. Taxes and Insurance	See below
23. Property Taxes	\$ 14,792
24. Business Taxes (\$800) and Licenses	\$ 2,016♦
25. Insurance	\$ 2,775@
26. Miscellaneous—Payroll Taxes	\$ 1,648
27. Service Expense (Equipment Rental)	\$ 449
28. Other Payroll Expenses	None
29. <u>TOTAL OPERATING EXPENSES</u>	<u>\$126,458</u>

*From Thunderbird Oaks December 31, 2009 General Ledger, except where adjusted as explained on page 2 and in Attachment 10

♦This is the average amount expended over the last three years from the General Ledgers of 2007, 2008 and 2009

+Management and Administrative Expenses are itemized as follows:

Salaries	\$14,784
Housing Allowance	\$ 4,747
Auto Expenses	\$ 307♦
Bank Charges	\$ (30)
Billing Service	\$ 2,150♦
Dues and Subscriptions	\$ 580♦
Legal and Accounting	\$ 5,671♣
Management Fees	\$49,237
Office Expenses	\$ 1,507♦
Advertising & Promotion	\$ 17♦
Meetings and Seminars	\$ 679♦
Rent	\$ 956♦
Telephone	\$ 1,269♦
Travel	\$ 868♦
<u>Total Management and Administrative Expenses</u>	<u>\$82,742</u>

♦This is the average amount expended over the last three years from the General Ledgers of 2007, 2008 and 2009

♣This is the average amount expended over the last three years from the General Ledgers of 2007, 2009 and 2009, plus the Ranch's proportional allocation of 2009 accounting costs (\$4,617) incurred by the administrative division on behalf of the Ranch

@Insurance Expenses are itemized as follows:

General (General Ledger lists two years at \$12,678)	\$ 1,814♦
Worker's Compensation	\$ 961
<u>Total Insurance Expenses</u>	<u>\$ 2,775</u>

♦This is the average amount expended over the last three years from the General Ledgers of 2007, 2008 and 2009

ATTACHMENT “8”

ATTACHMENT 8 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK—
CPA MICHAEL MCCARTHY MNOI WORKING PAPER

[See Attached]

**AVMGH FIVE - THE RANCH LIMITED PARTNERSHIP
MAINTENANCE OF NET OPERATING INCOME
2009**

Page 1 of 3

Step 1: Determine Base Year:

Original Ordinance 775-NS Established 6/1/1980

Conclusion: Base Year is: 1979

Step 2: Determine Base Year Net Operating Income (NOI) - Adjust for Inflation

"Vega" Adjustment to Market Rent	Annual rent in 1979	102,840	
	Divided by: Spaces	74	
	Months	12	
	Estimated rent per space in 1979	115.81	
	"Vega" adjustment	124.19	
	Market rent in 1980 per space per appraisal	\$ 240.00	
	Times: Spaces	74	1979
	Months	12	\$ 213,120

Rollback Expenses to Base Year:

1982 expenses per 12/8/83 Martello memo	\$ 53,299
Less: Depreciation	(18,875)
Expenses for MNOI comparison	34,424
Rollback to 1980 for inflation:	
Year CPI-U Change % Change Expenses	
1982 96.6 1.1 1.2% 34,424	
1981 95.5 7.9 9.0% 34,032	
1980 87.6 10.4 13.5% 31,217	
1979 77.2 27,511	(27,511)

Compute Base Year NOI

BASE YEAR NET OPERATING INCOME \$ 185,609

Compute Current Year Target NOI Base Year NOI Inflation Adjustment

CPI-U Latest Available	Apr-10	225.92	
CPI-U Base Year	1979	77.20	
		148.72	292.6%

Base Year Net Operating Income Adjusted for Inflation \$ 543,161

Step 3: Calculate Current Year NOI, Adjust as Necessary to "Normalize"

REVENUE		2007	2008	2009	Adjustments	Normalized
Rent		\$ 113,315	\$ 113,378	\$ 113,662	\$ -	\$ 113,662
Utilities Income	Electric	63,961	68,587	21,987	(21,987)	- (1)
	Gas	-	-	17,524	(17,524)	- (1)
	Water/Sewer	-	-	21,990	(21,990)	- (2)
Other Income	Laundry	168	60	189	-	189
	Housing allowance	2,324	2,752	4,069	-	4,069
Total net revenue		179,768	184,777	179,421	(61,501)	117,920
EXPENSES						
Labor Costs						
	Salary	9,936	9,600	14,784	-	14,784
	Housing allowance	2,324	2,752	4,747	-	4,747
	WC insurance	600	-	961	-	961
	Payroll taxes	1,374	1,049	1,648	-	1,648
Total labor costs		14,234	13,401	22,140	-	22,140

6/2/2010

AVMGH FIVE - THE RANCH LIMITED PARTNERSHIP
MAINTENANCE OF NET OPERATING INCOME
2009

Page 2 of 3

Utilities Expense	2007	2008	2009	Adjustments	Normalized	
Electricity	24,311	22,083	19,757	(19,757)	-	(1)
Gas	14,258	14,132	9,000	(9,000)	-	(1)
Cable TV	539	976	105	-	105	
Trash	5,030	5,162	5,383	-	5,383	
Water/Sewer	30,456	31,056	32,029	(21,990)	10,039	(2)
Common area electricity	-	-	-	3,028	3,028	(3)
Common area gas	-	-	-	491	491	(3)
Total utility expense	74,594	73,409	66,274	(47,228)	19,046	
Repairs & Maintenance						
Repairs & maintenance	6,333	3,537	2,990	-	2,990	
Equipment rental	339	371	449	-	449	
Total repair & maintenance	6,672	3,908	3,439	-	3,439	
Administrative & General						
Advertising & Promotion	-	-	50	(33)	17	(5)
Auto expense	-	-	922	(615)	307	(5)
Bank charges	24	(30)	(30)	-	(30)	
Billing service	2,221	2,624	1,605	545	2,150	(5)
Contributions	-	1,480	-	-	-	
Depreciation	6,164	5,721	5,329	(5,329)	-	(4)
Dues & Subscriptions	-	1,055	686	(106)	580	(5)
Insurance - General	1,500	-	3,943	(2,129)	1,814	(5)
Insurance - Health	150	-	-	-	-	
Interest	728	4,945	1,802	(1,802)	-	(6)
Legal & accounting	338	2,823	-	5,671	5,671	(7)
Management fee	62,650	38,250	49,237	-	49,237	
Meetings & seminars	-	-	2,037	(1,358)	679	(5)
Office expense	623	274	3,624	(2,117)	1,507	(5)
Rent	-	-	2,868	(1,912)	956	(5)
State taxes	800	800	800	-	800	
Taxes & licenses	1,417	1,509	721	495	1,216	(5)
Property taxes	14,205	14,469	14,792	-	14,792	
Telephone	837	751	2,218	(949)	1,269	(5)
Travel	-	-	2,605	(1,737)	868	(5)
Total administrative & general	91,657	74,671	93,209	(11,376)	81,833	
Total expense	187,157	165,389	185,062	(58,604)	126,458	
Operating income (loss)	\$ (7,389)	\$ 19,388	\$ (5,641)	\$ (2,897)	\$ (8,538)	
	-4.1%	10.5%	-3.1%		-7.2%	

Step 4: Calculate NOI Maintenance Amount for the Current Year, Calculate Monthly Rent Adjustment

Base Year NOI Adjusted for Inflation from Step 2	\$ 543,161
Current Year Net Operating Loss from Step 3	<u>(8,538)</u>
Difference - MNOI Rent Adjustment	551,699
Divided by Number of Spaces	74
Divided by Number of Months	<u>12</u>
Recommended Monthly Increase per Space to Maintain Base Year NOI Adjusted for Inflation	<u><u>\$ 621.28</u></u>
Current Average Rent	\$ 128.00
Recommended Increase	<u>621.28</u>
Average Rent with Increase	<u><u>\$ 749.28</u></u>

RECONCILIATION	
Normalized Rent from Step 3	\$ 113,662
MNOI Rent Adjustment	551,699
Adjusted Rent Revenue	665,361
Other Income from Step 3	4,258
Total Adjusted Revenue	669,619
Expenses from Step 3	126,458
NOI after Rent Adjustment	543,161
NOI from Step 3	<u>(8,538)</u>
Difference	551,699
Divided by Spaces	74
Divided by Months	<u>12</u>
Recommended Increase	<u><u>\$ 621.28</u></u>

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CTO 00096

**AVMGH FIVE - THE RANCH LIMITED PARTNERSHIP
MAINTENANCE OF NET OPERATING INCOME
2009**

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Summary of Adjustments

- (1) Gas and electric income and expense are eliminated
- (2) Water/Sewer expense is eliminated to the amount of Water/Sewer income
- (3) Common area electricity and gas costs are added back
- (4) Depreciation is eliminated as a non-cash item
- (5) Three year average to normalize expense
- (6) Interest expense is eliminated to neutralize the impact of owner's financing decisions and for comparison to base year
- (7) Three year average plus \$4,617 allocation of accounting costs incurred by administration division on behalf of this park

6/2/2010

ATTACHMENT “9”

ATTACHMENT 9 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK—
LEGAL ANALYSIS OF RENT INCREASE APPLICATION

[See Attached]

MEMORANDUM

June 14, 2010

TO: CITY OF THOUSAND OAKS RENT ADJUSTMENT COMMISSION

I. INTRODUCTION

The owner of Ranch Mobile Home Park requests a monthly space rent increase of \$620.11 per month in order to obtain a “just and reasonable” return on its property. The City Code requires that the City Rent Adjustment Commission make a determination of the amount of space rent necessary to obtain a “just and reasonable” return on mobilehome property.

The City Code requires the Commission to follow a fixed maintenance of net operating income (“MNOI”) formula established by City regulations in making its determination. The purpose of this memorandum is to discuss the purpose for the “just and reasonable” determination and to provide a simple explanation of the MNOI formula as applied to the Ranch application.

II. REQUIREMENT OF A JUST AND REASONABLE RATE OF RETURN

Price controls on rent are within the City’s police power only if they are reasonably calculated both to eliminate excessive rents and they provide the owner with a “just and reasonable” return on its property. (*See Concord Communities v. City of Concord* (2001) 91 Cal.App.4th 1407, 1414) (*Id.* at 1415) To be “just and reasonable,” a rate of return must be high enough to encourage good management, including adequate maintenance of services, to furnish a reward for efficiency, to discourage the flight of capital from the rental housing market, and to enable operators to maintain and support their credit. (*Id.* at 1415)

III. THE MNOI FORMULA IS AN ACCEPTED METHODOLOGY

In determining a “just and reasonable” rate of return, no particular formula or combination of formulas is mandated. (*T.G. Oceanside, L.P. v. City of Oceanside* (2007) 156 Cal.App.4th 1355, 1372) One formula that courts have accepted is the “maintenance of net operating income” (“MNOI”) formula. (*Id.* at 1375-1376 [court allowed evidentiary presumption that formula is valid])

A typical MNOI formula presumes that the landlord’s net operating income at the time rent control began provided a just and reasonable return. (*See Kavanau v. Santa Monica Rent Control Bd.* (1997) 16 Cal.4th 761, 768) In order to maintain this net operating income at a constant level, the law permits rent increases that will enable the landlord to

To City of Thousand Oaks Rent Adjustment Commission
Memorandum re Ranch Discretionary Rent Increase
June 14, 2010
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recoup increases in ongoing operating expenses, including those caused by inflation. (*Id.* at 769)

Of course, if the law holds net operating income constant, inflation will erode the real value of that income. Thus, many maintenance of net operating income formulas permit a periodic inflation adjustment. (See *Kavanau v. Santa Monica Rent Control Bd.*, *supra*, 16 Cal.4th at 769)

IV. THE CITY ADOPTED AN MNOI FORMULA

In accordance with constitutional limits on the City's police power, the City's Mobilehome Rent Stabilization Ordinance No. 1254-NS (City Code, Title 5, Chapter 25) provides that the City's Rent Adjustment Commission must adopt a discretionary rent increase if it finds that such increase is in keeping with the purposes of the Ordinance and if the permitted automatic adjustments to rent do not provide a just and reasonable rent under guidelines established by the Commission. (City Code § 5-25.06 (b))

The City here uses a MNOI formula for determining whether a mobilehome park owner is entitled to discretionary rent increases. (City Rent Adjustment Commission Resolution No. RAC-2 Establishing Guidelines in Order to Determine a "Just and Reasonable Return" § 1.03)

City Resolution RAC-2 establishes MNOI as the presumptive standard for evaluating discretionary rent increase applications: "The Commission presumes that the net operating income received up to April, 1980 provided landlords with a Just and Reasonable Return on their rental units, unless there is clear and convincing evidence to the contrary. In most cases, the automatic increases allowed by the Ordinance and the property tax savings resulting from Proposition 13 provide sufficient additional operating income to landlords to maintain the same net operating income they experienced in 1979. However, in some cases landlords may have incurred reasonable operating expenses which exceed the rent increases allowed by the Ordinance and the tax savings resulting from Proposition 13. Therefore, landlords who have had such reasonable increased operating expenses should be able to maintain the same level of net operating income as they experienced in 1979 by requesting a rent adjustment pursuant to these guidelines."

To City of Thousand Oaks Rent Adjustment Commission
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V. THE MNOI FORMULA MANDATES THE RENT INCREASE

The MNOI formula adopted by the City operates as follows:

1. Determine the Base Year.

The Base Year must be 1979 unless the landlord can substantiate by clear and convincing evidence that 1979 financial information is not available and that the records for 1979 are lost. (See RAC-2, § 4) Where financial information for 1979 is available, the landlord must use 1979 as the Base Year. (See RAC-2, § 3.01; See also *Los Altos El Granada Investors v. City of Capitola* (2006) 139 Cal.App.4th 629, 655 [use of another base year justified only when no financial information for base year is available]))

Here, Ranch can establish that 1979 financial information is available and cannot establish by clear and convincing evidence that 1979 records are lost. As evidenced by the City's own memoranda and records and the Declaration of Bruce Hohn, gross total income financial information for 1979 is available. (See Application Attachments 2 & 3)

Also, as demonstrated by the calculations of CPA Michael McCarthy, operating expenses for 1979 can be reasonably determined by CPI adjustment of 1982 operating expenses. (See Attachments 3 and 4)

2. Adjust Base Year Gross Total Income for Below Market Rentals

The Base Year income must be adjusted for instances where actual Base Year rents collected were below what could have been collected if the units had been rented at their full market value, regardless of the reason. Among the permissible reasons are if rent increases could have been made pursuant to the Rent Stabilization Ordinance or if the landlord's rental policies and purposes kept the rents below market. (See RAC-2, § 2.05) Those reasons exist here, because it was due to policies and purposes of the landlord (obtaining a waiver of fees and operation as a low income property) that the Ranch 1979 rents were kept below market.

The City's regulation requiring adjustment of Base Year rental income to market rent levels is consistent with case law requiring Base Year rental income under application of the MNOI formula to be comparable to other similar properties.

"Nonetheless, a property owner must be permitted, pursuant to principles discussed in *Birkenfeld v. City of Berkeley*, *supra*, 17 Cal.3d 129, to start rent calculations with a base

To City of Thousand Oaks Rent Adjustment Commission
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date rent similar to other comparable properties.” (*Vega v. City of West Hollywood* (1990) 223 Cal.App.3d 1342, 1352) “

“The critical questions are not whether the base date rents establish a fair and reasonable return and whether the base date rents are within a range of rents which can be charged. Rather the question is whether the base date rents can reasonably be deemed to reflect general market conditions. [citation omitted] After base date rents are established which reflect general market conditions, the rents which are then established must provide the landlord with the requisite just and reasonable return.” (*Concord Communities, L.P. v. City of Concord* (2001) 91 Cal.App.4th 1407, 1414,-1415)

3. Determine the Base Year NOI and Adjust the Base Year NOI for Inflation.

The Base Year NOI is determined by taking the market level 1979 Gross Total Income and subtracting from that number the 1979 operating expenses. (See RAC-2, §§ 2 & 3.02)

The Base year Net Operating Income must then receive a Price Level Adjustment to adjust it to the current year by accounting for inflation. (See RAC-2, § 3.04) The Price Level Adjustment was established as a fixed annual percentage (8%) which operated to capture 100% of inflation on an average annual basis. (See RAC-2, § 3.04) The City has since modified the Price Level Adjustment to mean the Consumer Price “Index” which still operates to capture 100% of inflation. (See City Application Form, Page 5, line 31, referring to the Consumer Price “Index” Price Level Adjustment)

By adjusting for inflation, it is clear that inflation has seriously impacted the bottom line of Park operations. Costs have increased more than 400%. (See Application Attachment 1 [Section 2, Lines 1-3] and Attachment 4) When the 1979 costs of operation are adjusted for inflation to current levels, it is clear that in order to have the same good management, services, efficiency, housing market capital, and credit opportunities that existed in the 1979 Base Year, Ranch must have an NOI of slightly more than one-half million dollars. (See Application Attachment 1 [Section 2, Line 4])

4. Determine if the Current Year NOI is Less Than the Adjusted Base Year NOI

The Current Year NOI is determined by taking the Current Year Gross Total Income and subtracting from that number the Current Year operating expenses. (See RAC-2, §§ 2 & 3.03)

To City of Thousand Oaks Rent Adjustment Commission
Memorandum re Ranch Discretionary Rent Increase
June 14, 2010
Page 5

The NOI for the Current Year is then compared to the NOI for the Price Level Adjusted Based Year NOI to determine whether the landlord is eligible for a Just and Reasonable rent increase based on the NOI formula. If the Current Year NOI is less than the Price Level Adjusted Base Year NOI, then the landlord is eligible for a Just and Reasonable rent increase. The total annual amount of the Just and Reasonable rent increase is the difference between the Price Level Adjusted Base Year NOI and the Current Year NOI. (RAC-2, § 3.05)

In this instance, because rents have remained almost stagnant with only an 11% increase during a period of a 400% increase in costs, the difference between the Price Level Adjusted Base Year NOI and the Current Year NOI is staggering; in an amount that even exceeds even the Price Level Adjusted Base Year NOI.

5. Determine the Amount of Rent Increase Per Unit

The total annual amount of the Just and Reasonable rent increase must then be divided by the number of months and number of units to determine the actual monthly increase per unit. (See City Application Form, Page 5, Calculation Step 4)

ATTACHMENT “10”

ATTACHMENT 10 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK—
LEGAL ANALYSIS RE RENT ADJUSTMENT FORMULA

[See Attached]

MEMORANDUM

June 14, 2010

TO: CITY OF THOUSAND OAKS RENT ADJUSTMENT COMMISSION

I. INTRODUCTION

This Memorandum establishes the legal position for applying the City's Mobilehome Rent Stabilization Ordinance No. 1254-NS to the Ranch Mobilehome Park Rent Adjustment Application. The City can no longer rely on a 1977 use permit condition limiting the Ranch to low income residents and rents because State law requires that such a low income condition terminate after 30 years.

Furthermore, the City cannot rely upon its Resolution 84-037 to establish rent increase restrictions, because a resolution cannot establish zoning requirements such as the low income condition, and because Resolution 84-037 is premised on the obsolete use permit condition. Finally, application of Resolution 84-037 to the Ranch raises statutory concerns of discriminatory housing and constitutional issues of taking of property without just compensation (denial of just and reasonable return on investment), impairment of contract, equal protection, etc.

A separate companion Memorandum addresses how the City's Mobilehome Rent Stabilization Ordinance No. 1254-NS applies to the Ranch Rent Adjustment Application.

II. CITY IMPOSES LOW INCOME AND RENT RANCH PERMIT CONDITION

In May 1974, William Wyckoff acquired property located at 2193 West Los Feliz Drive in the City of Thousand Oaks. The property at the time was undeveloped except for two older homes, stables and horse corrals. In 1974, Mr. Wyckoff applied for a Trailer Park Development use permit (TPD 74-6) for a 74 unit mobilehome park.

The Application Form for TPD 74-6 states: "We plan to provide a much needed low cost rental development for senior citizens, handicapped and low income group. This development is being requested to replace other facilities which have been removed in the City of Thousand Oaks. The density of this development is less than what has been projected for this particular site. The General Plan recommends high density of 15-30 units per acre. This project proposes slightly less than 15 units per acre."

Based on construction costs in 1974, Mr. Wyckoff submitted extensive testimony to the Planning Commission as to the proposed rental rates of \$72.50 for single wide pad and \$110 for double wide pad rental spaces.

On November 18, 1974, the City of Thousand Oaks Planning Commission approved TPD 74-6, subject to several conditions, including Condition 27, which stated as follows: "That prior to issuance of a zone clearance for this project, the developer shall enter into an agreement with the City of Thousand Oaks deed restricting the development for low-income mobile home park rental. Said agreement shall establish the City or its duly authorized representative as a housing authority and shall establish conditions of occupancy and rental rates. Said agreement shall be subject to review and approval of the City Attorney and the Planning Director and final review and approval by the Planning Commission."

Mr. Wyckoff appealed certain of the conditions of approval of TPD 74-6 to the City Council, claiming that such conditions were inconsistent with the development of a limited income low rent mobilehome community. Among the conditions appealed were those requiring a decorative block wall, payment of Quimby Act (park) fees, redesign resulting in the loss of 4-9 sites, bedroom tax fees, and a sewer hookup fee based on more than a single bedroom.

At the hearing of the City Council appeal for TPD 74-6, Mr. Wyckoff requested that the City also waive normal City development fees, including park dedication, sewer and water service capital facilities fees. Those fees were estimated to total about \$100,000.

The City approved the appeal, but due to Mr. Wyckoff's health condition and financial limitations, he was unable to pursue development of the Ranch.

III. CITY IMPOSES INITIAL BELOW MARKET RANCH RENT

In 1976, Andrew Hohn, who was at that time developing the Thunderbird Oaks Mobilehome Park, indicated a willingness to pursue construction of the Ranch pursuant to TPD 74-6 if he could be satisfied about the financial feasibility of the project. He requested that the initial rental rates and return on investment be established before he would agree to develop the Ranch.

On June 24, 1976, Mr. Hohn submitted a proposed initial rent of \$131 per space based on anticipated construction costs, land values, contingencies, loan fees and other developmental expenses, representing a \$19 a lot reduction from the rents at the newly constructed Thunderbird Oaks. Mr. Hohn also requested a minimum 22% return on the gross investment of the project, which was an average return on investment experienced by Mr. Hohn on two other mobilehome parks he then owned.

In a July 19, City staff in a memorandum to the Planning Commission rejected the proposed rent schedule as a significant departure from the initial rent schedule of \$72-\$112 and stated that the proposed rate of return on investment of 22% was too high, claiming that the Ranch had a low risk factor.

On July 22, 1976, Mr. Hohn subsequently adjusted the cash flow and deducted the debt service figures and revised his request downward to a 13% annual rate of return .

Memo re Ranch Rent Increase Formula

June 14, 2010

Page 3

An August 25, 1976 City memorandum regarding TPD 74-6 states: "Prior to issuance of zone clearance it will be necessary for Gene Pierce (attorney for A.V. Hohn) to submit an agreement that will restrict the Park to low income housing. This agreement is also to establish rental rates and provisions for changing rental rates in the future."

At some point between August 1976 and August 1977, the City Council imposed, per an Exhibit A of TPD 74-6, an 11.5% rate of return limit on park rentals. A City records search does not reveal a signed agreement and a title search dating back to 1975 reveals that there is no recorded agreement establishing a deed restriction on rent increases.

In a letter dated August 9, 1977, as the Ranch construction was nearing completion, Mr. Hohn submitted accounting figures showing gross investment of \$500,000, when factoring in the 11.5% rate of return, amounting to a net profit target of \$57,500 per year, and establishing initial rental rates of \$115 for regular single-wide lots, \$120 for large lots, and \$125 for double wide lots.

IV. CITY IMPOSES THE SAME 1984 AUTOMATIC RENT ADJUSTMENT TO RANCH AS UNDER THEN EXISTING RENT STABILIZATION ORDINANCE

In 1983, the Ranch sought an automatic 7% rent increase under the City's 1983 version of its rent control ordinance. The City decided to grant the increase, but then attempted to justify that 7% increase under the 11.5% rate of return condition. According to the City's justification for granting the 7% increase, the Ranch was obtaining a net profit amount of \$57,500 for the year, which would equal the 11.5% rate of return using 1977 dollars. However, the City reasoned that a stagnant rate of return which did not take into account inflation would not be in accordance with the rate of return condition.

Under the guise of adjusting the rate of return condition for inflation, the City adopted Resolution No. 84-037, which simply adopted the then existing City Rent Stabilization Ordinance seven percent (7%) automatic rent increase for 1984. The City's inflation adjustment argument was inconsistent with the 7% increase. Resolution 84-037 was not a true inflation adjustment to the rate of return condition. The seven percent (7%) rent increase did not reflect the real inflation rate from 1979 through 1982, which was 21% (24% if compounded). Resolution 84-037 also limited any future "inflation" adjustment to four percent (4%) per annum.

V. CITY REFUSES TO ALLOW MORE THAN FOUR PERCENT PER ANNUM INCREASE REGARDLESS OF INFLATION

The Ranch did not seek any other rent increases from the years 1985 through 2000. In the year 2000, after consulting with the City, the Ranch requested a four percent (4%) rent increase under Resolution 84-047.

The City Manager's analysis of the year 2001 rent increase notes that the Ranch is treated differently from all other mobilehome parks in the City: "The resolution sets a target net return to the owner but limits increase to a maximum percentage increase of four percent per year. Ranch is the only park in the City whose rent increases is regulated by Resolution. All other mobilehome parks are subject to the City's Rent Stabilization Ordinance."

The City Manager's analysis of the year 2001 rent increase also notes that the 4% limit on discretionary rent increases leaves the Ranch more than 40% below the target net profit amount established by the City under TPD 74-6: "Ranch Mobile Home Park requests City approval of a four percent (4%) rent increase, the maximum allowed by resolution. An increase of 46.7% would be needed to bring the Park to the adjusted target net owner return set by Council. Ranch has sought only one rent increase in 23 years of operation, an increase of seven percent (7%) in 1984."

It is important to note that the City Manager's analysis significantly understates the amount by which the Ranch is below the 11.5% rate of return, because the calculation by the City Manager under Resolution 84-037 ignores the need to adjust for inflation for the years 1979-1981 and ignores the fact that CPI increases are not compounded.

VI. THERE IS NO RESTRICTIVE COVENANT ON RANCH RENTS OR RESIDENT INCOME

The City cannot rely on contract principles to enforce a rent increase restriction or resident income levels. A legal obligation can arise only from a contract of the parties or by operation of law. (Civ. Code, §§ 1427, 1428)

In this instance, the City and the Ranch did not enter into a contract for a covenant burdening the Ranch by restricting the amount of rents or the types of renters. A restrictive covenant that burdens land must be signed by both parties to be valid. (See *Werner v. Graham* (1919) 181 Cal. 174, 184-185; See also *Miller & Starr, California Real Estate* 3D § 24:10)

In this instance, the Ranch did not sign a restrictive covenant; instead, the City attempted to establish a restriction through operation of law by means of a condition to the Ranch use permit. Therefore, the City cannot enforce a restriction on Ranch rents or resident income under contract principles for a restrictive covenant. Assuming, *arguendo*, the Ranch had signed a covenant, it would have become invalid as against public policy by the year 2007, as discussed in the following section. (See *Broadmoor San Clemente Homeowner's Assn. v. Nelson* (1994) 25 Cal.App.4th 1, 6 [restrictive covenant that violates subsequent state statute held invalid and unenforceable as a matter of public policy])

V. ANY VALID USE CONDITION THAT MIGHT HAVE APPLIED BY OPERATION OF LAW HAS EXPIRED AND CAN NO LONGER APPLY BY OPERATION OF LAW

Although the City's condition may have been enforceable by operation of law for a period of time, the City can no longer rely on its police power to enforce a rent increase restriction or resident income levels. Conditions for a use permit must be reasonably related to the improvement being permitted in order to be sustainable under the City's police power. (See *Mid-Way Cabinet etc. Mfg. v. County of San Joaquin* (1967) 257 Cal.App.2d 181, 189) The property owner must not be required to contribute more than its proper share to the public benefit. (*Id.*) A restriction imposed by a condition or covenant must be not be in violation of subsequently enacted State legislation. (See *Broadmoor San Clemente Homeowner's Assn. v. Nelson, supra*, 25 Cal.App.4th at 4)

The reasonable relationship between the present condition limiting a property to low income rentals and uses here is expressly established by statute. Government Code Section 65915 expressly limits continued affordability conditions for properties receiving density bonuses (*i.e.*, the fee and improvement waivers) to a 30 year term, unless a longer term is required by a particular government financing assistance program. In this instance, there was no government financing assistance program involved. Therefore, the City's low income residence and rent restriction conditions expired by operation of law in 2007, 30 years after they were adopted in 1977.

VI. RESOLUTION 84-037 CANNOT GOVERN RANCH RENT INCREASES

There is a substantive difference between a resolution and an ordinance. An ordinance is a local law which is adopted with all the legal formality of a statute, including requirements for notice, hearing and codification, and becomes the law of the State. On the other hand, a resolution is a mere declaration with respect to future purpose or proceedings of the board. (See *Midway Orchards v. County of Butte* (1990) 220 Cal.App.3d 765, 774)

Recognizing this distinction, the State Planning and Zoning Law requires that legislative zoning provisions regulating the use of land be adopted by ordinance rather than resolution. (Govt. Code, § 65850) Therefore, any regulation of the use of the Ranch land must be by ordinance rather than by resolution. Because the practical effect of Resolution 84-037 was to rezone the Ranch, it was invalid for failure to proceed by way of ordinance as required by State law. (See *City of Sausalito v. County of Marin* (1970) 12 Cal.App.3d 550, 566) In addition, Resolution 84-037 is also invalid because it attempts to implement the obsolete low income condition for the Ranch which has now expired by operation of law.

**VII. CONTINUED APPLICATION OF A LOW INCOME RENT CONDITION
POTENTIALLY VIOLATES FAIR HOUSING LAW**

The California Fair Employment and Housing Act prevents discrimination on the basis of income level through restrictive covenants or zoning laws or actions. (See Govt. Code, § 12955 (l)) Thus, the City's obsolete low income condition appears to be invalid because it improperly discriminates on the basis of source of income under FEHA. (See *Broadmoor San Clemente Homeowners Association v. Nelson*, *supra*, 25 Cal.App.4th 1, 6-7 [restrictive covenants or conditions once valid under State law that have become obsolete are discriminatory])

**VIII. CONTINUED APPLICATION OF THE LOW INCOME RENT CONDITION
WOULD VIOLATES CONSTITUTIONAL PRINCIPLES**

The U.S. and California Constitutions require that the Ranch receive a just and reasonable return on its investment so they are not deprived of their property rights by application of a rent control formula. (See *Concord Communities v. City of Concord* (2001) 91 Cal.App.4th 1407, 1413) A just and reasonable rate of return must be high enough to encourage good management, including adequate maintenance of services, to furnish a reward for efficiency, to discourage the flight of capital from the rental housing market, and to enable operators to maintain and support their credit. (See *Id.* at 1415) Where unique or extraordinary circumstances such as a temporary rent freeze keeps rents below market for a period of time, the base rents must be adjusted to market levels. (See *Id.* at 1416-1419) Therefore, continued application of the temporary low income rent condition without adjustment of the Ranch base rent to market levels during the 1979 base year and without adjustment for each year's inflation under the City's Rent Stabilization Ordinance would amount to an unconstitutional taking of the Ranch's property.

Furthermore, as previously noted by the City, continued application of the low income rent condition upon expiration of the statutory 30 year term would likely violate constitutional principles of equal protection (application of different standards to different mobilehome parks) and impairment of contract (inability to contract with other than low income renters).

BLH

September 2, 2010

Our File Number: 38277.001/4834-0228-7623v.1

VIA FEDERAL EXPRESS

Russ Watson
Housing Manager
City of Thousand Oaks
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Re: Ranch Rent Adjustment Application

Dear Mr. Watson:

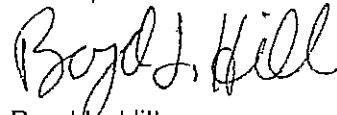
This letter is in response to the July 16, 2010 letter from City Manager Scott Mitnick regarding documents requested by the City in connection with the above-referenced application filed on June 18, 2010.

The enclosed Attachment 11 to the Application contains the Affidavit of Andrew Hohn that responds in detail to each of the issues raised in the City's letter and contains attached supporting documentation. The Affidavit also contains as an exhibit a revised Application form and certain revised Application Attachments. The revisions were necessary because the original Rent Adjustment Application mistakenly included distributions as management expenses.

Pursuant to our discussions on this matter with Assistant City Attorney Christopher Norman, the City has indicated that it will accept the Application as complete upon receipt of the enclosed materials. Accordingly, please confirm that the application has been accepted by September 10, 2010. Thank you.

Very truly yours,

HART, KING & COLDREN



Boyd L. Hill
BLH/dr

Enclosures

cc: Andrew V. Hohn (via email, without enclosures previously provided)
Bruce Hohn (via email, without enclosures previously provided)
Robert S. Coldren (via email, without enclosures)
Gretchen Carter, Suburban Park Management (via email, enclosures separately sent)
Christopher Norman, Assistant City Attorney (via email, without enclosures)
Scott Mitnick, City Manager (via email, without enclosures)

ATTACHMENT 11 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK--
ANDREW HOHN DECLARATION

I, Andrew Hohn declare:

1. I am the managing member of the general partner of AVMGH Five, Ltd, the Nevada limited partnership that owns the Ranch Mobile Home Park. I present this declaration to accompany additional documents that I am producing as requested by the City of Thousand Oaks in a letter dated July 16, 2010, a true and correct copy of which is attached hereto as Exhibit "1". The facts stated herein are true and correct of my own knowledge

2. In response to Paragraph 1 of Exhibit 1, we have financial information on income and expenses for the year 1986 from Schedule C of my tax return. We did not provide or use that information, because the City had already accepted and adopted as valid financial information we previously provided to the City for the year 1982.

3. In response to Paragraphs 2 and 3 of Exhibit 1, attached hereto as Exhibit "2" are true and correct copies of the documents requested by the City on a compact disk labeled "Appendix of Supporting Documents." The documents included on the disk are:

a. General Ledgers for the AVMGH Ranch limited partnership for the years 2007, 2008 and 2009, with redactions for individual limited partner investor information.

b. Supporting documentation for the 2009 General Ledger with redaction of bank account numbers.

4. In response to Paragraph 4 of Exhibit 1, a brief explanation in response to the subparagraph questions with the same subparagraph letters follows:

a. "Housing allowance" refers to the benefit of free housing provided to the on-site Park Manager to stay on premises in a mobilehome trailer rented by the Ranch.

b. During the years 2007 and 2008, much of the on-site management for the Ranch was being provided by the on-site manager for Thunderbird Oaks. We now have an on-site manager solely for the Ranch who is being paid a salary commensurate with similarly situated on-site park managers and who is being given a housing allowance.

c. Attached hereto as Exhibit "3" is a true and correct copy of the calculations used by accountant Michael McCarthy to determine Ranch common area electricity. Essentially, he took the total cost per kilowatt hour from our bills, subtracted out an amount based on the kilowatt hours sub-metered to the tenants, and then attributed

the cost per kilowatt hour for the remaining kilowatt hours to the common area electricity. It is important to note that the tenants paid a reduced rate per kilowatt hour for electricity, so this common area electricity calculation understates the true common area electricity cost for the Ranch.

d. Suburban Park Management at \$1,200 per month. The previous calculation of management fees had mistakenly also included partner distributions as management fees. Therefore, I am submitting and attaching as Exhibit "4" a revised Application which contains the correct amount for management fees and adjusts downward the rent increase amount to \$587.45 per month, plus Revised Attachments 1, 7, 8 and 9. Please also note that the revised Application also adds in the rental cost for the management mobilehome trailer that the Ranch rents from the trailer owner and uses the correct name of the entity owning the Ranch (AVMGH Five, Ltd instead of AVMGH, Ltd.)

e. The type of state taxes included in the expense table is the annual \$800 partnership minimum tax payment.

f. Prior to 2009, the Ranch did not have a separate phone system and the manager did not have a cell phone.

g. The travel expenses in 2009 are documented in Exhibit 2. The travel expenses were for monthly visits to the Ranch by Gretchen Carter of Suburban Park Management, the off-site management company.

h. Revised Attachment 7 to the Application identifies each item from the Revised McCarthy MNOI calculations in Revised Attachment 8 places it in the categories provided for in the Revised Application as prescribed by the City regulations. Thus, Revised Attachment 7 provides the connection between the categories in Revised Attachment 8 to the categories on page four of the application. To be specific, Revised Attachment 8 does not include in its administrative expenses calculations the management and administrative items required under the City regulations for salaries (\$14,784) and housing allowance (\$4,747). Also, Revised Attachment 8 includes in this administrative expenses calculations items that should not be management and administrative items under the City regulations, including property taxes (\$14,972), state taxes (\$800), insurance (\$1,814) and taxes and license (\$1,216). Those items account for the differences between the Revised Attachment 7 and 8 administrative calculations.

5. From 1979 through 2008, the on-site Ranch management was provided by the on-site manager for Thunderbird Oaks. In 2009, due to the tremendous increase in government regulations and the consequent operational needs of both the Ranch and Thunderbird Oaks, and to provide more effective management of both parks, a full time on-site manager for the Ranch was employed. Off-site management was employed in 2006 to carry out many of the bookkeeping and capital improvement functions that had been previously been carried out by me since 1979, but which I am no longer able to carry out because of ill health and increasing governmental requirements.

6. Attached hereto as Exhibit "5" is a true and correct copy of the Ranch standard rental agreement.

7. The City provided us a copy of the City's 1983 memorandum from the Deputy City Attorney, but did not provide us with a copy of the "Net Operating Income" worksheet that was attached to the memorandum. The net operating income data that was attached was cited to and approved by the City in adopting the 1984 Resolution; therefore, there is no need to provide authentication in the form of the original document, which I no longer have in my possession.

8. Attached hereto as Exhibit "6" is a true and correct copy of the actual data and mathematical steps used by Mr. Neet.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct of my own knowledge. Executed this 20th day of August 2010 at Fallbrook, California.

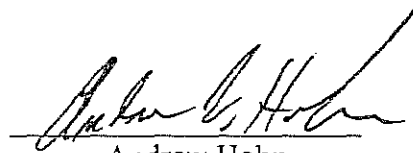

Andrew Hohn

EXHIBIT “1”

EXHIBIT “1”



City of Thousand Oaks

SCOTT MITNICK
CITY MANAGER

July 16, 2010

A.V.M.G.H., Ltd.
c/o Andrew V. Hohn
2501 Thunderbird Drive
Thousand Oaks, CA 91362

Hart, King, & Coldren
Attn: Boyd L. Hill
200 Sandpointe, 4th Floor
Santa Ana, CA 92707

SUBJECT: Ranch MHP Rent Adjustment Application (June 18, 2010)

LOCATION: 2193 Los Feliz Road, Thousand Oaks, CA 91362

The above referenced application was received by the Community Development Department on June 18, 2010. After careful review of your submittal, it has been determined that your application is not complete for processing.

Below is a list of items requested for submission:

1. Information on what years prior to 1990, if any, the park owner has for overall expense information and what types of expense breakdowns are available.
2. Documentation of the expenses claimed for 2009, including copies of receipt bills, invoices, cancelled checks, management fees, administration fees, all utility bills, sewer bills, water bills, maintenance bills, property taxes, payroll taxes, insurance bills, auto insurance bills, legal fees, license fees and office expenses. Copies of bank statements, net operating income and revenue including but not limited to all utilities income, interest income, storage income, management fee income, and housing allowance. Redaction of personal account number information is acceptable.
3. Copies of general ledgers and account codes for 2007 through 2009.
4. In regards to the income and expense table in Attachment 8:
 - a. An explanation of the meaning of "housing allowance."
 - b. An explanation of the increases in the "housing allowance" and "salary" expenses in 2009 over the 2007 and 2008 levels.
 - c. An explanation of the basis or methodology for computing "common area electricity."

- d. A breakdown and description of the expenses and services covered by the "management fee" category.
- e. An explanation of the type of "state taxes" included in the expense table.
- f. The reasons for the substantial increase in telephone expenses in 2009.
- g. A description and breakdown of the travel expenses incurred in 2009.
- h. The operating expense entries in the table on page 4 of the Rent Adjustment Application differ from the amounts in attachment 8. (E.g. on page 4 – "Management and Administration" = \$82,742, in attachment 8 "normalized" "administrative and general" = \$81,833."

Also, the rent adjustment application form and your submission in attachment 8 use different categorizations. Some of the expense entries on page 4 are the same as the "normalized" amounts in attachment 8. Other entries on page 4 appear in a logical manner to be the sum of entries in attachment 8. In other cases the "connections" are not apparent. *Staff can use the categorizations that are contained in attachment 8, but staff is requesting that you specifically "connect" each of the entries on page 4 of the application to the data in attachment 8.*

- 5. A narrative comparison of the level of management services (on-site and off-site) since 1979, including an explanation of differences in staffing levels and the distribution of the chief tasks between owners and paid employees. In particular information on the differences between 1979, 1982, 2000, and 2009 are requested.
- 6. Standard rental agreement(s) with park residents.
- 7. The application includes your submission of a 1983 memorandum from the Deputy City Attorney. If the Park Owner also has attachment which was part of that memorandum ("the Net Operating Income worksheet") please supply it to the City. The attachment is referred to on page 2 of the memorandum.
- 8. Information in regards to Mr. Neet's appraisal report.
 - a. The actual data and mathematical steps used to make the tabulations for each park in the Table: "Rent as of 2/29/1980" on p.10. (e.g. The 2/29/1980 rent for park X was computed to be__% of the reported average rent of \$____ in 198__.)

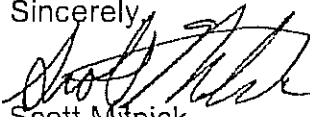
Upon providing this information, City Staff may have additional questions after review, and reserves the right to request additional information and documents before the hearing.

At this stage the City has not made a final determination whether the application should proceed under its Mobile Home Rent Stabilization Ordinance or under Resolution No. 84-037. This City has not previously applied the Ordinance to this park, and the Rent Adjustment Commission has no authority to consider your requests regarding the validity of the income and age restrictions that have been applied to the park under Resolution 84-037 and the 1974 TPD permit.

In either case, the City will be following the procedural timeframes contained in the Ordinance, where I will set the application for hearing within 10 to 45 days after I deem the application complete.

Should you have questions or need additional information regarding this submittal, please contact Russ Watson at (805) 449-2322.

Sincerely,



Scott Mitnick,
City Manager

c: Christopher Norman, Assistant City Attorney
John Prescott, Community Development Director
Carole Wilson, Deputy Finance Director

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EXHIBIT “2”

EXHIBIT “2”

**SEE ATTACHED
EXHIBIT 2
PDF FILES**



**RANCH RENT ADJUSTMENT APPLICATION
APPENDIX OF SUPPORTING DOCUMENTS**

EXHIBIT “3”

EXHIBIT “3”

RANCH MOBILE HOME PARK - COMMON AREA ELECTRICITY EXPENSE
JANUARY 2009 TO DECEMBER 2009

From Bills		From Bills		Calculated		From Bills		Calculated		From meters		Calculated		Calculated	
BILLING PERIOD		PREVIOUS	PRES.	DIFF.	MULTI-	kWh	TOTAL	\$ COST	TENANT	TENANT	CAM				
FROM	TO	READ	READ		PLIER	USED	\$ BILLED	PER kWh	kWh	COST	COST				
12/30/08	# 01/29/09	67,611	67,922	311	60	18,660	1,485.35	0.0796	15,510	1,234.61	250.74				
01/29/09	- 03/02/09	67,922	68,255	333	60	19,980	1,568.64	0.0785	14,907	1,170.36	398.28				
03/02/01	- 03/31/09	68,255	68,533	278	60	16,680	1,247.73	0.0748	14,688	1,098.72	149.01				
03/31/09	- 04/30/09	68,533	68,825	292	60	17,520	1,360.21	0.0776	15,438	1,198.57	161.64				
04/30/09	- 06/01/09	68,825	69,157	332	60	19,920	1,532.70	0.0769	16,723	1,286.71	245.99				
06/01/09	- 06/30/09	69,157	69,437	280	60	16,800	1,279.25	0.0761	15,345	1,168.46	110.79				
06/30/09	- 07/29/09	69,437	69,881	444	60	26,640	2,285.65	0.0858	24,774	2,125.55	160.10				
07/29/09	- 08/28/09	69,881	70,251	370	60	22,200	1,839.33	0.0829	23,689	1,962.70	(123.37)				
08/28/09	- 09/29/09	70,251	70,747	496	60	29,760	2,575.79	0.0866	18,187	1,574.12	1,001.67				
09/29/09	- 10/29/09	70,747	71,043	296	60	17,760	1,463.51	0.0824	15,369	1,266.48	197.03				
10/29/09	- 12/01/09	71,043	71,360	317	60	19,020	1,531.75	0.0805	15,912	1,281.45	250.30				
12/01/09	- 12/30/09	71,360	71,678	318	60	19,080	1,567.10	0.0821	16,328	1,341.07	226.03				
-	-	-	-	-	-	-	-	-	-	-	-				

TOTAL 3,028.21
 2009 Electricity Expense 85,650
 Common area expense factor 3.54%

EXHIBIT “4”

EXHIBIT “4”



Application No. _____

**City of Thousand Oaks
Rent Adjustment Application
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362
(805) 449-2393**

This application is made pursuant to Ordinances No. 1254NS and Applicable Rules and Regulations of the City of Thousand Oaks.

Check Applicable Request:

	Type	Amount Requested
_____	Capital Improvement	_____
_____	Rehabilitation	_____
☒	Just and Reasonable Return	\$587.45 per space per month

Please type or print the following information

Name of Applicant	A.V.M.G.H. Five, Ltd.
Address	c/o Andrew V. Hohn
City, State, Zip	2501 Thunderbird Drive
Rental Complex/Park Address	Thousand Oaks, CA 91362
	Ranch Mobile Home Park
	2193 Los Feliz Drive
	Thousand Oaks, CA 91362

Application Review Procedure

Please include any and all supporting justification for this application, including but not limited to:

- Explanation of improvements (capital, rehabilitation, etc...) that owner seeks rent increase for and that are completed.
- Useful life category for capital improvement(s) using attached schedule.
- Copies of contracts, invoices.
- Copies of cancelled checks and/or receipts.
- Letters from any public agency requiring improvements.

Revised 3-2005

CTO 00126

Photographs of Work.
Any other information pertinent to the application.

The application will be reviewed for completeness. Additional information may be requested from the applicant. When the application is determined to be complete, a date will be set for the application hearing. Legible and reproducible supporting documents must be provided.

Filing Fee

All applications for rent adjustments shall be submitted to the City Manager's designee, the Housing and Redevelopment Manager, and shall include, among other things, the mailing addresses and space numbers of the space or spaces for which an adjustment is requested (please use attached form).

Each application shall be accompanied by a filing fee of Twenty and no/100's (\$20.00) Dollars plus Five and no/100's (\$5.00) per space affected by the proposed increase. The application shall be mailed or hand delivered to the Community Development Department, City of Thousand Oaks, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362.

$$\$20 + 74 \times \$5 = \$390$$

Certification of Applicant

I hereby pledge under penalty of perjury that all information presented in connection with this application is true and correct to the best of my knowledge. I fully understand and agree that all information filed with this application in support of this rent adjustment request becomes public information and is subject to review by any interested party.

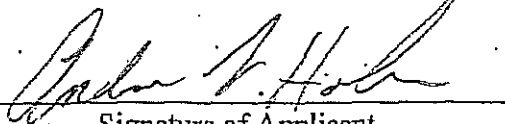
Print Name and Capacity/Title:

A.V.M.G.H. Five, Ltd.
a Nevada limited partnership

Name

By: A.V.M.G.H., LLC,
A California limited liability company
By: Andrew V. Hohn
Its: Managing Member

Capacity/Title



Signature of Applicant
Andrew V. Hohn

8-27, 2010

Date

If the applicant is a corporation, the name, address and title of all officers shall accompany this application. If the applicant is a general partnership, the name and address of all general partners shall accompany this application.

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
1. 2152 Skinner Ct.	Pat Geoghan	139.00	2/6/01	587.45	726.45
2. 2164 Skinner Ct.	Virginia Marks Asst. Mgr.				
3. 2176 Skinner Ct.	Marge Bursik	127.92	2/6/01	587.45	715.37
4. 2188 Skinner Ct.	Hedda Hughes	139.36	2/6/01	587.45	726.81
5. 2189 Skinner Ct.	Beryl Baldwin	139.36	2/6/01	587.45	726.81
6. 2165 Skinner Ct.	Helen Duty	133.12	2/6/01	587.45	720.57
7. 2153 Skinner Ct.	James Burns	127.92	2/6/01	587.45	715.37
8. 2141 Skinner Ct.	Barbara Brown	133.12	2/6/01	587.45	720.57
9. 2129 Skinner Ct.	Virginia Wendel	127.92	2/6/01	587.45	715.37
10. 186 Dinsmore Ave.	Maurine Gouveia	139.36	2/6/01	587.45	726.81
11. 2172 Pavo Ct.	Helen O'Hara	127.92	2/6/01	587.45	715.37
12. 2184 Pavo Ct.	Margaret Riggs	139.36	2/6/01	587.45	726.81
13. 2196 Pavo Ct.	Elizabeth Wood	139.36	2/6/01	587.45	726.81
14. 2187 Pavo Ct.	Wanda Jones	139.36	2/6/01	587.45	726.81
15. 2136 Pavo Ct.	Jill Cavanagh	127.92	2/6/01	587.45	715.37
16. 2148 Pavo Ct.	Ruth Cameron	127.92	2/6/01	587.45	715.37
17. 2160 Pavo Ct.	Annette Collins	127.92	2/6/01	587.45	715.37
18. 2175 Pavo Ct.	Celia Workman	139.36	2/6/01	587.45	726.81
19. 2163 Pavo Ct.	Louise Preston	139.36	2/6/01	587.45	726.81
20. 2151 Pavo Ct.	Jose Faustino	133.12	2/6/01	587.45	720.57
21. 2139 Pavo Ct.	Hedi Lempert	133.12	2/6/01	587.45	720.57

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
22. 2127 Pavo Ct.	Janet Day	133.12	2/6/01	587.45	720.57
23. 2115 Pavo Ct.	Marcellene Akian	133.12	2/6/01	587.45	720.57
24. 2110 Rodeo Ct.	Lenore Rostow	133.12	2/6/01	587.45	720.57
25. 2118 Rodeo Ct.	Marcia Newman	133.12	2/6/01	587.45	720.57
26. 2126 Rodeo Ct.	Joan Osborne	133.12	2/6/01	587.45	720.57
27.	VACANT SPACE -- NO MOBILE				
28. 2142 Rodeo Ct.	Hank & Marty Heeber	139.36	2/6/01	587.45	726.81
29. 2150 Rodeo Ct.	Frank & Alfreda Sgrov	139.36	2/6/01	587.45	726.81
30. 2158 Rodeo Ct.	Gayle Heninger	133.12	2/6/01	587.45	720.57
31. 2166 Rodeo Ct.	Tom Packman	133.12	2/6/01	587.45	720.57
32. 2174 Rodeo Ct.	Charles & Jeanne Ekstrand	127.92	2/6/01	587.45	715.37
33. 2177 Rodeo Ct.	Larry Karsch	133.12	2/6/01	587.45	720.57
34. 2169 Rodeo Ct.	Judy Hirai	139.36	2/6/01	587.45	726.81
35. 2123 Rodeo Ct.	Dorothy Brooks	139.36	2/6/01	587.45	726.81
36. 230 Dinsmore Ave.	Alex Csotya	139.36	2/6/01	587.45	726.81
37. 234 Dinsmore Ave.	James Wolf	139.36	2/6/01	587.45	726.81
38. 238 Dinsmore Ave.	Leo Rampersad	127.92	2/6/01	587.45	715.37
39. 242 Dinsmore Ave.	PARK OWNED	127.92	2/6/01	587.45	715.37
40. 246 Dinsmore Ave.	Dina Soto Tan	127.92	2/6/01	587.45	715.37
41. 250 Dinsmore Ave.	Valerie Hopkins	127.92	2/6/01	587.45	715.37
42. 2087 Seco Ct.	Reye & Alice Reed	139.36	2/6/01	587.45	726.81

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
43. 2075 Seco Ct.	Barbara Barginear	133.12	2/6/01	587.45	720.57
44. 2063 Seco Ct.	Kaye Donna Foster	133.12	2/6/01	587.45	720.57
45. 2068 Seco Ct.	Maria Tina Mingura	139.36	2/6/01	587.45	726.81
46. 2080 Seco Ct.	Beverly Day	127.92	2/6/01	587.45	715.37
47. 2092 Seco Ct.	Murphy Bank	127.92	2/6/01	587.45	715.37
48. 2069 Rodeo Ct.	Mary Jane Carlson	139.36	2/6/01	587.45	726.81
49. 2081 Rodeo Ct.	Elaine Dion	133.12	2/6/01	587.45	720.57
50. 2093 Rodeo Ct.	Barbara Lee	127.92	2/6/01	587.45	715.37
51. 2094 Rodeo Ct.	Carol Claassen	127.92	2/6/01	587.45	715.37
52. 2082 Rodeo Ct.	Royce Morris	127.92	2/6/01	587.45	715.37
53. 2070 Rodeo Ct.	Richard Tiffin	127.92	2/6/01	587.45	715.37
54. 2058 Rodeo Ct.	Deanna Stanley	127.92	2/6/01	587.45	715.37
55. 2061 Pavo Ct.	Dianna Janow	127.92	2/6/01	587.45	715.37
56. 2073 Pavo Ct.	Audrey Fayloga	127.92	2/6/01	587.45	715.37
57. 2085 Pavo Ct.	Evelyn Martin	127.92	2/6/01	587.45	715.37
58. 2091 Pavo Ct.	Stanley Zarkowski	127.92	2/6/01	587.45	715.37
59. 2096 Pavo Ct.	Georgia Nordblum	127.92	2/6/01	587.45	715.37
60. 2084 Pavo Ct.	Richard Zwart	127.92	2/6/01	587.45	715.37
61. 2072 Pavo Ct.	Patrica Lotito	139.36	2/6/01	587.45	726.81
62. 2075 James Ct.	Lucio Volpe	139.36	2/6/01	587.45	726.81
63. 2087 James Ct.	Helen Troy	127.92	2/6/01	587.45	715.37

Requested Rent Adjustment

On the Rent Schedule below, please provide information on each rental unit for which an adjustment is being sought. Use additional pages as necessary.

Unit No. Address	Name of Tenant	Current Rent	Date of Last Increase	Proposed Increase	Proposed Monthly Rent
64. 2099 James Ct.	Kathleen Scott	127.92	2/6/01	587.45	715.37
65. 2100 James Ct.	Jane Garden	127.92	2/6/01	587.45	715.37
66. 2088 James Ct.	Lynn Swceney	127.92	2/6/01	587.45	715.37
67. 2076 James Ct.	Chita Criss Ostrea	139.36	2/6/01	587.45	726.81
68. 2081 Skinner Ct.	Vivian Wong	139.36	2/6/01	587.45	726.81
69. 2093 Skinner Ct.	Cheryl Burns	127.92	2/6/01	587.45	715.37
70. 2105 Skinner Ct.	Richard & Wanda Hilgenberg	133.12	2/6/01	587.45	720.57
71. 2128 Skinner Ct.	Maureen Besaw	127.92	2/6/01	587.45	715.37
72. 2116 Skinner Ct.	James Figueroa	127.92	2/6/01	587.45	715.37
73. 2104 Skinner Ct.	Don Hendricks	127.92	2/6/01	587.45	715.37
74. 2092 Skinner Ct.	Frank & Virginia Morton	127.92	2/6/01	587.45	715.37

**Just and Reasonable Return
Net Operating Income Worksheet
(Use Only for Just & Reasonable Return Application)**

The following are defined terms found in the Rent Adjustment Commission Resolutions No. RAC-2 and RAC-5 **SEE ATTACHMENTS 1-10**

	Base Year	Current Year	Base Year	Current Year
A. GROSS TOTAL INCOME				
1. Rental Unit Income	102,840	113,662		
2. Garage and Parking Income				
3. Stores and Office Income				
4. Adjusted Income from Below Market Rentals	110,280			
5. Miscellaneous Income		4,258		
6. Sub-total Gross Total Income	213,120	117,920	213,120	117,920
B. OPERATING EXPENSES				
7. Management and Administration		53,736		
8. Landlord Services Adjustment		00.00		
9. Operating Expenses (add lines 10 through 16)		19,046		
10. Supplies		00.00		
11. Heating		00.00		
12. Electric (Common Area Only)		3,028		
13. Water/Sewer		10,039		
14. Gas (Common Area Only)		491		
15. Bldg. Services		00.00		
16. Other (itemize) Rubbish/Cable		5,488		
17. MAINTENANCE EXPENSES (add lines 18-21)		2,990		
18. Security		00.00		
19. Ground Maintenance	included in	Item 20		
20. Maintenance & Repairs		2,990		
21. Paint/Décor	included in	Item 20		
22. TAXES AND INSURANCE		See below		
23. (Itemize: Attach additional sheets if necessary (Bus.)		2,016		
24. Taxes (Property)		14,792		
25. Insurance		2,775		
26. Miscellaneous (Payroll Taxes)		1,648		
27. SERVICE EXPENSE (Equipment Rental)		449		
28. OTHER PAYROLL EXPENSES		00.00		
29. SUB-TOTAL OPERATING EXPENSE	27,511	97,452	27,511	97,452

C. NET OPERATING INCOME

- | | | |
|-----|---|---------------------|
| 30. | Subtract line 29 from line 6 | 185,609 \$ 20,468 |
| 31. | PRICE LEVEL ADJUSTMENT TO BASE YEAR NET OPERATING INCOME | |
| | (Net operating income adjusted by Index for each year subsequent to base year up to current year) | <u>542,120</u> |

CALCULATIONS

1. Compare Base Year Net Operating Income to Current Year Net Operating Income.
2. If adjusted Base Year Net Operating Income is less than Current Year Net Operating Income, then no increase is appropriate.
3. If Adjusted Base Year Net Operating Income is more than Current Year Net Operating Income, then subtract former from the latter. Result is amount that all rents in the complex can be raised in total.
4. To find increase per unit, divide result in Calculation No. 3 above by number of units in complex.

1. & 3. Adjusted Base Year NOI more the Current Year NOI

$$\$542,120 - \$ 20,468 = \$521,652$$

Rents can be raised in total amount of of \$521,652

4. Increase per unit calculated by dividing \$521,652 rent increase by 74 units equals \$7,049.35 per space per year. Thus each space is entitled to a monthly rent increase of \$587.45.

**City of Thousand Oaks
Rent Stabilization Program
Useful Life Categories for Capital Improvements**

FIVE YEAR

- Appliance
- Waterheaters
- Clothes dryer
- Dishwasher
- Carpeting
- Garbage disposal
- Drapes
- Swimming pool, spa plastering, heaters (gas/solar), filters, pumps
- Recreational equipment permanently installed
- Air conditioners and heaters
- Rainspouts, gutters
- Landscaping
- Wooden fencing

TEN YEAR

- Non-wooden fencing
- Security gates
- Stucco
- Resurfacing of parking areas or other blacktop (not coatings or emulsions)
- Bath, tub, tile
- Swimming pool, spa, Jacuzzi
- Tennis court installation
- Solar water heater system and equipment

FIFTEEN YEAR

- Plumbing
- Roofing
- Major structural renovations
- Sidewalks, curbs
- Central air/heaters (ducting)
- Wiring installation

Adopted by Rent Adjustment Commission Resolution No. RAC-4

ATTACHMENT 1 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK (REVISED)--
DETERMINATION OF ELIGIBILITY FOR RENT INCREASE
USING MAINTENANCE NET OPERATING INCOME APPROACH

I. Determine the 1979 Base Year Net Operating Income (RAC-2 § 3.02)

A. Determine that 1979 Base Year Financial Information is Available (RAC-2 § 3.01)

1. 1979 Gross Total Income Amount of \$102,840 is available as set forth in the Bruce Hohn Declaration. (Attachments 2 and 3(D), page 2) That amount is calculated by looking at the Year 2000 Rent Schedule and deducting out 1984 Seven Percent (7%) Rent Increase. The rental amounts are corroborated by the City's records of the 1982 Gross Total Income and the August 9, 1977 Fred Wilson letter. (Attachments 3(A) and (B))
2. 1979 Operating Expense Information is available as set forth in the Bruce Hohn Declaration by making an inflation or other appropriate adjustment to 1982 expense information submitted by the Ranch and accepted by the City. (Attachments 3(B), 4 and 8)

B. Adjust the Base Year Gross Total Income to Market Rent for All Units (RAC-2 § 2.05)

Market Rent of \$240 per month per space (Neet Appraisal--Attachment 5)
Times 74 Units Times 12 Months \$213,120

C. Subtract the Base Year Annual Operating Expenses from the Base Year Market Rent Adjusted Gross Total Income (RAC-2 § 2)

- | | | |
|----|---------------------------------------|-----------|
| 1. | The Base Year Gross Total Income is | \$213,120 |
| 2. | The Base Year Operating Expenses are | \$ 27,511 |
| 3. | The Base Year Net Operating Income is | \$185,609 |

II. Adjust the 1979 Base Year Net Operating Income to Reflect the Current Year Inflation (RAC-2 § 3.04—the City requires a CPI price level adjustment; see Item 31 of City Application Form Net Operating Income Worksheet)

- | | | |
|----|---|-------------------------|
| 1. | Current Year CPI (Attachment 4--March 2010) | 225.48 |
| 2. | Base Year CPI (Attachment 4--December 1979) | 77.20 |
| 3. | Percentage Change in CPI ($225.48 \div 77.20$) | 292.1% |
| 4. | Base Year Net Operating Income CPI Adjusted
($\$185,609 \times 292.1\%$) | <u>\$542,120</u> |

III. Determine the Current Year Net Operating Income (RAC-2 §§ 2-2.17 & 3.03)

1. Current Year Gross Total Income (Attachment 6) \$117,920
2. Current Year Operating Expenses (Attachment 7) \$ 97,452
3. Current year Net Operating Income \$ 20,468

IV. Determine Whether there is a Shortfall in the Current Year Net Operating Income (RAC-2 § 3.05)

1. Subtract the Current Year Net Operating Income from the Inflation Adjusted Base Year Net Operating Income:
 $\$542,120 - \$20,468 =$ \$521,652
2. Rents may be increased by the amount of the shortfall so that the Current Year Net Operating Income Equals the 1979 Adjusted Net Operating Income:

V. Determine the Amount of Monthly Space Rent Increase (RAC-2 §§ 6.01 & 6.02—the City Application Form, Calculation 4 requires that the rent increase be applied in an equal amount to each unit)

1. Divide the amount of the annual shortfall by the number of rental spaces:
 $\$521,652 \div 74 =$ \$7,049.35
2. Divide the annual rent increase per space by twelve months:
 $\$7,049.35 \div 12 =$ **\$587.45**

ATTACHMENT 7 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK (REVISED)--
2009 OPERATING EXPENSES*

<u>TYPE OF EXPENSE</u>	<u>2009 AMOUNT</u>
7. Management and Administration	\$ 53,736+
8. Landlord Services Adjustment	None
9. Operating Expenses	See below
10. Supplies	None
11. Electric/Gas	Not included per CPUC rulings
12. Common Area Electric	\$ 3,028
13. Water/Sewer	\$ 10,039
14. Common Area Gas	\$ 491
15. Bldg. Services	None
16. Other—Rubbish (\$5,383)/Cable (\$105)	\$ 5,488
17. Maintenance Expenses	See below
18. Security	None
19. Ground Maintenance	Included in Item 20
20. Maintenance and Repairs	\$ 2,990
21. Paint/Décor	Included in Item 20
22. Taxes and Insurance	See below
23. Property Taxes	\$ 14,792
24. Business Taxes (\$800) and Licenses	\$ 2,016♦
25. Insurance	\$ 2,775@
26. Miscellaneous—Payroll Taxes	\$ 1,648
27. Service Expense (Equipment Rental)	\$ 449
28. Other Payroll Expenses	None
29. <u>TOTAL OPERATING EXPENSES</u>	<u>\$ 97,452</u>

*From Thunderbird Oaks December 31, 2009 General Ledger, except where adjusted as explained on page 2 and in Attachment 10

♦This is the average amount expended over the last three years from the General Ledgers of 2007, 2008 and 2009

+Management and Administrative Expenses are itemized as follows:

Salaries	\$14,784
Housing Allowance	\$ 4,747
Auto Expenses	\$ 307♦
Bank Charges	\$ (30)
Billing Service	\$ 2,150♦
Dues and Subscriptions	\$ 580♦
Legal and Accounting	\$ 5,671♣
Management Fees	\$16,987
Office Expenses	\$ 1,507♦
Advertising & Promotion	\$ 17♦
Meetings and Seminars	\$ 679♦
Rent	\$ 4,200♦
Telephone	\$ 1,269♦
Travel	\$ 868♦
<u>Total Management and Administrative Expenses</u>	<u>\$53,736</u>

♦This is the average amount expended over the last three years from the General Ledgers of 2007, 2008 and 2009

♣This is the average amount expended over the last three years from the General Ledgers of 2007, 2009 and 2009, plus the Ranch's proportional allocation of 2009 accounting costs (\$4,617) incurred by the administrative division on behalf of the Ranch

@Insurance Expenses are itemized as follows:

General (General Ledger lists two years at \$12,678)	\$ 1,814♦
Worker's Compensation	\$ 961
<u>Total Insurance Expenses</u>	<u>\$ 2,775</u>

♦This is the average amount expended over the last three years from the General Ledgers of 2007, 2008 and 2009

ATTACHMENT 8 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK (REVISED)—
CPA MICHAEL MCCARTHY MNOI WORKING PAPER

[See Attached]

AVMGH FIVE - THE RANCH LIMITED PARTNERSHIP
MAINTENANCE OF NET OPERATING INCOME
2009

Page 1 of 3

Step 1: Determine Base Year:

Original Ordinance 775-NS Established 6/1/1980

Conclusion: Base Year is: 1979

Step 2: Determine Base Year Net Operating Income (NOI) - Adjust for Inflation

"Vega" Adjustment to Market Rent	Annual rent in 1979	102,840	
	Divided by: Spaces	74	
	Months	12	
	Estimated rent per space in 1979	115.81	
	"Vega" adjustment	124.19	
	Market rent in 1980 per space per appraisal	\$ 240.00	
	Times: Spaces	74	1979
	Months	12	\$ 213,120

Rollback Expenses to Base Year:

1982 expenses per 12/8/83 Martello memo	\$ 53,299
Less: Depreciation	(18,875)
Expenses for MNOI comparison	34,424
Rollback to 1980 for inflation:	
Year CPI-U Change % Change Expenses	
1982 96.6 1.1 1.2% 34,424	
1981 95.5 7.9 9.0% 34,032	
1980 87.6 10.4 13.5% 31,217	
1979 77.2 27,511	(27,511)

Compute Base Year NOI

BASE YEAR NET OPERATING INCOME \$ 185,609

Compute Current Year Target NOI Base Year NOI Inflation Adjustment

CPI-U Latest Available	Mar-10	225.48	
CPI-U Base Year	1979	77.20	
		148.28	292.1%

Base Year Net Operating Income Adjusted for Inflation \$ 542,120

Step 3: Calculate Current Year NOI, Adjust as Necessary to "Normalize"

REVENUE		2007	2008	2009	Adjustments	Normalized
Rent		\$ 113,315	\$ 113,378	\$ 113,662	\$ -	\$ 113,662
Utilities Income	Electric	63,961	68,587	21,987	(21,987)	- (1)
	Gas	-	-	17,524	(17,524)	- (1)
	Water/Sewer	-	-	21,990	(21,990)	- (2)
Other Income	Laundry	168	60	189	-	189
	Housing allowance	2,324	2,752	4,069	-	4,069
Total net revenue		179,768	184,777	179,421	(61,501)	117,920
EXPENSES						
Labor Costs						
	Salary	9,936	9,600	14,784	-	14,784
	Housing allowance	2,324	2,752	4,747	-	4,747
	WC insurance	600	-	961	-	961
	Payroll taxes	1,374	1,049	1,648	-	1,648
Total labor costs		14,234	13,401	22,140	-	22,140

8/9/2010

CTO 00140

AVMGH FIVE - THE RANCH LIMITED PARTNERSHIP
MAINTENANCE OF NET OPERATING INCOME
2009

Page 2 of 3

Utilities Expense	2007	2008	2009	Adjustments	Normalized	
Electricity	24,311	22,083	19,757	(19,757)	-	(1)
Gas	14,258	14,132	9,000	(9,000)	-	(1)
Cable TV	539	976	105	-	105	
Trash	5,030	5,162	5,383	-	5,383	
Water/Sewer	30,456	31,056	32,029	(21,990)	10,039	(2)
Common area electricity	-	-	-	3,028	3,028	(3)
Common area gas	-	-	-	491	491	(3)
Total utility expense	74,594	73,409	66,274	(47,228)	19,046	
Repairs & Maintenance						
Repairs & maintenance	6,333	3,537	2,990	-	2,990	
Equipment rental	339	371	449	-	449	
Total repair & maintenance	6,672	3,908	3,439	-	3,439	
Administrative & General						
Advertising & Promotion	-	-	50	(33)	17	(5)
Auto expense	-	-	922	(615)	307	(5)
Bank charges	24	(30)	(30)	-	(30)	
Billing service	2,221	2,624	1,605	545	2,150	(5)
Contributions	-	1,480	-	-	-	
Depreciation	6,164	5,721	5,329	(5,329)	-	(4)
Dues & Subscriptions	-	1,055	686	(106)	580	(5)
Insurance - General	1,500	-	3,943	(2,129)	1,814	(5)
Insurance - Health	150	-	-	-	-	
Interest	728	4,945	1,802	(1,802)	-	(6)
Legal & accounting	338	2,823	-	5,671	5,671	(7)
Management fee	62,650	38,250	49,237	(32,250)	16,987	(8)
Meetings & seminars	-	-	2,037	(1,358)	679	(5)
Office expense	623	274	3,624	(2,117)	1,507	(5)
Rent	-	-	2,868	1,332	4,200	(9)
State taxes	800	800	800	-	800	
Taxes & licenses	1,417	1,509	721	495	1,216	(5)
Property taxes	14,205	14,469	14,792	-	14,792	
Telephone	837	751	2,218	(949)	1,269	(5)
Travel	-	-	2,605	(1,737)	868	(5)
Total administrative & general	91,657	74,671	93,209	(40,382)	52,827	
Total expense	187,157	165,389	185,062	(87,610)	97,452	
Operating income (loss)	\$ (7,389)	\$ 19,388	\$ (5,641)	\$ 26,109	\$ 20,468	
	-4.1%	10.5%	-3.1%		17.4%	

Step 4: Calculate NOI Maintenance Amount for the Current Year, Calculate Monthly Rent Adjustment

Base Year NOI Adjusted for Inflation from Step 2	\$ 542,120
Current Year Net Operating Loss from Step 3	20,468
Difference - MNOI Rent Adjustment	521,652
Divided by Number of Spaces	74
Divided by Number of Months	12
Recommended Monthly Increase per Space to Maintain Base Year NOI Adjusted for Inflation	<u>\$ 587.45</u>
Current Average Rent	\$ 128.00
Recommended Increase	587.45
Average Rent with Increase	<u>\$ 715.44</u>

RECONCILIATION	
Normalized Rent from Step 3	\$ 113,662
MNOI Rent Adjustment	521,652
Adjusted Rent Revenue	635,314
Other Income from Step 3	4,258
Total Adjusted Revenue	639,572
Expenses from Step 3	97,452
NOI after Rent Adjustment	542,120
NOI from Step 3	20,468
Difference	521,652
Divided by Spaces	74
Divided by Months	12
Recommended Increase	<u>\$ 587.45</u>

8/9/2010

AVMGH FIVE - THE RANCH LIMITED PARTNERSHIP
MAINTENANCE OF NET OPERATING INCOME
2009

Page 3 of 3

Summary of Adjustments

- (1) Gas and electric income and expense are eliminated
- (2) Water/Sewer expense is eliminated to the amount of Water/Sewer income
- (3) Common area electricity and gas costs are added back
- (4) Depreciation is eliminated as a non-cash item
- (5) Three year average to normalize expense
- (6) Interest expense is eliminated to neutralize the impact of owner's financing decisions and for comparison to base year
- (7) Three year average plus \$4,617 allocation of accounting costs incurred by administration division on behalf of this park
- (8) Eliminate \$32,250/yr flat fee paid to AVMGH, the remainder is paid to Suburban Park Management
- (9) \$350/mo paid to a third party for rental of manager's coach

8/9/2010

CTO 00142

ATTACHMENT 9 TO RENT ADJUSTMENT APPLICATION
FOR RANCH MOBILE HOME PARK (REVISED)—
LEGAL ANALYSIS OF RENT INCREASE APPLICATION

[See Attached]

MEMORANDUM
Revised August 18, 2010

TO: CITY OF THOUSAND OAKS RENT ADJUSTMENT COMMISSION

I. INTRODUCTION

The owner of Ranch Mobile Home Park requests a monthly space rent increase of \$587.45 per month in order to obtain a “just and reasonable” return on its property. The City Code requires that the City Rent Adjustment Commission make a determination of the amount of space rent necessary to obtain a “just and reasonable” return on mobilehome property.

The City Code requires the Commission to follow a fixed maintenance of net operating income (“MNOI”) formula established by City regulations in making its determination. The purpose of this memorandum is to discuss the purpose for the “just and reasonable” determination and to provide a simple explanation of the MNOI formula as applied to the Ranch application.

II. REQUIREMENT OF A JUST AND REASONABLE RATE OF RETURN

Price controls on rent are within the City’s police power only if they are reasonably calculated both to eliminate excessive rents and they provide the owner with a “just and reasonable” return on its property. (See *Concord Communities v. City of Concord* (2001) 91 Cal.App.4th 1407, 1414) (*Id.* at 1415) To be “just and reasonable,” a rate of return must be high enough to encourage good management, including adequate maintenance of services, to furnish a reward for efficiency, to discourage the flight of capital from the rental housing market, and to enable operators to maintain and support their credit. (*Id.* at 1415)

III. THE MNOI FORMULA IS AN ACCEPTED METHODOLOGY

In determining a “just and reasonable” rate of return, no particular formula or combination of formulas is mandated. (*T.G. Oceanside, L.P. v. City of Oceanside* (2007) 156 Cal.App.4th 1355, 1372) One formula that courts have accepted is the “maintenance of net operating income” (“MNOI”) formula. (*Id.* at 1375-1376 [court allowed evidentiary presumption that formula is valid])

A typical MNOI formula presumes that the landlord’s net operating income at the time rent control began provided a just and reasonable return. (See *Kavanau v. Santa Monica Rent Control Bd.* (1997) 16 Cal.4th 761, 768) In order to maintain this net operating income at a constant level, the law permits rent increases that will enable the landlord to

To City of Thousand Oaks Rent Adjustment Commission
Memorandum re Ranch Discretionary Rent Increase
Revised August 18, 2010
Page 2

recoup increases in ongoing operating expenses, including those caused by inflation. (*Id.* at 769)

Of course, if the law holds net operating income constant, inflation will erode the real value of that income. Thus, many maintenance of net operating income formulas permit a periodic inflation adjustment. (See *Kavanau v. Santa Monica Rent Control Bd.*, *supra*, 16 Cal.4th at 769)

IV. THE CITY ADOPTED AN MNOI FORMULA

In accordance with constitutional limits on the City's police power, the City's Mobilehome Rent Stabilization Ordinance No. 1254-NS (City Code, Title 5, Chapter 25) provides that the City's Rent Adjustment Commission must adopt a discretionary rent increase if it finds that such increase is in keeping with the purposes of the Ordinance and if the permitted automatic adjustments to rent do not provide a just and reasonable rent under guidelines established by the Commission. (City Code § 5-25.06 (b))

The City here uses a MNOI formula for determining whether a mobilehome park owner is entitled to discretionary rent increases. (City Rent Adjustment Commission Resolution No. RAC-2 Establishing Guidelines in Order to Determine a "Just and Reasonable Return" § 1.03)

City Resolution RAC-2 establishes MNOI as the presumptive standard for evaluating discretionary rent increase applications: "The Commission presumes that the net operating income received up to April, 1980 provided landlords with a Just and Reasonable Return on their rental units, unless there is clear and convincing evidence to the contrary. In most cases, the automatic increases allowed by the Ordinance and the property tax savings resulting from Proposition 13 provide sufficient additional operating income to landlords to maintain the same net operating income they experienced in 1979. However, in some cases landlords may have incurred reasonable operating expenses which exceed the rent increases allowed by the Ordinance and the tax savings resulting from Proposition 13. Therefore, landlords who have had such reasonable increased operating expenses should be able to maintain the same level of net operating income as they experienced in 1979 by requesting a rent adjustment pursuant to these guidelines."

To City of Thousand Oaks Rent Adjustment Commission
Memorandum re Ranch Discretionary Rent Increase
Revised August 18, 2010
Page 3

V. THE MNOI FORMULA MANDATES THE RENT INCREASE

The MNOI formula adopted by the City operates as follows:

1. Determine the Base Year.

The Base Year must be 1979 unless the landlord can substantiate by clear and convincing evidence that 1979 financial information is not available and that the records for 1979 are lost. (See RAC-2, § 4) Where financial information for 1979 is available, the landlord must use 1979 as the Base Year. (See RAC-2, § 3.01; See also *Los Altos El Granada Investors v. City of Capitola* (2006) 139 Cal.App.4th 629, 655 [use of another base year justified only when no financial information for base year is available]))

Here, Ranch can establish that 1979 financial information is available and cannot establish by clear and convincing evidence that 1979 records are lost. As evidenced by the City's own memoranda and records and the Declaration of Bruce Hohn, gross total income financial information for 1979 is available. (See Application Attachments 2 & 3)

Also, as demonstrated by the calculations of CPA Michael McCarthy, operating expenses for 1979 can be reasonably determined by CPI adjustment of 1982 operating expenses. (See Attachments 3 and 4)

2. Adjust Base Year Gross Total Income for Below Market Rentals

The Base Year income must be adjusted for instances where actual Base Year rents collected were below what could have been collected if the units had been rented at their full market value, regardless of the reason. Among the permissible reasons are if rent increases could have been made pursuant to the Rent Stabilization Ordinance or if the landlord's rental policies and purposes kept the rents below market. (See RAC-2, § 2.05) Those reasons exist here, because it was due to policies and purposes of the landlord (obtaining a waiver of fees and operation as a low income property) that the Ranch 1979 rents were kept below market.

The City's regulation requiring adjustment of Base Year rental income to market rent levels is consistent with case law requiring Base Year rental income under application of the MNOI formula to be comparable to other similar properties.

"Nonetheless, a property owner must be permitted, pursuant to principles discussed in *Birkenfeld v. City of Berkeley*, *supra*, 17 Cal.3d 129, to start rent calculations with a base

To City of Thousand Oaks Rent Adjustment Commission
Memorandum re Ranch Discretionary Rent Increase
Revised August 18, 2010
Page 4

date rent similar to other comparable properties.” (*Vega v. City of West Hollywood* (1990) 223 Cal.App.3d 1342, 1352) “

“The critical questions are not whether the base date rents establish a fair and reasonable return and whether the base date rents are within a range of rents which can be charged. Rather the question is whether the base date rents can reasonably be deemed to reflect general market conditions. [citation omitted] After base date rents are established which reflect general market conditions, the rents which are then established must provide the landlord with the requisite just and reasonable return.” (*Concord Communities, L.P. v. City of Concord* (2001) 91 Cal.App.4th 1407, 1414,-1415)

3. Determine the Base Year NOI and Adjust the Base Year NOI for Inflation.

The Base Year NOI is determined by taking the market level 1979 Gross Total Income and subtracting from that number the 1979 operating expenses. (See RAC-2, §§ 2 & 3.02)

The Base year Net Operating Income must then receive a Price Level Adjustment to adjust it to the current year by accounting for inflation. (See RAC-2, § 3.04) The Price Level Adjustment was established as a fixed annual percentage (8%) which operated to capture 100% of inflation on an average annual basis. (See RAC-2, § 3.04) The City has since modified the Price Level Adjustment to mean the Consumer Price “Index” which still operates to capture 100% of inflation. (See City Application Form, Page 5, line 31, referring to the Consumer Price “Index” Price Level Adjustment)

By adjusting for inflation, it is clear that inflation has seriously impacted the bottom line of Park operations. Costs have increased more than 250%. (See Application Attachment 1 [Section 2, Lines 1-3] and Attachment 4) When the 1979 costs of operation are adjusted for inflation to current levels, it is clear that in order to have the same good management, services, efficiency, housing market capital, and credit opportunities that existed in the 1979 Base Year, Ranch must have an NOI of slightly more than one-half million dollars. (See Application Attachment 1 [Section 2, Line 4])

4. Determine if the Current Year NOI is Less Than the Adjusted Base Year NOI

The Current Year NOI is determined by taking the Current Year Gross Total Income and subtracting from that number the Current Year operating expenses. (See RAC-2, §§ 2 & 3.03)

To City of Thousand Oaks Rent Adjustment Commission
Memorandum re Ranch Discretionary Rent Increase
Revised August 18, 2010
Page 5

The NOI for the Current Year is then compared to the NOI for the Price Level Adjusted Based Year NOI to determine whether the landlord is eligible for a Just and Reasonable rent increase based on the NOI formula. If the Current Year NOI is less than the Price Level Adjusted Base Year NOI, then the landlord is eligible for a Just and Reasonable rent increase. The total annual amount of the Just and Reasonable rent increase is the difference between the Price Level Adjusted Base Year NOI and the Current Year NOI. (RAC-2, § 3.05)

In this instance, because rents have remained almost stagnant with only an 11% increase during a period of a 250% increase in costs, the difference between the Price Level Adjusted Base Year NOI and the Current Year NOI is staggering; in an amount that even exceeds even the Price Level Adjusted Base Year NOI.

5. Determine the Amount of Rent Increase Per Unit

The total annual amount of the Just and Reasonable rent increase must then be divided by the number of months and number of units to determine the actual monthly increase per unit. (See City Application Form, Page 5, Calculation Step 4)

EXHIBIT “5”

EXHIBIT “5”

Here is the spreadsheet that has my calculations.

The hard data comes from the reports that were obtained from the City of Thousand Oaks by your office.

John Neet

John P. Neet, MAI

~~~~~  
Offering Valuation Services for Mobile Home Parks, Manufactured  
Housing Communities, and RV Parks in West.

~~~~~  
26845 Jefferson Avenue, Suite A
Murrieta, CA 92562
Ph: 951-461-7755 Fax: 951-346-3558
appraisals@johnneet.com
www.johnneet.com
~~~~~

State Certified General Real Estate Appraiser in CA, WA, OR, NV, and AZ

On Aug 17, 2010, at 10:17 AM, Boyd Hill wrote:

<Ranch Ltr 7-16-10 RAA incomplete(final).pdf>

Park Name

1978 City Name

Highest Rent

Park Name

1979 City Name

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|       |      |          |                                        |
|-------|------|----------|----------------------------------------|
|       |      |          | Highest Rent                           |
| 3.00% | 1994 | \$343.90 | Park Name<br>City Name<br>Highest Rent |
| 1.40% | 1995 | \$348.71 | Park Name<br>City Name<br>Highest Rent |
| 1.10% | 1996 | \$352.55 | Park Name<br>City Name<br>Highest Rent |
| 1.30% | 1997 | \$357.13 | Park Name<br>City Name<br>Highest Rent |
| 1.20% | 1998 | \$361.42 | Park Name<br>City Name<br>Highest Rent |
| 0.80% | 1999 | \$364.31 | Park Name<br>City Name<br>Highest Rent |
| 1.70% | 2000 | \$370.50 | Park Name<br>City Name<br>Highest Rent |
| 2001  |      |          | Park Name<br>City Name<br>Highest Rent |
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| 2008  |      |          | Park Name<br>City Name<br>Highest Rent |
| 2009  |      |          | Park Name<br>City Name<br>Highest Rent |

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CITY OF THOUSAND OAKS

'87 DEC 31 P4:10

1988

CITY OF THOUSAND OAKS

RENT REGISTRATION SUMMARY FOR MOBILE HOME PARKS

CONEJO MOBILE HOME PARK  
1200 NEWBURY ROAD  
NEWBURY PARK, CA 91320  
Park

Total Spaces 49

Controlled Spaces 48

Decontrolled Spaces OFFICE #9

Rent Registration Fee:

Controlled Spaces 48 x \$10 = \$480.00

Person Completing Registration Forms:

Name LOUISE I. CAUDLE

Address 1200 NEWBURY RD. #9

NEWBURY PARK

Phone 805-498-2212

Louise I. Caudle  
Signature

11/12/87  
Date

Do not write below this line

Administration Only

Controlled Spaces 48

Fee Submitted \$ 480

Check No. 274

Date Submitted 12-30-87

Registration Complete/Comments \_\_\_\_\_

R15/A

Check paid to FINANCE 6-6-88

mk

MOBILE HOME PARK NEWBURY PARK, CA 91320  
 1200 NEWBURY ROAD  
 CONEJO MOBILE HOME PARK

MOBILE HOME PARK REGISTRATION FORM  
 (Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |        | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|--------|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |        |                      |
| # 1                                    | ✓      |        | \$200.00          | \$206.00            | 2/1/87                      | \$                     | 0      | Capital<br>Improv. - |
| # 2                                    | ✓      |        | 200.00            | 206.00              | "                           |                        |        |                      |
| # 3                                    | ✓      |        | 210.00            | 210.00              | NO INC.                     |                        |        |                      |
| # 4                                    | ✓      |        | 191.70            | 197.70              | 2/1/87                      |                        |        |                      |
| # 5                                    | ✓      |        | 200.00            | 206.00              | "                           |                        |        |                      |
| # 6                                    | ✓      |        | 191.70            | 197.70              | "                           |                        |        |                      |
| # 7                                    | ✓      |        | 191.70            | 197.70              | "                           |                        |        |                      |
| # 8                                    | ✓      |        | 191.70            | 197.70              | "                           |                        |        |                      |
| # 9                                    | ✓      |        |                   |                     |                             |                        | OFFICE |                      |
| # 10                                   | ✓      |        | 200.00            | 206.00              | 2/1/87                      |                        |        |                      |
| # 11                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |        |                      |
| # 12                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |        |                      |
| # 13                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |        |                      |
| # 14                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |        |                      |

TOTAL UNITS THIS PAGE: #Controlled 13 #Decontrolled OFFICE #9

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
 R30/A

CONEJO MOBILE HOME PARK  
1200 NEWBURY ROAD  
NEWBURY PARK, CA 91320

MOBILE HOME PARK

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |    | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|----|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |    |            |
|                                        |        |        |                   |                     |                             |                        |    |            |
| # 15                                   | ✓      |        | \$ 200.00         | \$ 206.00           | 2/1/87                      | \$                     | \$ |            |
| # 16                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| # 17                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| # 20                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |    |            |
| # 21                                   | "      | ✓      | 200.00            | 206.00              | "                           |                        |    |            |
| # 22                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| # 23                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| # 24                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |    |            |
| # 25                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| # 26                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| # 27                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |    |            |
| # 28                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| # 29                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| # 30                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |    |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 14    |                     | #Decontrolled 0             |                        |    |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

CONEJO MOBILE HOME PARK  
1200 NEWBURY ROAD  
NEWBURY PARK, CA 91320

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |            |
|                                        |        |        |                   |                     |                             |                        |            |
| # 31                                   | ✓      |        | \$ 200.00         | \$ 206.00           | 2/1/87                      | \$ 0                   | \$ -       |
| # 32                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |            |
| # 33                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |            |
| # 34                                   | ✓      |        | 210.00            | 210.00              | NO INC.                     |                        |            |
| # 35                                   | ✓      |        | 210.00            | 210.00              | "                           |                        |            |
| # 36                                   | ✓      |        | 191.70            | 197.70              | 2/1/87                      |                        |            |
| # 40                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |            |
| # 41                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |            |
| # 42                                   | ✓      | ✓      | 210.00            | 210.00              | NO INC.                     |                        |            |
| # 43                                   | ✓      |        | 200.00            | 206.00              | 2/1/87                      |                        |            |
| # 44                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |            |
| # 45                                   | ✓      |        | 191.70            | 197.70              | "                           |                        |            |
| # 46                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |            |
| # 47                                   | ✓      |        | 200.00            | 206.00              | "                           |                        |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 14    | #Decontrolled 0     |                             |                        |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

CONEJO MOBILE HOME PARK  
1200 NEWBURY ROAD  
NEWBURY PARK, CA 91320

## MOBILE HOME PARK REGISTRATION FORM

(Information provided should be as of October 1, 1987)

[illegible]

TOTAL UNITS THIS PAGE: #Controlled 7 #Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/86.

Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL: ap  
K37/A

7/13

Waiting to  
hear fr. Catherine  
as to whether check  
was ~~paid~~ cashed

-13-88

did we  
get check?

7/12/89 - ~~left message for Mr. Matt~~

per Matt: # 1491 check dated 6-8-88

1988  
CITY OF THOUSAND OAKS  
RENT REGISTRATION SUMMARY FOR MOBILE HOME PARKS

CRESTVIEW TRAIL PARK  
Park

Total Spaces 28

Controlled Spaces 22

Decontrolled Spaces 6

Rent Registration Fee:

Controlled Spaces 28 x \$10 = \$ 280<sup>00</sup>

ALL SPACES ARE NOT OCCUPIED

Person Completing Registration Forms:

Name GEORGE A MOTT MOTT

Address 1227 MONTEANA AVE  
SANTA MONICA CA 90403

Phone 213-395-3959

Please send ANY FUTURE MAILING  
TO ABOVE ADDRESS - I DO NOT  
THINK I AM GETTING ALL  
THE MAIL.

George A Mott  
Signature

6-8-88  
Date

Do not write below this line

Administration Only

Controlled Spaces 1

Fee Submitted 1

Date Submitted 1

Registration Complete/Comments

Check No. # 1491 dated 6-8-88  
(Based on phone conversation  
w. Mr. Mott 7/12/88

m.k.)

PAGE 1

MOBILE HOME PARK

CITY OF THOUSAND OAKS  
JUN 10 AM 124

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES         |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|--------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv. |
|                                        |        |        |                   |                     |                             |                        |                    |
| 1                                      | X      |        | \$ 119            | \$ 129              | 9-1-87                      | \$                     |                    |
| 2                                      | X      |        | 129               | 140                 | 9-1-87                      |                        |                    |
| 3                                      | X      |        | 160               | 170                 | 9-1-87                      |                        |                    |
| 4                                      | X      |        | 170               | 166                 | 9-1-87                      |                        |                    |
| 5                                      | X      |        | 171               | 189                 | 2-1-88                      | 189                    |                    |
| 6                                      | X      |        | 184               | <del>188</del>      | 12-87-4-88                  | 190 -- 200             |                    |
| 7                                      | X      |        | 111               | 123                 | 4-88                        | 180                    |                    |
| 8                                      | X      |        | 153               | 170                 | 2-87                        | 170                    |                    |
| 9                                      | X      |        | 117               | 129                 | 9-1-87                      |                        |                    |
| 10                                     | X      |        | 124               | 138                 | 9-1-87                      |                        |                    |
| 11                                     | X      |        | 129               | 143                 | 9-1-87                      |                        |                    |
| 12                                     | X      |        | 130               | 132                 | 9-1-87                      |                        |                    |
| 13                                     | X      |        | 120               | 132                 | 9-1-87                      |                        |                    |
| 14                                     | X      |        | 1150              | 123                 | 9-1-87                      |                        |                    |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 10                  | #Decontrolled               | 7                      |                    |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
RJW/A

01592

MOBILE HOME PARK

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | CONTROLLED SPACES |        |               | Date of<br>Last<br>Increase | DECONTROLLED<br>SPACES<br><br>(Rent) | SURCHARGES<br><br>Capital<br>Improv. - |
|----------------------------------------|-------------------|--------|---------------|-----------------------------|--------------------------------------|----------------------------------------|
|                                        | Size              |        | Base*<br>Rent |                             |                                      |                                        |
|                                        | Single            | Double |               |                             |                                      |                                        |
| 15                                     | X                 |        | \$ 171        | \$ 186                      | 9-1-87                               | \$                                     |
| 16                                     | X                 |        | 191           | 186                         | 9-1-87                               |                                        |
| 17                                     | X                 |        | 105           |                             | 12-87                                | 186                                    |
| 18                                     | X                 |        | 124           | 143                         | 9-1-87                               |                                        |
| 19                                     | X                 |        | 105           | 114                         | 9-1-84                               |                                        |
| 20                                     | X                 |        | 165           | 178                         | 9-1-87                               |                                        |
| 21                                     | X                 |        | 171           | 186                         | 9-1-87                               |                                        |
| 22                                     | X                 |        | 171           | 183                         | 9-1-84                               |                                        |
| 23                                     | X                 |        | 161           | 183                         | 9-1-84                               |                                        |
| 24                                     | X                 |        | 171           | 186                         | 9-1-84                               |                                        |
| 25                                     | X                 |        | 166           |                             | 9-1-86                               | 183                                    |
| 26                                     | X                 |        | 126           | 140                         | 9-1-87                               |                                        |
| 27                                     | X                 |        | 80            | 80                          | NONE                                 |                                        |
| 28                                     | X                 |        | 120           | 132                         | 9-1-87                               |                                        |

TOTAL UNITS THIS PAGE: #Controlled 12 #Deccontrolled 2

2 NEW WASHINGTON + DAYTON  
INSTALLED IN 1982 - E/FAR 924  
NOT PROVIDED TO ANY TENANT  
base rent and automatic improvements.

\*Max. Base Rent is that rent in effect on 7/1/86.  
\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R307A

# Mobile Home Parks

(88)

? no check, no forms  
appears to be same as Conejo Mobile Home Park  
~~Calaveras V.M.H. (Conejo Mobile Home Park) - see 4/1/87~~

? Crestview Mobile 4/12 forms here;  
sez he sent check #1491 for \$280  
2-8-88

Elms Plaza pd \$340 12/30/87

Thunderbolt Oaks pd \$1,590.00 12/31/87

Turn Palm pd \$730.00 10/28/87

→ Vista (Park) Villa pd \$1660.00 12/31/87

Vista Estates pd 1550.00 12/31/87

Conejo Mobile Home Park - see Cudde ltr 3/3/87  
forms + erroneous check submitted

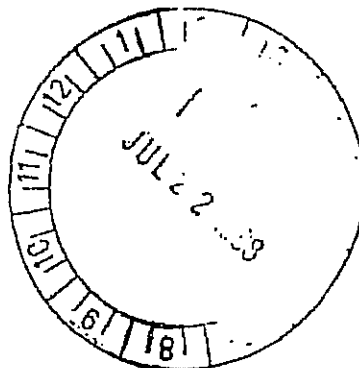
Catherine -

This check was deposited  
6/14/88 - as far as we  
know - it cleared OK -

It has not been returned  
as "unpaid" to date 7/14 <sup>88</sup> GJ.



**M E M O R A N D U M**  
City of Thousand Oaks • Thousand Oaks, California  
City Manager's Office



TO: Bob Biery  
FROM: Monica Koszela  
SUBJECT: Rent Registration Check for \$480.00  
from Conejo Mobile Home Park  
DATE: June 3, 1988

Attached is the check I spoke to you about, which was discovered in a file folder.

You said that it was not too late to process, assuming the account remains open.

Thank you for taking care of.

M384/c

7-12-88

att.

*Catherine - I need to  
know if this check cleared.*

*Thank you*

*Yes  
Talk to you  
later - about  
time for  
lunch again  
Catherine*

*TO → Monica*

CONEJO MOBILE HOME PARK

1200 NEWBURY PARK RD.  
NEWBURY PARK, CA 91320

274

00-3803/1222

PAY  
TO THE  
ORDER OF

City of Thousand Oaks

12-30 1987

\$

480.50

Four Hundred Eighty

DOLLARS



FIRST STATE BANK OF THE OAKS

101 North Westlake Blvd.  
Westlake Village, California 91362

FOR

Rent registration fee

M. L.

⑈000274⑈ ⑆122238035⑆ 303⑈212515⑈

CITY OF THOUSAND OAKS

'88 JAN -5 AM 1:54

1988

CITY OF THOUSAND OAKS

RENT REGISTRATION SUMMARY FOR MOBILE HOME PARKS

ELMS PLAZA MOBILE HOME PARK

Park

Total Spaces 34

Controlled Spaces 34

Decontrolled Spaces 0

Rent Registration Fee:

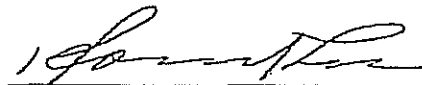
Controlled Spaces 34 x \$10 = \$340

Person Completing Registration Forms:

Name HOWARD H. LEE

Address 3702 CAPSTAN CIRCLE  
WESTLAKE VILLAGE CA, 91361

Phone 818-991-0492

  
Signature

12/30, 1987  
Date

Do not write below this line

Administration Only

Controlled Spaces 34

Fee Submitted \$340

Check No. 2510

Date Submitted 1/5/88

Registration Complete/Comments Complete

R15/A

CTO 00172

MOBILE HOME PARK

ELMS PLAZA MOBILE: H.P.MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES          |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|---------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv.. |
|                                        |        |        |                   |                     |                             |                        |                     |
|                                        |        |        | \$                | \$                  |                             | \$                     | \$                  |
| 1 A                                    |        | ✓      | 225.59            | 232.36              | 1/1, 87                     |                        | N/A                 |
| 2 A                                    | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| 3 A                                    | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| 1                                      | ✓      |        | 233.50            | 240.50              | "                           |                        | "                   |
| 2                                      | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| 3                                      | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| 4                                      | ✓      |        | 233.33            | 240.33              | "                           |                        | "                   |
| 5                                      | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| 6                                      | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| 7                                      | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| 8                                      | ✓      |        | 231.63            | 238.58              | "                           |                        | "                   |
| 9                                      | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| 9A                                     | ✓      |        | 221.02            | 227.65              | "                           |                        | "                   |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 13    | #Decontrolled 0     |                             |                        |                     |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

MOBILE HOME PARK

ELMS PLAZA MOBILE H.P.

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |    | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|----|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |    |            |
|                                        |        |        | \$                | \$                  |                             | \$                     | \$ |            |
| 10                                     | ✓      |        | 228.61            | 235.47              | 11/1/87                     |                        |    | N/A        |
| 11                                     | ✓      |        | 224.08            | 230.80              | "                           |                        |    | "          |
| 12                                     | ✓      |        | 224.08            | 230.80              | "                           |                        |    | "          |
| 13                                     | ✓      |        | 224.08            | 230.80              | "                           |                        |    | "          |
| 14                                     | ✓      |        | 224.08            | 230.80              | "                           |                        |    | "          |
| 15                                     | ✓      |        | 224.08            | 230.80              | "                           |                        |    | "          |
| 15A                                    | ✓      |        | 224.08            | 230.80              | "                           |                        |    | "          |
| 15B                                    | ✓      |        | 217.95            | 224.49              | "                           |                        |    | "          |
| 16                                     | ✓      |        | 217.95            | 224.49              | "                           |                        |    | "          |
| 17                                     | ✓      |        | 217.95            | 224.49              | "                           |                        |    | "          |
| 18                                     | ✓      |        | 217.95            | 224.49              | "                           |                        |    | "          |
| 19                                     | ✓      |        | 217.95            | 224.49              | "                           |                        |    | "          |
| 20                                     | ✓      |        | 217.95            | 224.49              | "                           |                        |    | "          |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 13    | #Decontrolled 0     |                             |                        |    |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARKS

245 Plaza Mobile H.P.

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

[illegible]

|                        |                 |                 |
|------------------------|-----------------|-----------------|
| TOTAL UNITS THIS PAGE: | #Controlled · 8 | #Decontrolled 0 |
|------------------------|-----------------|-----------------|

\*Max. Base Rent is that rent in effect on 7/1/86.

max. base rent is that rent in effect on 7/1/00. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL: a p  
R70/A

No. 51307

THIS RECEIPT VOID UNLESS MACHINE  
VALIDATED WITH DATE AND AMOUNT

1 . . . . .

*City of Thousand Oaks*  
401 W. HILLCREST DRIVE  
THOUSAND OAKS, CALIFORNIA 91320  
(805) 497-0611



RECEIVED BY  
*[Signature]*

ESS  
ADDRE

PAYMENT FOR

FUND DEPT. PROG ACCT AMOUNT

CASH ☐ CHECK ☐ CHECK NO. 111

CITY OF THOUSAND OAKS

'87 DEC 31 12:02

1988

CITY OF THOUSAND OAKS

RENT REGISTRATION SUMMARY FOR MOBILE HOME PARKS

THUNDERBIRD OAKS  
Park

Total Spaces 161

Controlled Spaces 159

Decontrolled Spaces 2

Rent Registration Fee:

Controlled Spaces 159 x \$10 = \$ 1590.00

Person Completing Registration Forms:

Name BARBARA J. LYNN -MANAGER

Address 2501 THUNDERBIRD DR.

THOUSAND OAKS, CAL. 91362

Phone (805) 496-3725

Barbara J. Lynn  
Signature

Date \_\_\_\_\_

Do not write below this line

Administration Only

Controlled Spaces 159

Fee Submitted \$1590.00

Check No. 4807

Date Submitted 12/31/87

Registration Complete/Comments Complete

R15/A

# MOBILE HOME PARK Thunderbird Oaks Mobilehome Club

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | CONTROLLED SPACES |        |               |                     |                             | DECONTROLLED<br>SPACES<br><br>(Rent) | SURCHARGES<br><br>Capital<br>Improv.- |
|----------------------------------------|-------------------|--------|---------------|---------------------|-----------------------------|--------------------------------------|---------------------------------------|
|                                        | Size              |        | Base*<br>Rent | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase |                                      |                                       |
|                                        | Single            | Double |               |                     |                             |                                      |                                       |
| 1                                      | X                 |        | \$303.00      | \$                  | 1-86                        | \$                                   |                                       |
| 2                                      |                   | X      | "             |                     |                             |                                      |                                       |
| 3                                      |                   | X      | "             |                     |                             |                                      |                                       |
| 4                                      |                   | X      | 267.00        |                     |                             |                                      |                                       |
| 5                                      | X                 |        | "             |                     |                             |                                      |                                       |
| 6                                      |                   | X      | "             |                     |                             |                                      |                                       |
| 7                                      |                   | X      | "             |                     |                             |                                      |                                       |
| 8                                      |                   | X      | "             |                     |                             |                                      |                                       |
| 9                                      |                   | X      | "             |                     |                             |                                      |                                       |
| 10                                     |                   | X      | "             |                     |                             |                                      |                                       |
| 11                                     |                   | X      | "             |                     |                             |                                      |                                       |
| 12                                     |                   | X      | "             |                     |                             |                                      |                                       |
| 13                                     |                   | X      | "             |                     |                             |                                      |                                       |
| 14                                     |                   | X      | "             |                     |                             |                                      |                                       |

TOTAL UNITS THIS PAGE: 14 #Controlled 14 #Decontrolled

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK Thunderbird Oaks Mobilehome Club

MOBILE HOME-PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv. -   |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 15                                     | X      |        | \$267.00          | \$                  | 1-86                        | \$     | \$                     |            |
| 16                                     | X      |        | "                 |                     |                             |        |                        |            |
| 17                                     | X      |        | "                 |                     |                             |        |                        |            |
| 18                                     | X      |        | "                 |                     |                             |        |                        |            |
| 19                                     | X      |        | "                 |                     |                             |        |                        |            |
| 20                                     | X      |        | "                 |                     |                             |        |                        |            |
| 21                                     | X      |        | "                 |                     |                             |        |                        |            |
| 22                                     | X      |        | 338.00            |                     |                             |        |                        |            |
| 23                                     | X      |        | 267.00            |                     |                             |        |                        |            |
| 24                                     | X      |        | 303.00            |                     |                             |        |                        |            |
| 25                                     | X      |        | "                 |                     |                             |        |                        |            |
| 26                                     | X      |        | 267.00            |                     |                             |        |                        |            |
| 27                                     | X      |        | "                 |                     |                             |        |                        |            |
| 28                                     | X      |        | 267.00            |                     |                             |        |                        |            |
| TOTAL UNITS THIS PAGE: 14              |        |        | #Controlled 14    |                     | #Decontrolled               |        |                        |            |

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## MOBILE HOME PARK

Thunderbird Oaks Mobilehome ClubMOBILE HOME-PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED SPACES |  | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|---------------------|--|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv.. |  |            |
|                                        |        |        |                   |                     |                             |        |                     |  |            |
| 29                                     |        | X      | \$267.00          | \$                  | 1-86                        | \$     | \$                  |  |            |
| 30                                     |        | X      | "                 |                     |                             |        |                     |  |            |
| 31                                     |        | X      |                   |                     |                             | None   |                     |  |            |
| 32                                     |        | X      | 267.00            |                     |                             |        |                     |  |            |
| 33                                     |        | X      | "                 |                     |                             |        |                     |  |            |
| 34                                     |        | X      | "                 |                     |                             |        |                     |  |            |
| 35                                     |        | X      | 303.00            |                     |                             |        |                     |  |            |
| 36                                     |        | X      | 267.00            |                     |                             |        |                     |  |            |
| 37                                     | X      |        | "                 |                     |                             |        |                     |  |            |
| 38                                     |        | X      | 303.00            |                     |                             |        |                     |  |            |
| 39                                     |        | X      | "                 |                     |                             |        |                     |  |            |
| 40                                     |        | X      | 267.00            |                     |                             |        |                     |  |            |
| 41                                     |        | X      | 303.00            |                     |                             |        |                     |  |            |
| 42                                     |        | X      | 267.00            |                     |                             |        |                     |  |            |

TOTAL UNITS THIS PAGE: 14 #Controlled: 13 #Decontrolled: 1

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PL:ap  
R30/A

MOBILE HOME PARK

Thunderbird Oaks Mobilehome Club

MOBILE HOME PARK REGISTRATION FORM  
 (Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 43                                     |        | X      | \$303.00          | \$                  | 1-86                        | \$     | \$                     |            |
| 44                                     |        | X      | 267.00            |                     |                             |        |                        |            |
| 45                                     |        | X      | 11                |                     |                             |        |                        |            |
| 46                                     | X      |        | 11                |                     |                             |        |                        |            |
| 47                                     | X      |        | 11                |                     |                             |        |                        |            |
| 48                                     |        | X      | 11                |                     |                             |        |                        |            |
| 49                                     |        | X      | 11                |                     |                             |        |                        |            |
| 50                                     |        | X      | 338.00            |                     |                             |        |                        |            |
| 51                                     |        | X      | 303.00            |                     |                             |        |                        |            |
| 52                                     | X      |        | 267.00            |                     |                             |        |                        |            |
| 53                                     |        | X      | 11                |                     |                             |        |                        |            |
| 54                                     |        | X      | 303.00            |                     |                             |        |                        |            |
| 55                                     |        | X      | 11                |                     |                             |        |                        |            |
| 56                                     |        | X      | 11                |                     |                             |        |                        |            |
| TOTAL UNITS THIS PAGE: 14              |        |        | #Controlled: 14   | #Decontrolled:      |                             |        |                        |            |

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PL:ap  
R30/A

MOBILE HOME PARK

Thunderbird Oaks Mobilehome Club

MOBILE HOME PARK REGISTRATION FORM  
 (Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     | DECONTROLLED<br>SPACES      |        | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |            |
| 57                                     | X      |        | \$ 267.00         |                     | 1-86                        | \$     |            |
| 58                                     |        | X      | 303.00            |                     |                             |        |            |
| 59                                     |        | X      | 267.00            |                     |                             |        |            |
| 60                                     |        | X      | 303.00            |                     |                             |        |            |
| 61                                     |        | X      | "                 |                     |                             |        |            |
| 62                                     |        | X      | 267.00            |                     |                             |        |            |
| 63                                     |        | X      | "                 |                     |                             |        |            |
| 64                                     |        | X      | "                 |                     |                             |        |            |
| 65                                     |        | X      | "                 |                     |                             |        |            |
| 66                                     |        | X      | "                 |                     |                             |        |            |
| 67                                     |        | X      | 303.00            |                     |                             |        |            |
| 68                                     |        | X      | "                 |                     |                             |        |            |
| 69                                     |        | X      | 267.00            |                     |                             |        |            |
| 70                                     |        | X      | 303.00            |                     |                             |        |            |

TOTAL UNITS THIS PAGE: #Controlled 14 #Decontrolled 1

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

MOBILE HOME PARK Thunderbird Oaks Mobilehome Club

MOBILE-HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase |                        |            |
| 71                                     | X      |        | \$267.00          | \$                  | 1-86                        | \$                     |            |
| 72                                     | X      |        | "                 |                     |                             |                        |            |
| 73                                     | X      |        | "                 |                     |                             |                        |            |
| 74                                     | X      |        | "                 |                     |                             |                        |            |
| 140                                    | X      |        | "                 |                     |                             |                        |            |
| 75                                     | X      |        | "                 |                     |                             |                        |            |
| 76                                     | X      |        | "                 |                     |                             |                        |            |
| 78                                     | X      |        | "                 |                     |                             |                        |            |
| 79                                     | X      |        | 303.00            |                     |                             |                        |            |
| 80                                     | X      |        | "                 |                     |                             |                        |            |
| 81                                     | X      |        | "                 |                     |                             |                        |            |
| 82                                     | X      |        | 267.00            |                     |                             |                        |            |
| 83                                     | X      |        | "                 |                     |                             |                        |            |
| 84                                     | X      |        | 232.00            |                     |                             |                        |            |

TOTAL UNITS THIS PAGE: #Controlled 14 #Decontrolled       

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Thunderbird Oaks Mobilehome ClubMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv. -   |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 85                                     | X      |        | \$232.00          | \$                  | 1-86                        | \$     |                        |            |
| 86                                     |        | X      | 267.00            |                     |                             |        |                        |            |
| 87                                     |        | X      | "                 |                     |                             |        |                        |            |
| 88                                     |        | X      | 303.00            |                     |                             |        |                        |            |
| 89                                     |        | X      | "                 |                     |                             |        |                        |            |
| 90                                     | X      |        | 267.00            |                     |                             |        |                        |            |
| 91                                     |        | X      | 303.00            |                     |                             |        |                        |            |
| 92                                     |        | X      | 267.00            |                     |                             |        |                        |            |
| 93                                     |        | X      | "                 |                     |                             |        |                        |            |
| 94                                     | X      |        | 232.00            |                     |                             |        |                        |            |
| 95                                     |        | X      | 267.00            |                     |                             |        |                        |            |
| 96                                     |        | X      | "                 |                     |                             |        |                        |            |
| 97                                     |        | X      | "                 |                     |                             |        |                        |            |
| 98                                     | X      |        | 232.00            |                     |                             |        |                        |            |

TOTAL UNITS THIS PAGE: 14 #Controlled: 14 #Decontrolled: 0

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Thunderbird Oaks Mobilehome ClubMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation                 | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED SPACES  |  | SURCHARGES |
|--------------------------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|----------------------|--|------------|
|                                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv.-- |  |            |
|                                                        |        |        |                   |                     |                             |        |                      |  |            |
| 99                                                     |        | X      | \$303.00          | \$                  | 1-86                        | \$     | \$                   |  |            |
| 100                                                    |        | X      | "                 |                     |                             |        |                      |  |            |
| 101                                                    |        | X      | 267.00            |                     |                             |        |                      |  |            |
| 102                                                    |        | X      | 303.00            |                     |                             |        |                      |  |            |
| 103                                                    |        | X      | 267.00            |                     |                             |        |                      |  |            |
| 104                                                    |        | X      | "                 |                     |                             |        |                      |  |            |
| 105                                                    |        | X      | "                 |                     |                             |        |                      |  |            |
| 106                                                    | X      |        | 232.00            |                     |                             |        |                      |  |            |
| 107                                                    |        | X      | 267.00            |                     |                             |        |                      |  |            |
| 108                                                    |        | X      | 303.00            |                     |                             |        |                      |  |            |
| 109                                                    | X      |        | 232.00            |                     |                             |        |                      |  |            |
| 110                                                    | X      |        | "                 |                     |                             |        |                      |  |            |
| 111                                                    | X      |        | "                 |                     |                             |        |                      |  |            |
| 112                                                    |        | X      | 303.00            |                     |                             |        |                      |  |            |
| TOTAL UNITS THIS PAGE: 14 #Controlled 14 #Decontrolled |        |        |                   |                     |                             |        |                      |  |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Thunderbird Oaks Mobilhome ClubMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        | Capital<br>Improv. - |
|                                        |        |        |                   |                     |                             |        |                        |                      |
| 113                                    |        | X      | \$ 303.00         | \$                  | 1-86                        | \$     |                        |                      |
| 114                                    |        | X      | "                 |                     |                             |        |                        |                      |
| 115                                    |        | X      | 267.00            |                     |                             |        |                        |                      |
| 116                                    |        | X      | "                 |                     |                             |        |                        |                      |
| 117                                    |        | X      | "                 |                     |                             |        |                        |                      |
| 118                                    |        | X      | 303.00            |                     |                             |        |                        |                      |
| 119                                    | X      |        | 267.00            |                     |                             |        |                        |                      |
| 120                                    |        | X      | 303.00            |                     |                             |        |                        |                      |
| 121                                    |        | X      | 338.00            |                     |                             |        |                        |                      |
| 122                                    |        | X      | 267.00            |                     |                             |        |                        |                      |
| 123                                    |        | X      | 338.00            |                     |                             |        |                        |                      |
| 124                                    |        | X      | 267.00            |                     |                             |        |                        |                      |
| 125                                    | X      |        | "                 |                     |                             |        |                        |                      |
| 126                                    | X      |        | "                 |                     |                             |        |                        |                      |

TOTAL UNITS THIS PAGE: 14 #Controlled 14 #Decontrolled

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Thunderbird Oaks Mobilehome Club

## MOBILE HOME PARK REGISTRATION FORM

(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv. -   |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 127                                    | X      |        | \$267.00          | \$                  | 1-86                        | \$     |                        |            |
| 128                                    | X      |        | 303.00            |                     |                             |        |                        |            |
| 129                                    | X      |        | "                 |                     |                             |        |                        |            |
| 130                                    | X      |        | 267.00            |                     |                             |        |                        |            |
| 131                                    | X      |        | "                 |                     |                             |        |                        |            |
| 132                                    | X      |        | "                 |                     |                             |        |                        |            |
| 133                                    | X      |        | "                 |                     |                             |        |                        |            |
| 134                                    | X      |        | "                 |                     |                             |        |                        |            |
| 135                                    | X      |        | "                 |                     |                             |        |                        |            |
| 136                                    | X      |        | "                 |                     |                             |        |                        |            |
| 137                                    | X      |        | "                 |                     |                             |        |                        |            |
| 138                                    | X      |        | 303.00            |                     |                             |        |                        |            |
| 139                                    | X      |        | 267.00            |                     |                             |        |                        |            |
| 141                                    | X      |        | "                 |                     |                             |        |                        |            |

TOTAL UNITS THIS PAGE: 14 #Controlled 14 #Decontrolled

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE-HOME PARK - Thunderbird Oaks Mobilehome Club

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv. -   |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 142                                    | X      |        | \$267.00          | \$                  | 1-86                        | \$     |                        |            |
| 143                                    | X      |        | "                 |                     |                             |        |                        |            |
| 144                                    | X      |        | "                 |                     |                             |        |                        |            |
| 145                                    | X      |        | "                 |                     |                             |        |                        |            |
| 146                                    | X      |        | "                 |                     |                             |        |                        |            |
| 147                                    | X      |        |                   |                     |                             | None   |                        |            |
| 148                                    | X      |        | 303.00            |                     |                             |        |                        |            |
| 149                                    | X      |        | 267.00            |                     |                             |        |                        |            |
| 150                                    | X      |        | "                 |                     |                             |        |                        |            |
| 151                                    | X      |        | "                 |                     |                             |        |                        |            |
| 152                                    | X      |        | "                 |                     |                             |        |                        |            |
| 153                                    | X      |        | "                 |                     |                             |        |                        |            |
| 154                                    | X      |        | "                 |                     |                             |        |                        |            |
| 155                                    | X      |        | "                 |                     |                             |        |                        |            |

TOTAL UNITS THIS PAGE: 14 #Controlled 13 #Decontrolled 1

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

[illegible]

|                          |                |                |
|--------------------------|----------------|----------------|
| TOTAL UNITS THIS PAGE: 6 | #Controlled: 6 | #Decontrolled: |
|--------------------------|----------------|----------------|

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL: a p  
R30/A

1988  
CITY OF THOUSAND OAKS  
RENT REGISTRATION SUMMARY FOR MOBILE HOME PARKS

TWIP PALMS

Park

Total Spaces 81

Controlled Spaces 73

Decontrolled Spaces 8

Rent Registration Fee:

Controlled Spaces 73 x \$10 = \$ 730.00

Person Completing Registration Forms:

Name DAVID WEISWASSER

Address 198 SKYLINE DR. Sp 77

THOUSAND OAKS, CA. 91360

Phone 495-0617

David Weiswasser  
Signature

10/28/87  
Date

Do not write below this line

Administration Only

Controlled Spaces 73

Fee Submitted \$730

Check No. 398

Date Submitted 11/13/87

Registration Complete/Comments yes PWC

MOBILE HOME PARK

TWO ALWAYS

**MOBILE HOME PARK REGISTRATION FORM**  
 (Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv. -   |            |
| 7 + 2                                  | ✓      | ✓      | \$185 + 173       | \$190 + 211         | 11-1-86                     | 5      | \$ 0                   |            |
| 3 + 4                                  | ✓      | ✓      | 173 + 173         | 178 + 178           | 11                          |        |                        |            |
| 5 + 6                                  | ✓      | ✓      | 205 + 185         | 211 + 190           | 11                          |        |                        |            |
| 7 + 8                                  | ✓      | ✓      | 205 + 195         | 211 + 200           | 11                          |        |                        |            |
| 9 + 10                                 | ✓      | ✓      | 205 + 173         | 211 + 178           | 11                          |        |                        |            |
| 11 + 12                                | ✓      | ✓      | 173 + 173         | 178 + 178           | 11                          |        |                        |            |
| 13                                     | ✓      |        | 197               | 203                 | 11                          |        |                        |            |
| 14                                     | ✓      |        | N.A.              | V.A.C.A.J.          |                             | ✓      |                        |            |
| 15 + 16                                | ✓      | ✓      | 173 + 197         | 178 + 203           | 11-1-86                     |        |                        |            |
| 18 + 17                                | (18) ✓ | ✓      | 197 211           | 203 + 217           | 11                          |        |                        |            |
| 19 + 20                                | ✓      | ✓      | 205 205           | 211 + 211           | 11                          |        |                        |            |
| 21 + 22                                | ✓      | ✓      | N.A.              |                     |                             | ✓      |                        |            |
| 23 + 24                                | ✓      | ✓      | 173 + 208         | 178 214             | 11                          |        |                        |            |
| 25 + 26                                | ✓      | ✓      | 213 + 173         | 219 + 178           | 11                          |        |                        |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 223   |                     | #Decontrolled 3             |        |                        |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

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 PL:ap  
 R30/A

P 1 of 4

MOBILE HOME PARK TWIN DALLS

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 27                                     | ✓      |        | \$ N/A            | \$                  |                             | \$     | ✓                      | \$         |
| 28 + 29                                | ✓      | ✓      | 205 + 205         | 211                 | 11-1-86                     |        |                        |            |
| 30 + 31                                | ✓      | ✓      | 173 + 173         | 178                 | "                           |        |                        |            |
| 32 + 33                                | ✓      | ✓      | 173 + 173         | 178                 | "                           |        |                        |            |
| 34 + 35                                | ✓      | ✓      | 205 + 205         | 211                 | "                           |        |                        |            |
| 36 + 37                                | ✓      | ✓      | 222 + 222         | 228                 | "                           |        |                        |            |
| 38 + 39                                | ✓      | ✓      | 199 + 205         | 205                 | "                           |        |                        |            |
| 40 + 41                                | ✓      | ✓      | 214 + 198         | 220                 | "                           |        |                        |            |
| 42 + 43                                | ✓      | ✓      | 230 + 198         | 236                 | "                           |        |                        |            |
| 44 + 45                                | ✓      | ✓      | 205 + 198         | 211                 | "                           |        |                        |            |
| 46 + 47                                | ✓      | ✓      | 199 + 205         | 211                 | "                           |        |                        |            |
| 48 + 49                                | ✓      | ✓      | 205 + 205         | 211                 | "                           |        |                        |            |
| 50 +                                   | ✓      | ✓      | 205 + 205         | 211                 | "                           |        |                        |            |
| 51                                     | ✓      | ✓      | N/A               |                     |                             |        | ✓                      |            |

TOTAL UNITS THIS PAGE: #Controlled 23 #Decontrolled 2

\*Max. Base Rent is that rent in effect on 7/1/86.  
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P. 2 OF 4

PL:ap  
R30/A

MOBILE HOME PARK TWIN PALMS

**MOBILE HOME PARK REGISTRATION FORM**  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv. - |
|                                        |        |        |                   |                     |                             |                        |                      |
| 52+53                                  | ✓      | ✓      | \$ 205.94         | \$ 211.205          | 11-1-86                     | \$                     | \$                   |
| 54+55                                  | ✓      | ✓      | 205.199           | 211.205             | 11                          |                        |                      |
| 56+57                                  | ✓      | ✓      | 199.205           | 205.211             | 11                          |                        |                      |
| 58+59                                  | ✓      | ✓      | 199.199           | 205.205             | 11                          |                        |                      |
| 60+61                                  | ✓      | ✓      | 211.205           | 217.211             | 11                          |                        |                      |
| 62+63                                  | ✓      | ✓      | 185.182           | 190.187             | 11                          |                        |                      |
| 64+65                                  | ✓      | ✓      | 196.195           | 202.200             | 11                          | ✓                      |                      |
| 66                                     | ✓      |        | NA                |                     |                             |                        |                      |
| 67                                     | ✓      |        | 214               | 220                 | 11-1-86                     | ✓                      |                      |
| 68                                     | ✓      |        | NA                |                     |                             |                        |                      |
| 69+70                                  | ✓      | ✓      | 205.214           | 211.220             | 11-1-86                     |                        |                      |
| 71+72                                  | ✓      | ✓      | 205.205           | 211.211             | 11                          |                        |                      |
| 73+74                                  | ✓      | ✓      | 199.199           | 205.205             | 11                          |                        |                      |
| 75+76                                  | ✓      | ✓      | 199.199           | 205.205             | 11                          |                        |                      |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled - 23  |                     | #Decontrolled - 2           |                        |                      |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

P 3 OF 4



**RECEIPT**

9046

Date 12/31 1987

Received From ALBANY SOARS - ALBANYAddress ALBANY PARK CO.N. P. 91300Dollars \$ 3210For RENT REPARATION

| ACCOUNT         |  | HOW PAID    |      |   |
|-----------------|--|-------------|------|---|
| AMT. OF ACCOUNT |  | CASH        |      |   |
| AMT. PAID       |  | CHECK       | 3210 | — |
| BALANCE DUE     |  | MONEY ORDER |      |   |

By

John J. Watkins

8K800 REDIFORM

1987 DEC 31 AM 10:55  
CITY OF  
THOUSAND OAKS

1988

CITY OF THOUSAND OAKS

RENT REGISTRATION SUMMARY FOR MOBILE HOME PARKS

Ventura Estates i (-1 space for Mgr.)  
Park  
Total Spaces 155  
Controlled Spaces 155  
Decontrolled Spaces 0

Rent Registration Fee:

Controlled Spaces 155 x \$10 = \$ 1550.00

Person Completing Registration Forms:

Name Mary C. Cych  
Address 26 So Ventura Pl. Rd.  
Newbury Park Ca 91320  
Phone 498-2010

Mary C. Cych  
Signature

Date \_\_\_\_\_

Do not write below this line

Administration Only

Controlled Spaces 155  
Fee Submitted \$1550.00 Check No. 7853  
Date Submitted 12/31/87  
Registration Complete/Comments ONE check in the amount  
of 3210.00 submitted for VENTURA ESTATES VILLAGES

MOBILE HOME PARK *Century Estates*

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |  | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|--|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |  |            |
| 1 <i>1040/200</i>                      |        | ✓      | \$ 247.85         | \$ 255.29           | 2/87                        | \$                     |  | \$         |
| 2 ✓                                    |        | ✓      | 273.66            | 281.87              | ✓                           |                        |  |            |
| 3 ✓                                    |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 4 ✓                                    |        | ✓      | 302.02            | 311.08              | ✓                           |                        |  |            |
| 5 ✓                                    |        | ✓      | 273.66            | 281.87              | ✓                           |                        |  |            |
| 6 ✓                                    |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 7 ✓                                    |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 8 ✓                                    |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 9 ✓                                    |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 10 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 11 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 12 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 13 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |
| 14 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |                        |  |            |

TOTAL UNITS THIS PAGE: #Controlled 14 #Decontrolled         

\*Max. Base Rent is that rent in effect on 7/1/86.

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FL:ap  
R30/A

MOBILE HOME PARK

Centerville EstatesMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        | Capital<br>Improv. - |
|                                        |        |        |                   |                     |                             |        |                        |                      |
| 15 Phantom                             | ✓      |        | \$ 273.66         | \$ 281.87           | 2/1/87                      | \$     | \$                     |                      |
| 16 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |                      |
| 17 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |                      |
| 19 ✓                                   | ✓      |        | 299.90            | 308.90              | ✓                           |        |                        |                      |
| 20 ✓                                   | ✓      |        | 273.77            | 281.98              | ✓                           |        |                        |                      |
| 21 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |                      |
| 22 ✓                                   | ✓      |        | 273.66            | 281.87              | ✓                           |        |                        |                      |
| 23 ✓                                   | ✓      |        | 303.03            | 311.08              | ✓                           |        |                        |                      |
| 24 ✓                                   | ✓      |        | 273.66            | 281.87              | ✓                           |        |                        |                      |
| 25 Pringle                             | ✓      |        | 299.90            | 308.90              | ✓                           |        |                        |                      |
| 26 ✓                                   | ✓      |        | 291.13            | 299.85              | ✓                           |        |                        |                      |
| 27 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |                      |
| 28 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |                      |
| 29 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |                      |

TOTAL UNITS THIS PAGE: #Controlled: 14 #Decontrolled: 1

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments, but does not include any surcharge for capital improvements.

PL:ap  
R30/A

MOBILE HOME PARK Controlling EstatesMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 30 Benale                              | ✓      |        | \$ 291.12         | \$ 299.85           | 2/1/87                      | \$     | \$                     |            |
| 31 0                                   | ✓      |        | 317.51            | 327.04              | ✓                           |        |                        |            |
| 32 ✓                                   | ✓      |        | 282.44            | 290.91              | ✓                           |        |                        |            |
| 33 ✓                                   | ✓      |        | 317.51            | 327.04              | ✓                           |        |                        |            |
| 34 ✓                                   | ✓      |        | 291.12            | 299.85              | ✓                           |        |                        |            |
| 35 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 36 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 37 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 38 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 39 ✓                                   | ✓      |        | 299.90            | 308.90              | ✓                           |        |                        |            |
| 40 Ar-Chaw                             | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 41 ✓                                   | ✓      |        | 291.12            | 299.85              | ✓                           |        |                        |            |
| 42 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 43 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 14    | #Decontrolled       |                             |        |                        |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

MOBILE HOME PARK

Chateau EstatesMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv. - |
|                                        |        |        |                   |                     |                             |                        |                      |
| 44 At Chateau                          | ✓      |        | \$ 291.12         | \$ 299.85           | 2/1/87                      | \$                     |                      |
| 45 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 46 ✓                                   | ✓      |        | 317.51            | 327.04              | ✓                           |                        |                      |
| 47 ✓                                   | ✓      |        | 282.44            | 290.91              | ✓                           |                        |                      |
| 48 ✓                                   | ✓      |        | 317.51            | 327.04              | ✓                           |                        |                      |
| 49 ✓                                   | ✓      |        | 273.66            | 281.87              | ✓                           |                        |                      |
| 50 ✓                                   | ✓      |        | 291.44            | 300.18              | ✓                           |                        |                      |
| 51 ✓                                   | ✓      |        | 291.12            | 299.85              | ✓                           |                        |                      |
| 52 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 53 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 54 ✓                                   | ✓      |        | 299.90            | 308.90              | ✓                           |                        |                      |
| 55 At Chateau                          | ✓      |        | 291.12            | 299.85              | ✓                           |                        |                      |
| 56 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 57 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 154   | #Deccontrolled      |                             |                        |                      |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

MOBILE HOME PARK Centur EstatesMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES |    | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|----|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        |    |            |
|                                        |        |        |                   |                     |                             |        |                        |    |            |
| 58 <i>McArthur</i>                     | ✓      |        | \$ 291.12         | \$ 299.85           | 2/1/87                      | \$     |                        | \$ |            |
| 59 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 60 ✓                                   |        | ✓      | 256.00            | 263.68              | ✓                           |        |                        |    |            |
| 61 ✓                                   |        | ✓      | 272.30            | 280.47              | ✓                           |        |                        |    |            |
| 62 ✓                                   |        | ✓      | 302.50            | 311.58              | ✓                           |        |                        |    |            |
| 63 ✓                                   |        | ✓      | 273.66            | 281.87              | ✓                           |        |                        |    |            |
| 64 ✓                                   |        | ✓      | 273.66            | 281.87              | ✓                           |        |                        |    |            |
| 65 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 66 ✓                                   |        | ✓      | 299.90            | 308.90              | ✓                           |        |                        |    |            |
| 67 <i>Decon</i>                        |        | ✓      | 391.12            | 299.85              | ✓                           |        |                        |    |            |
| 68 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 69 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 70 ✓                                   |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 71 ✓                                   |        | ✓      | 317.51            | 327.04              | ✓                           |        |                        |    |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 14                  | #Decontrolled               |        |                        |    |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Century EstatesMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv.-    |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 72 <i>Supervisors</i>                  | ✓      |        | \$ 317.51         | \$ 327.04           | 2/1/87                      | \$     | \$                     |            |
| 73 ✓                                   | ✓      |        | 291.12            | 299.85              | ✓                           |        |                        |            |
| 74 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 75 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 76 ✓                                   | ✓      |        | 299.90            | 308.90              | ✓                           |        |                        |            |
| 77 ✓                                   | ✓      |        | 299.27            | 308.25              | ✓                           |        |                        |            |
| 78 <i>At Hopkins</i>                   | ✓      |        | 291.12            | 299.85              | ✓                           |        |                        |            |
| 79 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 80 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 81 ✓                                   | ✓      |        | 317.51            | 327.04              | ✓                           |        |                        |            |
| 84 ✓                                   | ✓      |        | 291.12            | 299.85              | ✓                           |        |                        |            |
| 85 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 86 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 87 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 154                 | #Decontrolled               |        |                        |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

MOBILE HOME PARK

*Chadwick Estates*MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | CONTROLLED SPACES |        |                 | Date of<br>Last<br>Increase | DECONTROLLED<br>SPACES<br><br>(Rent) | SURCHARGES<br><br>Capital<br>Improv. - |
|----------------------------------------|-------------------|--------|-----------------|-----------------------------|--------------------------------------|----------------------------------------|
|                                        | Size              |        | Base*<br>Rent   |                             |                                      |                                        |
|                                        | Single            | Double |                 |                             |                                      |                                        |
| 88 St Stephens                         |                   | ✓      | \$ 299.90       | \$ 308.90                   | 2/1/87                               | \$                                     |
| 89 Dawson                              |                   | ✓      | ✓               | ✓                           |                                      |                                        |
| 90 ✓                                   |                   | ✓      | 282.44          | 290.91                      | ✓                                    |                                        |
| 91 ✓                                   |                   | ✓      | ✓               | ✓                           | ✓                                    |                                        |
| 92 ✓                                   |                   | ✓      | ✓               | ✓                           | ✓                                    |                                        |
| 93 ✓                                   |                   | ✓      | ✓               | ✓                           | ✓                                    |                                        |
| 95 ✓                                   |                   | ✓      | 317.51          | 327.04                      | ✓                                    |                                        |
| 97 ✓                                   |                   | ✓      | ✓               | ✓                           | ✓                                    |                                        |
| 98 ✓                                   |                   | ✓      | 282.44          | 290.91                      | ✓                                    |                                        |
| 99 ✓                                   |                   | ✓      | ✓               | ✓                           | ✓                                    |                                        |
| 100 ✓                                  |                   | ✓      | ✓               | ✓                           | ✓                                    |                                        |
| 101 ✓                                  |                   | ✓      | ✓               | ✓                           | ✓                                    |                                        |
| 102 ✓                                  |                   | ✓      | 299.90          | 308.90                      | ✓                                    |                                        |
| 103 St George                          |                   | ✓      | ✓               | ✓                           | ✓                                    |                                        |
| TOTAL UNITS THIS PAGE:                 |                   |        | #Controlled 147 | #Decontrolled               |                                      |                                        |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Center Estates

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | Capital<br>Improv. -   |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 104 <i>1/4 Quarter</i>                 | ✓      |        | \$282.44          | \$290.91            | 2/1/87                      | \$     | \$                     |            |
| 105 ✓                                  |        | ✓      | —                 | ✓                   | ✓                           |        |                        |            |
| 106 ✓                                  |        | ✓      | —                 | ✓                   | ✓                           |        |                        |            |
| 107 ✓                                  |        | ✓      | —                 | ✓                   | ✓                           |        |                        |            |
| 108 ✓                                  |        | ✓      | 291.44            | 300.18              | ✓                           |        |                        |            |
| 109 ✓                                  |        | ✓      | 317.51            | 322.04              | ✓                           |        |                        |            |
| 111 ✓                                  |        | ✓      | 291.12            | 299.85              | ✓                           |        |                        |            |
| 112 ✓                                  |        | ✓      | 282.44            | 290.91              | ✓                           |        |                        |            |
| 113 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |            |
| 114 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |            |
| 115 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |            |
| 116 ✓                                  |        | ✓      | 299.90            | 308.90              | ✓                           |        |                        |            |
| 117 <i>Chairs</i>                      |        | ✓      | 282.44            | 290.91              | ✓                           |        |                        |            |
| 118 ✓                                  |        | ✓      | 274.30            | 282.50              | ✓                           |        |                        |            |

TOTAL UNITS THIS PAGE: #Controlled 14 #Deccontrolled       

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK Chantwell EstatesMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |                     | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|---------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv.- |            |
| 119 <u>Charlie</u>                     |        | ✓      | \$ 273.66         | \$ 281.87           | 2/1/87                      | \$                     |                     | \$         |
| 120 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 121 ✓                                  |        | ✓      | 282.44            | 290.91              | ✓                           |                        |                     |            |
| 123 ✓                                  |        | ✓      | 273.47            | 230.17              | ✓                           |                        |                     |            |
| 124 ✓                                  |        | ✓      | 272.44            | 290.91              | ✓                           |                        |                     |            |
| 125 ✓                                  |        | ✓      | 273.66            | 281.87              | ✓                           |                        |                     |            |
| 127 ✓                                  |        | ✓      | 282.44            | 290.91              | ✓                           |                        |                     |            |
| 128 ✓                                  |        | ✓      | 264.93            | 272.88              | ✓                           |                        |                     |            |
| 129 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 130 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 131 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 132 <u>Robertson</u>                   |        | ✓      | 273.66            | 281.87              | ✓                           |                        |                     |            |
| 133 ✓                                  |        | ✓      | 291.12            | 299.85              | ✓                           |                        |                     |            |
| 134 ✓                                  |        | ✓      | 273.66            | 281.87              | ✓                           |                        |                     |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 14                  | #Decontrolled               |                        |                     |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Chertville EstatesMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |                     | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|---------------------|------------|
|                                        | Single | Double | "Base"<br>Rent    | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv.- |            |
| 135 <u>Adventuron</u>                  |        | ✓      | \$ 301.18         | \$ 310.22           | 2/1/87                      | \$                     |                     | \$         |
| 136 <u>Adventuron</u>                  |        | ✓      | 317.51            | 327.04              | ✓                           |                        |                     |            |
| 137 <u>Adventuron</u>                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 138 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 139 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 140 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 141 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 142 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 143 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 144 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 145 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 146 <u>Adventuron</u>                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 147 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| 148 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                     |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 14                  | #Deccontrolled              |                        |                     |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

*Center Estates*MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |  | SURCHARGES            |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|--|-----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |  |                       |
| 149 <i>Yuna</i>                        | ✓      | ✓      | \$ 317.51         | \$ 327.04           | 2/1/87                      | \$                     |  | Capital<br>Improv. -- |
| 150 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| 151 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| 152 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| 154 ✓                                  | ✓      | ✓      | 301.18            | 310.22              | ✓                           |                        |  |                       |
| 155 ✓                                  | ✓      | ✓      | 317.51            | 327.04              | ✓                           |                        |  |                       |
| 156 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| 157 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| 158 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| 159 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| 160 <i>Phyllis</i>                     | ✓      | ✓      | 318.04            | 327.58              | ✓                           |                        |  |                       |
| 162 ✓                                  | ✓      | ✓      | 317.51            | 327.04              | ✓                           |                        |  |                       |
| 164 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| 166 ✓                                  | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                       |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 144                 | #Decontrolled               |                        |  |                       |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max.-Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

Denton Estero:

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| TOTAL UNITS THIS PAGE: |  | #Controlled | #Decontrolled |
|------------------------|--|-------------|---------------|
|                        |  | .. /        |               |

\*Max. Base Rent is that rent in effect on 7/1/86.  
 \*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

CTO 00208

1987 DEC 31 AM 10:55

CITY OF  
THOUSAND OAKS  
1988

CITY OF THOUSAND OAKS  
RENT REGISTRATION SUMMARY FOR MOBILE HOME PARKS

Ventura Villa  
Park  
Total Spaces 171 (one space for Asst. Mgr.)  
Controlled Spaces 166  
Decontrolled Spaces 4

Rent Registration Fee:

Controlled Spaces 166 x \$10 = \$ 1660.00

Person Completing Registration Forms:

Name Mary C. Geck  
Address 26 Ventura Park Rd.  
Newbury Pk, Ca 91320  
Phone 498-2010

Mary C. Geck  
Signature

Date \_\_\_\_\_

Do not write below this line

Administration Only

Controlled Spaces 166  
Fee Submitted \$1660.00 Check No. 7853  
Date Submitted 12/31/87  
Registration Complete/Comments Complete

MOBILE HOME PARK

Chateau VillageMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 10 <i>Open</i>                         | ✓      |        | \$ 241.36         | \$ 248.60           | 3/1/87                      | \$     | \$                     |            |
| 2 ✓                                    | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 3 ✓                                    | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 4 ✓                                    | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 5 ✓                                    | ✓      | ✓      | 248.60            | New-Just Moved in   | ✓                           | 270.00 |                        |            |
| 6 ✓                                    | ✓      |        | 241.36            | 248.60              | ✓                           |        |                        |            |
| 7 ✓                                    | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 8 ✓                                    | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 9 ✓                                    | ✓      |        | 242.97            | 250.26              | ✓                           |        |                        |            |
| 10 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 11 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 12 ✓                                   | ✓      | ✓      | 248.60            | New-Just Moved in   | ✓                           | 270.00 |                        |            |
| 13 ✓                                   | ✓      | ✓      | ✓                 | New-Just Moved in   | ✓                           | 270.00 |                        |            |
| 14 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |        |                        |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 11    | #Decontrolled 3     |                             |        |                        |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
RJC/A

MOBILE HOME PARK

*Chetler Village*MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        |  | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |  | SURCHARGES |
|----------------------------------------|--------|--------|--|-------------------|---------------------|-----------------------------|------------------------|--|------------|
|                                        | Single | Double |  | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |  |            |
| 150 <i>Octagon</i>                     | ✓      |        |  | \$242.97          | \$250.26            | 2/1/87                      | \$                     |  | \$         |
| 16 ✓                                   | ✓      |        |  | ✓                 | ✓                   | ✓                           |                        |  |            |
| 17 ✓                                   | ✓      |        |  | 244.36            | 248.60              | ✓                           |                        |  |            |
| 18 ✓                                   | ✓      |        |  | ✓                 | ✓                   | ✓                           |                        |  |            |
| 19 ✓                                   | ✓      |        |  | ✓                 | ✓                   | ✓                           |                        |  |            |
| 20 ✓                                   | ✓      |        |  | 242.97            | 250.26              | ✓                           |                        |  |            |
| 37 ✓                                   |        | ✓      |  | 244.64            | 251.98              | ✓                           |                        |  |            |
| 38 ✓                                   |        | ✓      |  | 242.97            | 250.26              | ✓                           |                        |  |            |
| 39 ✓                                   |        | ✓      |  | ✓                 | ✓                   | ✓                           |                        |  |            |
| 40 ✓                                   | ✓      |        |  | ✓                 | ✓                   | ✓                           |                        |  |            |
| 41 ✓                                   | ✓      |        |  | 241.36            | 248.60              | ✓                           |                        |  |            |
| 42 ✓                                   | ✓      |        |  | ✓                 | ✓                   | ✓                           |                        |  |            |
| 43 ✓                                   | ✓      |        |  | 242.97            | 250.26              | ✓                           |                        |  |            |
| 44 ✓                                   | ✓      |        |  | 241.36            | 248.60              | ✓                           |                        |  |            |
| TOTAL UNITS THIS PAGE:                 |        |        |  | #Controlled 14    | #Decontrolled       |                             |                        |  |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/4

MOBILE HOME PARK

*Unit 14*MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |    | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|----|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |    | Capital<br>Improv. - |
|                                        |        |        |                   |                     |                             |                        |    |                      |
| 45 <i>Detached</i>                     | ✓      |        | \$ 241.36         | \$ 248.60           | 2/1/87                      | \$                     | \$ |                      |
| 46 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |                        |    |                      |
| 47 ✓                                   | ✓      |        | 241.36            | 248.60              | ✓                           |                        |    |                      |
| 48 ✓                                   | ✓      |        | ✓                 | —                   | ✓                           |                        |    |                      |
| 49 ✓                                   | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |    |                      |
| 50 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |                        |    |                      |
| 51 ✓                                   | ✓      |        | 241.36            | 248.60              | ✓                           |                        |    |                      |
| 52 ✓                                   | ✓      | ✓      | 244.64            | 251.98              | ✓                           |                        |    |                      |
| 53 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |                        |    |                      |
| 54 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |    |                      |
| 58 <i>Detached</i>                     | ✓      |        | ✓                 | ✓                   | ✓                           |                        |    |                      |
| 59 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |    |                      |
| 60 ✓                                   | ✓      |        | 241.36            | 248.60              | ✓                           |                        |    |                      |
| 61 ✓                                   | ✓      | ✓      | 244.64            | 251.98              | ✓                           |                        |    |                      |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 14                  | #Decontrolled               |                        |    |                      |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

MOBILE HOME PARK

Charter VillageMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES |    | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|----|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        |    |            |
|                                        |        |        |                   |                     |                             |        |                        |    |            |
| 62 <u>Fulland</u>                      | ✓      |        | \$ 232.16         | \$ 239.13           | 2/1/87                      | \$     |                        | \$ |            |
| 63 ✓                                   | ✓      |        | 247.85            | 255.29              | ✓                           |        |                        |    |            |
| 64 ✓                                   | ✓      |        | 244.36            | 248.60              | ✓                           |        |                        |    |            |
| 65 ✓                                   | ✓      | ✓      | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 66 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 67 ✓                                   | ✓      | ✓      | 244.64            | 251.98              | ✓                           |        |                        |    |            |
| 68 ✓                                   | ✓      | ✓      | 248.60            | NEW - Just moved in | ✓                           | 270.00 |                        |    |            |
| 69 ✓                                   | ✓      |        | 241.36            | 248.60              | ✓                           |        |                        |    |            |
| 70 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |        |                        |    |            |
| 71 ✓                                   | ✓      |        | 242.97            | ✓                   | ✓                           |        |                        |    |            |
| 74 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 75 ✓                                   | ✓      |        | 244.36            | 248.60              | ✓                           |        |                        |    |            |
| 76 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| 77 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |    |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 13    | #Decontrolled 1     |                             |        |                        |    |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Center Circle

**MOBILE HOME PARK REGISTRATION FORM**  
 (Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES |  | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|--|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 |  | Capital<br>improv. - |
|                                        |        |        |                   |                     |                             |                        |  |                      |
| 78 <u>Island</u>                       |        | ✓      | \$ 241.36         | \$ 248.60           | 2/1/87                      | \$                     |  | \$                   |
| 79 ✓                                   | ✓      |        | 261.08            | 268.91              | 2/1/87                      |                        |  |                      |
| 80 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |                        |  |                      |
| 81 ✓                                   | ✓      | ✓      | ✓                 | ✓                   | ✓                           |                        |  |                      |
| 82 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |  |                      |
| 83 ✓                                   | ✓      |        | 241.36            | 248.60              | ✓                           |                        |  |                      |
| 84 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |  |                      |
| 85 ✓                                   |        | ✓      | 244.64            | 251.98              | ✓                           |                        |  |                      |
| 86 ✓                                   | ✓      |        | 241.36            | 248.60              | ✓                           |                        |  |                      |
| 87 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |                        |  |                      |
| 88 ✓                                   |        | ✓      | 258.53            | 266.29              | ✓                           |                        |  |                      |
| 89 ✓                                   |        | ✓      | 242.97            | 250.26              | ✓                           |                        |  |                      |
| 90 <u>Madonna</u>                      | ✓      |        | ✓                 | ✓                   | ✓                           |                        |  |                      |
| 91 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |  |                      |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 144                 | #Deccontrolled              |                        |  |                      |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PLIAP  
R30/A

MOBILE HOME PARK

Centur VillaMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv. - |
|                                        |        |        |                   |                     |                             |                        |                      |
| 92 Madras                              | ✓      |        | \$ 242.97         | \$ 250.26           | 2/1/87                      | \$                     | \$                   |
| 93 ✓                                   | ✓      |        | 244.36            | 248.60              | ✓                           |                        |                      |
| 94 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |                        |                      |
| 95 ✓                                   | ✓      | ✓      | 244.64            | 251.98              | ✓                           |                        |                      |
| 96 ✓                                   | ✓      |        | 242.97            | 250.26              | ✓                           |                        |                      |
| 97 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 98 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 99 ✓                                   | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 100 ✓                                  | ✓      |        | 244.36            | 248.60              | ✓                           |                        |                      |
| 101 ✓                                  | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 102 ✓                                  | ✓      | ✓      | 244.64            | 251.98              | ✓                           |                        |                      |
| 103 ✓                                  | ✓      |        | 242.97            | 250.26              | ✓                           |                        |                      |
| 104 ✓                                  | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 105 ✓                                  | ✓      | ✓      | 244.64            | 251.98              | ✓                           |                        |                      |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 14                  | #Decontrolled               |                        |                      |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Unit 1100MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        |                | CONTROLLED SPACES   |                             |        | DECONTROLLED<br>SPACES | SURCHARGES           |
|----------------------------------------|--------|--------|----------------|---------------------|-----------------------------|--------|------------------------|----------------------|
|                                        | Single | Double | Base*<br>Rent  | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                        | Capital<br>Improv. - |
|                                        |        |        |                |                     |                             |        |                        |                      |
|                                        |        |        |                |                     |                             |        |                        |                      |
| 106 <u>Madison</u>                     | ✓      |        | \$ 244.64      | \$ 251.98           | 2/1/87                      | \$     | \$                     |                      |
| 107 ✓                                  |        | ✓      | ✓              | ✓                   | ✓                           |        |                        |                      |
| 108 ✓                                  | ✓      |        | 242.97         | 250.26              | ✓                           |        |                        |                      |
| 109 ✓                                  | ✓      |        | ✓              | ✓                   | ✓                           |        |                        |                      |
| 110 ✓                                  | ✓      |        | 241.36         | 248.60              | ✓                           |        |                        |                      |
| 111 ✓                                  | ✓      |        | 242.97         | 250.26              | ✓                           |        |                        |                      |
| 112 ✓                                  | ✓      |        | ✓              | ✓                   | ✓                           |        |                        |                      |
| 113 ✓                                  |        | ✓      | 241.08         | 268.91              | ✓                           |        |                        |                      |
| 114 ✓                                  | ✓      |        | 242.97         | 250.26              | ✓                           |        |                        |                      |
| 115 ✓                                  | ✓      |        | ✓              | ✓                   | ✓                           |        |                        |                      |
| 116 ✓                                  | ✓      |        | ✓              | ✓                   | ✓                           |        |                        |                      |
| 117 ✓                                  |        | ✓      | ✓              | ✓                   | ✓                           |        |                        |                      |
| 118 ✓                                  |        | ✓      | 244.64         | 251.98              | ✓                           |        |                        |                      |
| 119 ✓                                  | ✓      |        | 241.36         | 248.60              | ✓                           |        |                        |                      |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled 14 | #Deccontrolled      |                             |        |                        |                      |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

CentervilleMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             |        | DECONTROLLED<br>SPACES | SURCHARGES |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|--------|------------------------|------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) | \$                     |            |
|                                        |        |        |                   |                     |                             |        |                        |            |
| 120 Madonna                            | ✓      |        | \$ 244.36         | \$ 248.60           | 2/1/87                      | \$     | \$                     |            |
| 121 ✓                                  | ✓      |        | 242.97            | 250.26              | ✓                           |        |                        |            |
| 122 ✓                                  | ✓      |        | 241.36            | 248.60              | ✓                           |        |                        |            |
| 123 ✓                                  | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 124 ✓                                  |        | ✓      | 282.76            | 291.24              | ✓                           |        |                        |            |
| 125 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |            |
| 201 Third                              |        | ✓      | 264.99            | 272.94              | ✓                           |        |                        |            |
| 202 ✓                                  |        | ✓      | 263.39            | 271.29              | ✓                           |        |                        |            |
| 203 ✓                                  | ✓      |        | 261.72            | 269.57              | ✓                           |        |                        |            |
| 204 ✓                                  | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| 205 ✓                                  |        | ✓      | 263.39            | 271.29              | ✓                           |        |                        |            |
| 206 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |        |                        |            |
| 207 ✓                                  | ✓      |        | 261.72            | 269.57              | ✓                           |        |                        |            |
| 208 ✓                                  | ✓      |        | ✓                 | ✓                   | ✓                           |        |                        |            |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 14                  | #Deccontrolled              |        |                        |            |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Clinton (Vale)

**MOBILE HOME PARK REGISTRATION FORM**  
 (Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv. - |
|                                        |        |        |                   |                     |                             |                        |                      |
| 209 <u>Shad</u>                        | ✓      |        | \$263.39          | \$271.29            | 2/1/87                      | \$                     | \$                   |
| 210 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                      |
| 211 ✓                                  |        | ✓      | 273.98            | 282.20              | ✓                           |                        |                      |
| 212 <u>Melba</u>                       |        | ✓      | 263.39            | 271.29              | ✓                           |                        |                      |
| 213 ✓                                  |        | ✓      | 264.99            | 272.94              | ✓                           |                        |                      |
| 214 ✓                                  |        | ✓      | 263.39            | 271.29              | ✓                           |                        |                      |
| 216 ✓                                  |        | ✓      | 264.99            | 272.94              | ✓                           |                        |                      |
| 217 ✓                                  |        | ✓      | 263.39            | 271.29              | ✓                           |                        |                      |
| 218 ✓                                  |        | ✓      | 264.99            | 272.94              | ✓                           |                        |                      |
| 219 ✓                                  |        | ✓      | 263.39            | 271.29              | ✓                           |                        |                      |
| 221 ✓                                  |        | ✓      | 245.41            | 252.77              | ✓                           |                        |                      |
| 222 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                      |
| 223 ✓                                  | ✓      |        | 242.93            | 250.21              | ✓                           |                        |                      |
| 224 ✓                                  | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 14                  | #Decontrolled               |                        |                      |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

*Centerville*MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        |               | CONTROLLED SPACES   |                             |        | DECONTROLLED SPACES |  | SURCHARGES          |
|----------------------------------------|--------|--------|---------------|---------------------|-----------------------------|--------|---------------------|--|---------------------|
|                                        | Single | Double | Base*<br>Rent | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent) |                     |  | Capital<br>Improv.- |
| 225 <i>Madonna</i>                     | ✓      |        | \$ 243.83     | \$ 251.15           | 2/1/87                      | \$     |                     |  | \$                  |
| 226 ✓                                  |        | ✓      | 245.41        | 252.77              | ✓                           |        |                     |  |                     |
| 227 ✓                                  | ✓      |        | 243.20        | 249.47              | ✓                           |        |                     |  |                     |
| 228 ✓                                  | ✓      |        | ✓             | ✓                   | ✓                           |        |                     |  |                     |
| 229 ✓                                  | ✓      |        | 243.83        | 251.15              | ✓                           |        |                     |  |                     |
| 230 ✓                                  | ✓      |        | 243.92        | 251.15              | ✓                           |        |                     |  |                     |
| 231 ✓                                  | ✓      |        | ✓             | ✓                   | ✓                           |        |                     |  |                     |
| 232 ✓                                  | ✓      |        | 248.64        | 256.15              | ✓                           |        |                     |  |                     |
| 233 <i>Island</i>                      | ✓      |        | 247.08        | 254.49              | ✓                           |        |                     |  |                     |
| 234 ✓                                  | ✓      |        | 245.41        | 252.77              | ✓                           |        |                     |  |                     |
| 235 ✓                                  |        | ✓      | 242.20        | 249.47              | ✓                           |        |                     |  |                     |
| 236 ✓                                  | ✓      |        | 243.83        | 251.15              | ✓                           |        |                     |  |                     |
| 237 ✓                                  | ✓      |        | 242.20        | 249.47              | ✓                           |        |                     |  |                     |
| 238 ✓                                  | ✓      |        | ✓             | ✓                   | ✓                           |        |                     |  |                     |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled   | 14                  | #Decontrolled               |        |                     |  |                     |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Century 2000MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | Size   |        | CONTROLLED SPACES |                     |                             | DECONTROLLED<br>SPACES | SURCHARGES           |
|----------------------------------------|--------|--------|-------------------|---------------------|-----------------------------|------------------------|----------------------|
|                                        | Single | Double | Base*<br>Rent     | Max. Adj.<br>Rent** | Date of<br>Last<br>Increase | (Rent)                 | Capital<br>Improv. - |
|                                        |        |        |                   |                     |                             |                        |                      |
| 239 <del>Excluded</del>                |        | ✓      | \$ 245.41         | \$ 252.77           | 2/1/87                      | \$                     | \$                   |
| 240 ✓                                  | ✓      |        | 243.83            | 251.15              | ✓                           |                        |                      |
| 241 ✓                                  | ✓      |        | 242.20            | 249.47              | ✓                           |                        |                      |
| 242                                    |        | ✓      | 245.41            | 252.77              | ✓                           |                        |                      |
| 243 ✓                                  | ✓      |        | 243.83            | 251.15              | ✓                           |                        |                      |
| 244 ✓                                  |        | ✓      | 258.53            | 266.29              | ✓                           |                        |                      |
| 245 ✓                                  |        | ✓      | ✓                 | ✓                   | ✓                           |                        |                      |
| 246 ✓                                  | ✓      |        | 243.83            | 251.15              | ✓                           |                        |                      |
| 247 ✓                                  | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 248 ✓                                  | ✓      |        | ✓                 | ✓                   | ✓                           |                        |                      |
| 249 ✓                                  |        | ✓      | 245.41            | 252.77              | ✓                           |                        |                      |
| 250 ✓                                  | ✓      |        | 243.83            | 251.15              | ✓                           |                        |                      |
| 251 ✓                                  |        | ✓      | 245.41            | 252.77              | ✓                           |                        |                      |
| 253 ✓                                  |        | ✓      | 247.08            | 254.49              | ✓                           |                        |                      |
| TOTAL UNITS THIS PAGE:                 |        |        | #Controlled       | 14                  | #Decontrolled               |                        |                      |

\*Max. Base Rent is that rent in effect on 7/1/86.

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PL:ap  
R30/A

MOBILE HOME PARK

Chertw. VillaMOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

| Each Space<br>Number or<br>Designation | CONTROLLED SPACES |        |                             | DECONTROLLED<br>SPACES        | SURCHARGES    |    |
|----------------------------------------|-------------------|--------|-----------------------------|-------------------------------|---------------|----|
|                                        | Size              |        | Date of<br>Last<br>Increase |                               |               |    |
|                                        | Single            | Double |                             |                               |               |    |
| 254 <u>Parlane</u>                     |                   | ✓      | Base*<br>Rent \$258.53      | Max. Adj.<br>Rent** \$ 266.29 | 2/1/87        | \$ |
| 255 <u>Ortega</u>                      |                   | ✓      | 263.39                      | 271.29                        | ✓             |    |
| 256 ✓                                  | ✓                 |        | 243.83                      | 251.15                        | ✓             |    |
| 257 ✓                                  | ✓                 |        | ✓                           | ✓                             | ✓             |    |
| 258 ✓                                  | ✓                 |        | ✓                           | ✓                             | ✓             |    |
| 259 ✓                                  |                   | ✓      | 245.41                      | 252.77                        | ✓             |    |
| 260 ✓                                  | ✓                 |        | 243.83                      | 251.15                        | ✓             |    |
| 261 ✓                                  |                   | ✓      | 245.41                      | 252.77                        | ✓             |    |
| 262 ✓                                  | ✓                 |        | 250.35                      | 257.86                        | ✓             |    |
| 263 ✓                                  |                   | ✓      | 250.00                      | 263.68                        | ✓             |    |
| 264 ✓                                  | ✓                 |        | 252.82                      | 260.41                        | ✓             |    |
| 265 ✓                                  |                   | ✓      | 254.40                      | 262.03                        | ✓             |    |
| 266 ✓                                  |                   | ✓      | 254.40                      | ✓                             | ✓             |    |
| 267 ✓                                  | ✓                 |        | 252.82                      | 260.41                        | ✓             |    |
| TOTAL UNITS THIS PAGE:                 |                   |        | #Controlled                 | 14                            | #Decontrolled |    |

\*Max. Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

PL:ap  
R30/A

Denticipus:

MOBILE HOME PARK REGISTRATION FORM  
(Information provided should be as of October 1, 1987)

TOTAL UNITS THIS PAGE: #Controlled . 2 #Decontrolled

\*Max, Base Rent is that rent in effect on 7/1/86.

\*\*Max. Adjusted Rent is the current rent in effect for the space and includes the maximum base rent and automatic or admin. adjustments but does not include any surcharge for capital improvements.

CTO 00222

COMPLEX/UNIT/VILLA

MOBILE HOME #101

50 HENRY AVE RD NEWBURY PARK 91320

REGISTRATION FORM  
(Information Provided Should be AS OF October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS - |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |                    |
|---------------------------------------|--------------|-----|------|-----|--------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|--------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single             | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          | Capital<br>Improv. |
| 1 Ortega                              |              |     |      |     | ✓                  |        | 199.48        | 229.40                 | 2/1/85                   |            |                   |          |                    |
| 2 "                                   |              |     |      |     | ✓                  |        | 199.48        | 227.40                 | ✓                        |            |                   |          |                    |
| 3 "                                   |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 4 "                                   |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 5 "                                   |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 6 "                                   |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 7 "                                   |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 8 "                                   |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 9 "                                   |              |     |      |     | ✓                  |        | 200.79        | 228.91                 | ✓                        |            |                   |          |                    |
| 10 "                                  |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 11 "                                  |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 12 "                                  |              |     |      |     | ✓                  |        | 199.48        | 227.40                 | ✓                        |            |                   |          |                    |
| 13 "                                  |              |     |      |     | ✓                  |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 14 "                                  |              |     |      |     | ✓                  |        | 200.79        | 228.91                 | ✓                        |            |                   |          |                    |
| 15 "                                  |              |     |      |     | ✓                  |        | ✓             | 228.91                 | ✓                        |            |                   |          |                    |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.  
 \*\*Max. Adj. Rent is the current rent in effect for  
 the unit and includes the max. base rent and automatic  
 or admin. adjustments but does not include any surcharges,  
 or, i.e. smoke detectors or capital improvements.

CK # 6852  
 #1670

COMPLETED BY Charles Miller JR

REGISTRATION FORM  
(Information Provided Should be as of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |                    |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|--------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          | Capital<br>Improv. |
| 16 Ortega                             |              |     |      |     | ✓                |        | 200.79        | 228.91                 | 2/1/85                   |            |                   |          |                    |
| 17 "                                  |              |     |      |     | ✓                |        | 199.48        | 227.40                 | ✓                        |            |                   |          |                    |
| 18 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 19 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 20 "                                  |              |     |      |     | ✓                |        | 200.79        | 228.91                 | ✓                        |            |                   |          |                    |
| 37 "                                  |              |     |      |     |                  | ✓      | 202.19        | 230.49                 | ✓                        |            |                   |          |                    |
| 38 "                                  |              |     |      |     |                  | ✓      | 200.79        | 228.91                 | ✓                        |            |                   |          |                    |
| 39 "                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 40 "                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 41 "                                  |              |     |      |     |                  | ✓      | 199.48        | 227.40                 | ✓                        |            |                   |          |                    |
| 42 "                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 43 "                                  |              |     |      |     |                  | ✓      | 200.79        | 228.91                 | ✓                        |            |                   |          |                    |
| 44 "                                  |              |     |      |     |                  | ✓      | 199.48        | 227.40                 | ✓                        |            |                   |          |                    |
| 45 "                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 46 "                                  |              |     |      |     |                  | ✓      | 200.79        | 228.91                 | ✓                        |            |                   |          |                    |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.  
\*Max. Adj. Rent is the current rent in effect for  
the unit and includes the max. base rent and automatic  
or admin. adjustments but does not include any surcharges.  
for, i.e. smoke detectors or capital improvements.

COMPLEX *Center Villa*

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     | CONTROLLED UNITS |        | Date of Last<br>Increase | DECONTROLLED<br>UNITS     |        | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|------|-----|------------------|--------|--------------------------|---------------------------|--------|-------------------|--------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single           | Double | Base*<br>Rent            | Max<br>Adjusted<br>Rent** | (Rent) | Smoke<br>Detector | Capital<br>Improv. |          |
| <i>4700</i>                           |              |      |     | ✓                |        | 199.48                   | 227.40                    |        |                   |                    |          |
| <i>48 "</i>                           |              |      |     | ✓                |        | ✓                        | ✓                         |        |                   |                    |          |
| <i>49 "</i>                           |              |      |     | ✓                |        | ✓                        | ✓                         |        |                   |                    |          |
| <i>50 "</i>                           |              |      |     | ✓                |        | 200.79                   | 228.91                    |        |                   |                    |          |
| <i>51 "</i>                           |              |      |     | ✓                |        | 199.48                   | 227.40                    |        |                   |                    |          |
| <i>52 "</i>                           |              |      |     |                  | ✓      | 202.19                   | 230.49                    |        |                   |                    |          |
| <i>53 "</i>                           |              |      |     | ✓                |        | 200.79                   | 228.91                    |        |                   |                    |          |
| <i>54 "</i>                           |              |      |     | ✓                |        | ✓                        | ✓                         |        |                   |                    |          |
| <i>58 Ireland</i>                     |              |      |     | ✓                |        | ✓                        | ✓                         |        |                   |                    |          |
| <i>59 "</i>                           |              |      |     | ✓                |        | ✓                        | ✓                         |        |                   |                    |          |
| <i>60 "</i>                           |              |      |     | ✓                |        | 199.48                   | 227.40                    |        |                   |                    |          |
| <i>61 "</i>                           |              |      |     |                  | ✓      | 202.19                   | 230.49                    |        |                   |                    |          |
| <i>62 "</i>                           |              |      |     | ✓                |        | 191.87                   | 218.73                    |        |                   |                    |          |
| <i>63 "</i>                           |              |      |     | ✓                |        | 204.83                   | 233.51                    |        |                   |                    |          |
| <i>64 "</i>                           |              |      |     | ✓                |        | 199.48                   | 227.40                    |        |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 15Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

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COMPLEX VV PLH8

REGISTRATION FORM  
(Information Provided Should Be AS OF October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        | Date of Last<br>Increase | DECONTROLLED<br>UNITS<br>(Rent) | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|--------------------------|---------------------------------|-------------------|--------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent            | Max Adjusted<br>Rent**          | Smoke<br>Detector | Capital<br>Improv. |          |
| 65 <u>Freeland</u>                    |              |     |      |     |                  | ✓      | 199.48                   | 227.40                          |                   |                    | 2/1/85   |
| 66 "                                  |              |     |      |     | ✓                |        | ✓                        | ✓                               |                   |                    |          |
| 67 "                                  |              |     |      |     |                  | ✓      | 202.19                   | 230.49                          |                   |                    |          |
| 68 "                                  |              |     |      |     | ✓                |        | 199.48                   | 227.40                          |                   |                    |          |
| 69 "                                  |              |     |      |     | ✓                |        | ✓                        | ✓                               |                   |                    |          |
| 70 "                                  |              |     |      |     | ✓                |        | 202.79                   | 228.91                          |                   |                    |          |
| 71 "                                  |              |     |      |     | ✓                |        | ✓                        | ✓                               |                   |                    |          |
| 73 "                                  |              |     |      |     |                  | ✓      | 202.19                   | 230.49                          |                   |                    | 230.49   |
| 74 "                                  |              |     |      |     | ✓                |        | 202.79                   | 228.91                          |                   |                    |          |
| 75 "                                  |              |     |      |     | ✓                |        | 199.48                   | 227.40                          |                   |                    |          |
| 76 "                                  |              |     |      |     | ✓                |        | ✓                        | ✓                               |                   |                    |          |
| 77 "                                  |              |     |      |     | ✓                |        | ✓                        | ✓                               |                   |                    |          |
| 78 "                                  |              |     |      |     | ✓                |        | ✓                        | ✓                               |                   |                    |          |
| 79 "                                  |              |     |      |     | ✓                |        | 215.78                   | 245.98                          |                   |                    | 245.98   |
| 80 "                                  |              |     |      |     | ✓                |        | 200.79                   | 228.91                          |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 13

Decontrolled 3

\*Max. Base Rent is that rent in effect on 7/1/83.

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COMPLEX

## REGISTRATION FORM

(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 81 <i>Fulland</i>                     |              |     |      |     | ✓                |        | 200.79        | 228.91                 | 2/1/83                   |            |                   |          |
| 82 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 83 "                                  |              |     |      |     | ✓                |        | 199.48        | 227.40                 | ✓                        |            |                   |          |
| 84 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 85 "                                  |              |     |      |     | ✓                |        | 202.19        | 230.49                 | ✓                        |            |                   |          |
| 86 "                                  |              |     |      |     | ✓                |        | 199.48        | 227.40                 | ✓                        |            |                   |          |
| 87 "                                  |              |     |      |     | ✓                |        | 200.79        | 228.91                 | ✓                        |            |                   |          |
| 88 "                                  |              |     |      |     | ✓                |        | 213.65        | 243.57                 | ✓                        |            |                   |          |
| 89 "                                  |              |     |      |     | ✓                |        | 200.79        | 228.91                 | ✓                        |            |                   |          |
| 90 <i>Madonna</i>                     |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 91 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 92 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 93 "                                  |              |     |      |     | ✓                |        | 199.48        | 227.40                 | ✓                        | 227.40     |                   |          |
| 94 "                                  |              |     |      |     | ✓                |        | 202.79        | 228.91                 | ✓                        |            |                   |          |
| 95 "                                  |              |     |      |     | ✓                |        | 202.19        | 230.49                 | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 14

Decontrolled 1

\*Max. Base Rent is that rent in effect on 7/1/83.

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COMPLEX Center Villa

REGISTRATION FORM

— (Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |                    |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|--------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          | Capital<br>Improv. |
| 76 <u>Admiral</u>                     |              |     |      |     | ✓                |        | 200.79        | 228.91                 | 2/1/85                   |            |                   |          |                    |
| 97 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 98 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 99 "                                  |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 100 "                                 |              |     |      |     | ✓                |        | 199.48        | 227.40                 | ✓                        |            |                   |          |                    |
| 101 "                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 102 "                                 |              |     |      |     |                  | ✓      | 202.19        | 230.49                 | ✓                        |            |                   |          |                    |
| 103 "                                 |              |     |      |     | ✓                |        | 200.79        | 228.91                 | ✓                        |            |                   |          |                    |
| 104 "                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 105 "                                 |              |     |      |     |                  | ✓      | 203.19        | 230.49                 | ✓                        |            |                   |          |                    |
| 106 "                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 107 "                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 108 "                                 |              |     |      |     | ✓                |        | 200.79        | 228.91                 | ✓                        |            |                   |          |                    |
| 109 "                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 110 "                                 |              |     |      |     | ✓                |        | 199.48        | 227.40                 | ✓                        |            |                   |          |                    |

TOTAL UNITS THIS PAGE

Controlled 15

Deccontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

\*\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX Clinton 1200REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     |               | CONTROLLED UNITS |                        |                          | DECONTROLLED UNITS |  | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|------|-----|---------------|------------------|------------------------|--------------------------|--------------------|--|-------------------|--------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single/Double | Base*<br>Rent    | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)             |  | Smoke<br>Detector | Capital<br>Improv. |          |
| 111 <u>Paradise</u>                   |              |      |     | ✓             | 200.79           | 228.91                 | 2/1/85                   |                    |  |                   |                    |          |
| 112 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                    |  |                   |                    |          |
| 113 ✓                                 |              |      |     | ✓             | 215.78           | 245.98                 | ✓                        | 245.98             |  |                   |                    |          |
| 114 ✓                                 |              |      |     | ✓             | 200.79           | 228.91                 | ✓                        |                    |  |                   |                    |          |
| 115 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                    |  |                   |                    |          |
| 116 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                    |  |                   |                    |          |
| 117 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                    |  |                   |                    |          |
| 118 ✓                                 |              |      |     | ✓             | 202.19           | 230.49                 | ✓                        |                    |  |                   |                    |          |
| 119 ✓                                 |              |      |     | ✓             | 199.48           | 227.40                 | ✓                        |                    |  |                   |                    |          |
| 120 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                    |  |                   |                    |          |
| 121 ✓                                 |              |      |     | ✓             | 200.79           | 228.91                 | ✓                        |                    |  |                   |                    |          |
| 122 ✓                                 |              |      |     | ✓             | 199.48           | 227.40                 | ✓                        |                    |  |                   |                    |          |
| 123 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                    |  |                   |                    |          |
| 124 ✓                                 |              |      |     | ✓             | 233.68           | 266.40                 | ✓                        |                    |  |                   |                    |          |
| 125 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                    |  |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 14Decontrolled 1

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX

Century Plaza

## REGISTRATION FORM

(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 201 <u>Red 4</u>                      |              |     |      |     |                  | ✓      | 219.00        | 249.66                 | 2/1/85                   |            |                   |          |
| 202 ✓                                 |              |     |      |     |                  | ✓      | 217.67        | 248.15                 | ✓                        |            |                   |          |
| 203 ✓                                 |              |     |      |     | ✓                |        | 216.30        | 246.58                 | ✓                        |            |                   |          |
| 204 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 205 ✓                                 |              |     |      |     |                  | ✓      | 217.67        | 248.15                 | ✓                        |            |                   |          |
| 206 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 207 ✓                                 |              |     |      |     | ✓                |        | 216.30        | 246.58                 | ✓                        |            |                   |          |
| 208 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 209 ✓                                 |              |     |      |     |                  | ✓      | 217.67        | 248.15                 | ✓                        |            |                   |          |
| 210 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 211 ✓                                 |              |     |      |     |                  | ✓      | 216.43        | 258.13                 | ✓                        |            |                   |          |
| 212 <u>Fla 20</u>                     |              |     |      |     |                  | ✓      | 217.67        | 248.15                 | ✓                        |            |                   |          |
| 213 ✓                                 |              |     |      |     |                  | ✓      | 219.00        | 249.66                 | ✓                        |            |                   |          |
| 214 ✓                                 |              |     |      |     |                  | ✓      | 217.67        | 248.15                 | ✓                        |            |                   |          |
| 216 ✓                                 |              |     |      |     |                  | ✓      | 219.00        | 249.66                 | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 15Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

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-COMPLEX *Center Villa*

REGISTRATION FORM  
(Information Provided Should be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 217 <i>11/1/85</i>                    |              |     |      |     |                  | ✓      | 216.67        | 248.15                 | 2/1/85                   |            |                   |          |
| 218 "                                 |              |     |      |     |                  | ✓      | 219.00        | 249.66                 | ✓                        |            |                   |          |
| 219 "                                 |              |     |      |     |                  | ✓      | 217.67        | 248.15                 | ✓                        |            |                   |          |
| 220 ✓                                 |              |     |      |     |                  | ✓      | 203.81        | 231.21                 | ✓                        |            |                   |          |
| 221 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 223 ✓                                 |              |     |      |     | ✓                |        | 200.17        | 228.19                 | ✓                        |            |                   |          |
| 224 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 225 ✓                                 |              |     |      |     | ✓                |        | 201.50        | 229.72                 | ✓                        |            |                   |          |
| 226 ✓                                 |              |     |      |     | ✓                |        | 202.81        | 231.21                 | ✓                        |            |                   |          |
| 227 ✓                                 |              |     |      |     | ✓                |        | 200.17        | 228.19                 | ✓                        |            |                   |          |
| 228 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 229 ✓                                 |              |     |      |     | ✓                |        | 201.50        | 229.72                 | ✓                        |            |                   |          |
| 230 ✓                                 |              |     |      |     | ✓                |        | 201.59        | 229.81                 | ✓                        |            |                   |          |
| 231 ✓                                 |              |     |      |     | ✓                |        | 201.50        | 229.72                 | ✓                        |            |                   |          |
| 232 ✓                                 |              |     |      |     | ✓                |        | 205.53        | 234.30                 | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 15 Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.  
 \*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX *Constitution Plaza*

REGISTRATION FORM  
(Information Provided should be AS OF October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | Back         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 233 <i>Indoor</i>                     |              |     |      |     | ✓                |        | 204.21        | 232.79                 | 2/1/85                   |            |                   |          |
| 234 ✓                                 |              |     |      |     | ✓                |        | 203.81        | 231.21                 | ✓                        |            |                   |          |
| 235 ✓                                 |              |     |      |     |                  | ✓      | 200.17        | 228.19                 | ✓                        |            |                   |          |
| 236 ✓                                 |              |     |      |     | ✓                |        | 201.50        | 229.72                 | ✓                        |            |                   |          |
| 237 ✓                                 |              |     |      |     | ✓                |        | 200.17        | 228.19                 | ✓                        |            |                   |          |
| 238 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 239 ✓                                 |              |     |      |     |                  | ✓      | 202.81        | 231.21                 | ✓                        |            |                   |          |
| 240 ✓                                 |              |     |      |     | ✓                |        | 208.50        | 229.72                 | ✓                        |            |                   |          |
| 241 ✓                                 |              |     |      |     | ✓                |        | 200.17        | 228.19                 | ✓                        |            |                   |          |
| 242 ✓                                 |              |     |      |     |                  | ✓      | 202.81        | 231.21                 | ✓                        |            |                   |          |
| 243 ✓                                 |              |     |      |     | ✓                |        | 201.50        | 229.72                 | ✓                        |            |                   |          |
| 244 ✓                                 |              |     |      |     |                  | ✓      | 213.65        | 243.57                 | ✓                        |            |                   |          |
| 245 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 246 ✓                                 |              |     |      |     | ✓                |        | 201.50        | 229.72                 | ✓                        |            |                   |          |
| 247 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.  
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COMPLEX

*Centerville*REGISTRATION FORM  
(Information Provided Should Be AS OF October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |                    |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|--------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          | Capital<br>Improv. |
| 248 Finland                           |              |     |      |     | ✓                |        | 201.50        | 229.72                 | 2/1/85                   |            |                   |          |                    |
| 249 ✓                                 |              |     |      |     |                  | ✓      | 202.81        | 231.21                 | ✓                        |            |                   |          |                    |
| 250 ✓                                 |              |     |      |     | ✓                |        | 201.50        | 229.72                 | ✓                        |            |                   |          |                    |
| 251 ✓                                 |              |     |      |     |                  | ✓      | 202.81        | 231.21                 | ✓                        |            |                   |          |                    |
| 252 ✓                                 |              |     |      |     |                  | ✓      | 204.21        | 232.79                 | ✓                        |            |                   |          |                    |
| 254 ✓                                 |              |     |      |     |                  | ✓      | 213.65        | 243.57                 | ✓                        |            |                   |          |                    |
| 255 Ortega                            |              |     |      |     |                  | ✓      | 201.50        | 248.15                 | ✓                        |            |                   |          |                    |
| 256 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 257 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 258 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 259 ✓                                 |              |     |      |     |                  | ✓      | 202.81        | 231.21                 | ✓                        |            |                   |          |                    |
| 260 ✓                                 |              |     |      |     | ✓                |        | 201.50        | 229.72                 | ✓                        |            |                   |          |                    |
| 261 ✓                                 |              |     |      |     |                  | ✓      | 202.81        | 231.21                 | ✓                        |            |                   |          |                    |
| 262 ✓                                 |              |     |      |     | ✓                |        | 206.91        | 235.87                 | ✓                        |            |                   |          |                    |
| 263 ✓                                 |              |     |      |     |                  | ✓      | 211.57        | 241.19                 |                          |            |                   |          |                    |

TOTAL UNITS THIS PAGE

Controlled 15Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

\*\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

(Information Provided Should Be As Of October 1, 1985)

| Controlled | Decontrolled |
|------------|--------------|
| <u>6</u>   | <u>0</u>     |
| <u>167</u> | <u>4</u>     |

\*Max. Base Rent is that rent in effect on 7/1/83.  
 \*\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX *Century East* REGISTRATION FORM  
 26 VENTURE RD 91520 (Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED UNITS     |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 1 <i>Reduction</i>                    |              |     |      |     |                  | ✓      | 204.83        | 233.51                 | 2/1/85                   |            |                   |          |
| 2 ✓                                   |              |     |      |     |                  | ✓      | 226.17        | 257.83                 | ✓                        |            |                   |          |
| 3 ✓                                   |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 4 ✓                                   |              |     |      |     |                  | ✓      | 249.61        | 284.55                 | ✓                        | 284.55     |                   |          |
| 5 ✓                                   |              |     |      |     |                  | ✓      | 226.17        | 257.83                 | ✓                        |            |                   |          |
| 6 ✓                                   |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 7 ✓                                   |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 8 ✓                                   |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 9 ✓                                   |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 10 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 11 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 12 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 13 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 14 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 15 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 14 Decontrolled 1

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

OK # 6853

1548

COMPLEX Ventura Estates

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     |               | CONTROLLED UNITS |                        | Date of Last<br>Increase | DECONTROLLED<br>UNITS |  | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|------|-----|---------------|------------------|------------------------|--------------------------|-----------------------|--|-------------------|--------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single Double | Base*<br>Rent    | Max Adjusted<br>Rent** |                          | (Rent)                |  | Smoke<br>Detector | Capital<br>Improv. |          |
| 16 <u>Double</u>                      |              |      |     | ✓             | 226.18           | 257.83                 | 2/1/85                   |                       |  |                   |                    |          |
| 17 ✓                                  |              |      |     | ✓             | 226.17           | ✓                      | ✓                        |                       |  |                   |                    |          |
| 19 ✓                                  |              |      |     | ✓             | 247.85           | 282.55                 | ✓                        |                       |  |                   |                    |          |
| 20 ✓                                  |              |      |     | ✓             | 226.25           | 257.93                 | ✓                        |                       |  |                   |                    |          |
| 21 ✓                                  |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 22 ✓                                  |              |      |     | ✓             | 226.17           | 257.83                 | ✓                        |                       |  |                   |                    |          |
| 23 ✓                                  |              |      |     | ✓             | 249.61           | 284.55                 | ✓                        | 284.55                |  |                   |                    |          |
| 24 ✓                                  |              |      |     | ✓             | 226.17           | 257.83                 | ✓                        |                       |  |                   |                    |          |
| 25 <u>Single</u>                      |              |      |     | ✓             | 247.85           | 282.55                 | ✓                        |                       |  |                   |                    |          |
| 26 ✓                                  |              |      |     | ✓             | 240.60           | 274.38                 | ✓                        |                       |  |                   |                    |          |
| 27 ✓                                  |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 28 ✓                                  |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 29 ✓                                  |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 30 ✓                                  |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 31 ✓                                  |              |      |     | ✓             | 262.40           | 299.14                 | ✓                        |                       |  |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 14

Decontrolled 1

\*Max. Base Rent is that rent in effect on 7/1/83.

\*\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

- COMPLEX

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |      |     | CONTROLLED UNITS |        |               | DECONTROLLED UNITS     |                          | SURCHARGES |                   | COMMENTS |                    |
|---------------------------------------|--------------|------|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|--------------------|
|                                       | Back         | 1 BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          | Capital<br>Improv. |
| 32 Single                             |              |      |      |     |                  | ✓      | 233.42        | 266.10                 | 2/1/85                   |            |                   |          |                    |
| 33 ✓                                  |              |      |      |     |                  | ✓      | 262.40        | 299.14                 | ✓                        |            |                   |          |                    |
| 34 ✓                                  |              |      |      |     |                  | ✓      | 240.60        | 274.28                 | ✓                        |            |                   |          |                    |
| 35 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 36 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 37 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 38 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 39 ✓                                  |              |      |      |     |                  | ✓      | 247.85        | 282.55                 | ✓                        |            |                   |          |                    |
| 40 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 41 ✓                                  |              |      |      |     |                  | ✓      | 240.60        | 274.28                 | ✓                        |            |                   |          |                    |
| 42 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 43 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 44 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 45 ✓                                  |              |      |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |                    |
| 46 ✓                                  |              |      |      |     |                  | ✓      | 262.40        | 299.14                 | ✓                        |            |                   |          |                    |

TOTAL UNITS THIS PAGE

Controlled 15

Deccontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

\*\*Max. Adj. Rent is the current rent in effect for

the unit and includes the max. base rent and automatic

or admin. adjustments but does not include any surcharges

for, i.e. smoke detectors or capital improvements.

COMPLEX Century Estates

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |      | CONTROLLED UNITS |        | Date of Last<br>Increase | DECONTROLLED<br>UNITS |               | SURCHARGES             |        | COMMENTS |                   |
|---------------------------------------|--------------|------|------|------------------|--------|--------------------------|-----------------------|---------------|------------------------|--------|----------|-------------------|
|                                       | Bach         | 1 BR | 2 BR | 3BR              | Single |                          | Double                | Base*<br>Rent | Max Adjusted<br>Rent** | (Rent) |          | Smoke<br>Detector |
| 47 <i>Chase</i>                       |              |      |      |                  |        | ✓                        | 233.42                | 266.10        | 2/1/85                 |        |          |                   |
| 48 ✓ ✓                                |              |      |      |                  |        | ✓                        | 262.40                | 299.14        | ✓                      |        |          |                   |
| 49 ✓ ✓                                |              |      |      |                  |        | ✓                        | 286.17                | 257.83        | ✓                      |        |          |                   |
| 50 ✓ ✓                                |              |      |      |                  |        | ✓                        | 246.86                | 274.58        | ✓                      |        |          |                   |
| 51 ✓ ✓                                |              |      |      |                  |        | ✓                        | 240.60                | 274.28        | ✓                      |        |          |                   |
| 52 ✓ ✓                                |              |      |      |                  |        | ✓                        | ✓                     | ✓             | ✓                      |        |          |                   |
| 53 ✓ ✓                                |              |      |      |                  |        | ✓                        | ✓                     | ✓             | ✓                      |        |          |                   |
| 54 ✓ ✓                                |              |      |      |                  |        | ✓                        | 247.85                | 282.55        | ✓                      |        |          |                   |
| 55 <i>Adrian</i>                      |              |      |      |                  |        | ✓                        | 240.60                | 274.28        | ✓                      |        |          |                   |
| 56 ✓ ✓                                |              |      |      |                  |        | ✓                        | ✓                     | ✓             | ✓                      |        |          |                   |
| 57 ✓ ✓                                |              |      |      |                  |        | ✓                        | ✓                     | ✓             | ✓                      |        |          |                   |
| 58 ✓ ✓                                |              |      |      |                  |        | ✓                        | ✓                     | ✓             | ✓                      |        |          |                   |
| 59 ✓ ✓                                |              |      |      |                  |        | ✓                        | ✓                     | ✓             | ✓                      |        |          |                   |
| 60 ✓ ✓                                |              |      |      |                  |        | ✓                        | 211.51                | 241.19        | ✓                      |        |          |                   |
| 61 ✓ ✓                                |              |      |      |                  |        | ✓                        | 22505                 | 256.55        | ✓                      |        |          |                   |

TOTAL UNITS THIS PAGE

Controlled 15 Decontrolled 0

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COMPLEX Monte Gato

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        | DECONTROLLED UNITS |                        | SURCHARGES               |        | COMMENTS |                   |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|--------------------|------------------------|--------------------------|--------|----------|-------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent      | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent) |          | Smoke<br>Detector |
| 62 ✓                                  |              |     |      |     | ✓                |        | 250.00             | 285.00                 | 3/1/85                   |        |          |                   |
| 63 ✓                                  |              |     |      |     | ✓                |        | 226.17             | 257.23                 | ✓                        |        |          |                   |
| 64 ✓                                  |              |     |      |     | ✓                |        | ✓                  | ✓                      | ✓                        |        |          |                   |
| 65 ✓                                  |              |     |      |     | ✓                |        | ✓                  | ✓                      | ✓                        |        |          |                   |
| 66 ✓                                  |              |     |      |     | ✓                |        | 247.85             | 282.55                 | ✓                        |        |          |                   |
| 67 ✓                                  |              |     |      |     | ✓                |        | 240.60             | 274.28                 | ✓                        |        |          |                   |
| 68 ✓                                  |              |     |      |     | ✓                |        | ✓                  | ✓                      | ✓                        |        |          |                   |
| 69 ✓                                  |              |     |      |     | ✓                |        | ✓                  | ✓                      | ✓                        |        |          |                   |
| 70 ✓                                  |              |     |      |     | ✓                |        | ✓                  | ✓                      | ✓                        |        |          |                   |
| 71 ✓                                  |              |     |      |     | ✓                |        | 262.40             | 299.14                 | ✓                        |        |          |                   |
| 72 ✓                                  |              |     |      |     | ✓                |        | ✓                  | ✓                      | ✓                        |        |          |                   |
| 73 ✓                                  |              |     |      |     | ✓                |        | 240.60             | 274.28                 | ✓                        |        |          |                   |
| 74 ✓                                  |              |     |      |     | ✓                |        | ✓                  | ✓                      | ✓                        |        |          |                   |
| 75 ✓                                  |              |     |      |     | ✓                |        | ✓                  | ✓                      | ✓                        |        |          |                   |
| 76 ✓                                  |              |     |      |     | ✓                |        | 247.85             | 282.55                 | ✓                        |        |          |                   |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled 0

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\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

Century Estates

COMPLEX Century Estates REGISTRATION FORM  
(Information Provided Should be AS of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED UNITS     |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | 8ch          | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 77 <u>Legionnaire</u>                 |              |     |      |     |                  | ✓      | 247.34        | 281.96                 | 2/1/85                   |            |                   |          |
| 78 <u>Stephens</u>                    |              |     |      |     |                  | ✓      | 240.60        | 274.28                 | ✓                        |            |                   |          |
| 79 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 80 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 81 ✓                                  |              |     |      |     |                  | ✓      | 262.40        | 299.14                 | ✓                        |            |                   |          |
| 84 ✓                                  |              |     |      |     |                  | ✓      | 240.60        | 274.28                 | ✓                        |            |                   |          |
| 85 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 86 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 87 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 88 ✓                                  |              |     |      |     |                  | ✓      | 247.85        | 282.55                 | ✓                        |            |                   |          |
| 89 <u>Paradise</u>                    |              |     |      |     |                  | ✓      | 247.85        | ✓                      | ✓                        |            |                   |          |
| 90 ✓                                  |              |     |      |     |                  | ✓      | 233.42        | 266.10                 | ✓                        |            |                   |          |
| 91 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 92 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 93 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.  
 \*\*Max. Adj. Rent is the current rent in effect for  
 the unit and includes the max. base rent and automatic  
 or admin. adjustments but does not include any surcharges  
 for, i.e. smoke detectors or capital improvements.

COMPLEX Ventur CapitalREGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED UNITS     |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 95 <i>Quinnville</i>                  |              |     |      |     |                  | ✓      | 262.40        | 299.14                 | 2/1/85                   |            |                   |          |
| 97 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 98 ✓                                  |              |     |      |     |                  | ✓      | 233.42        | 266.10                 | ✓                        |            |                   |          |
| 99 ✓                                  |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 100 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 101 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 102 ✓                                 |              |     |      |     |                  | ✓      | 247.85        | 282.55                 | ✓                        |            |                   |          |
| 103 <i>St James</i>                   |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 104 ✓                                 |              |     |      |     |                  | ✓      | 253.42        | 266.10                 | ✓                        |            |                   |          |
| 105 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 106 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 107 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 108 ✓                                 |              |     |      |     |                  | ✓      | 240.86        | 274.58                 | ✓                        |            |                   |          |
| 109 ✓                                 |              |     |      |     |                  | ✓      | 262.40        | 299.14                 | ✓                        |            |                   |          |
| 111 ✓                                 |              |     |      |     |                  | ✓      | 240.60        | 274.28                 | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 15Deccontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX Century Estates

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 112 <u>St James</u>                   |              |     |      |     |                  | ✓      | 233.42        | 266.10                 | 2/1/85                   |            |                   |          |
| 113 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 114 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 115 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 116 ✓                                 |              |     |      |     |                  | ✓      | 247.85        | 282.55                 | ✓                        |            |                   |          |
| 117 <u>Charla</u>                     |              |     |      |     |                  | ✓      | 233.42        | 266.10                 | ✓                        |            |                   |          |
| 118 ✓                                 |              |     |      |     |                  | ✓      | 226.69        | 258.43                 | ✓                        |            |                   |          |
| 119 ✓                                 |              |     |      |     |                  | ✓      | 226.17        | 257.83                 | ✓                        |            |                   |          |
| 120 ✓                                 |              |     |      |     |                  | ✓      | ✓             | ✓                      | ✓                        |            |                   |          |
| 121 ✓                                 |              |     |      |     |                  | ✓      | 233.42        | 266.10                 | ✓                        |            |                   |          |
| 123 ✓                                 |              |     |      |     |                  | ✓      | 184.68        | 210.54                 | ✓                        |            |                   |          |
| 124 ✓                                 |              |     |      |     |                  | ✓      | 233.42        | 266.10                 | ✓                        |            |                   |          |
| 125 ✓                                 |              |     |      |     |                  | ✓      | 226.17        | 257.83                 | ✓                        |            |                   |          |
| 127 ✓                                 |              |     |      |     |                  | ✓      | 233.42        | 266.10                 | ✓                        |            |                   |          |
| 128 ✓                                 |              |     |      |     |                  | ✓      | 218.94        | 249.60                 | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

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COMPLEX

*Century Estates*

## REGISTRATION FORM

(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          |
| 129 <i>Charles</i>                    |              |     |      |     | ✓                |        | 218.94        | 249.60                 | 2/1/85                   |            |                   |          |
| 130 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 131 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 132 <i>Robertson</i>                  |              |     |      |     | ✓                |        | 226.17        | 257.83                 | ✓                        |            |                   |          |
| 133 ✓                                 |              |     |      |     | ✓                |        | 240.60        | 274.28                 | ✓                        |            |                   |          |
| 134 ✓                                 |              |     |      |     | ✓                |        | 226.17        | 257.83                 | ✓                        |            |                   |          |
| 135 ✓                                 |              |     |      |     | ✓                |        | 248.93        | 283.76                 | ✓                        |            |                   |          |
| 136 <i>Phyllis</i>                    |              |     |      |     | ✓                |        | 262.40        | 299.14                 | ✓                        |            |                   |          |
| 137 <i>Allen</i>                      |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 138 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 139 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 140 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 141 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 142 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |
| 143 ✓                                 |              |     |      |     | ✓                |        | ✓             | ✓                      | ✓                        |            |                   |          |

TOTAL UNITS THIS PAGE

Controlled 15Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

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COMPLEX: *Camden Cottages*

REGISTRATION FORM  
(Information Provided Should be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     |               | CONTROLLED UNITS |                        |                          | DECONTROLLED<br>UNITS |  | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|------|-----|---------------|------------------|------------------------|--------------------------|-----------------------|--|-------------------|--------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single Double | Base*<br>Rent    | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)                |  | Smoke<br>Detector | Capital<br>Improv. |          |
| 1440 ✓                                |              |      |     | ✓             | 222.40           | 299.14                 | 2/1/85                   |                       |  |                   |                    |          |
| 145 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 146 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 147 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 148 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 149 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 150 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 151 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 152 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 154 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 155 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 156 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 157 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 158 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |
| 159 ✓                                 |              |      |     | ✓             | ✓                | ✓                      | ✓                        |                       |  |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.

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(Information Provided Should Be As Of October 1, 1985)

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TOTAL UNITS THIS PAGE

Controlled. 5

Decontrolled 

Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Ajd. Rent is the current rent in effect for

the unit and includes the max. base rent and automatic

admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

R 10798  
1-31-86

CITY OF THOUSAND OAKS  
RENT REGISTRATION SUMMARY

Completer: Calcareo Conejo Trail Park

Total Units 48  
Uncontrolled 22  
Controlled 26

Rent Registration Fee

Total controlled units 26 X \$10 = \$ 260 -

Person Completing Registration Forms

Name \_\_\_\_\_  
Address Jeff Dolcare  
c/o P.O. Box 1701  
531-B Vista Bella  
Encinitas, CA 92024  
Phone Number 619-757-7877

Dolcare  
Signature  
1/25/86  
Date

Do Not Write Below This Line

Administration Only

Controlled Units \_\_\_\_\_  
Fee Submitted \_\_\_\_\_ CK No. \_\_\_\_\_  
Date Submitted \_\_\_\_\_  
Registration Complete/Comments \_\_\_\_\_

P2/47

1986 FEB 26 PM 1:38  
CITY OF THOUSAND OAKS

# REGISTRATION FORM

(Information Provided Should Be AS OF October 1, 1985)

COMPLEX: Calicut City Plaza Park

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     |               | CONTROLLED UNITS |                        | DECONTROLLED UNITS       |        | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|------|-----|---------------|------------------|------------------------|--------------------------|--------|-------------------|--------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single Double | Base*<br>Rent    | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent) | Smoke<br>Detector | Capital<br>Improv. |          |
| 1                                     |              |      |     | ✓             | 156.60           |                        | 2/1/85                   | 179.20 |                   |                    |          |
| 2                                     |              |      |     | ✓             | ↓                |                        | ↓                        | 179.20 |                   |                    |          |
| 3                                     |              |      |     | ✓             |                  |                        |                          | 179.20 |                   |                    |          |
| 4                                     |              |      |     | ✓             | (all same)       | 179.20                 | (all same)               |        |                   |                    |          |
| 5                                     |              |      |     | ✓             | ↓                |                        | ↓                        | 179.20 |                   |                    |          |
| 6                                     |              |      |     | ✓             |                  | 179.20                 |                          |        |                   |                    |          |
| 7                                     |              |      |     | ✓             |                  | 179.20                 |                          |        |                   |                    |          |
| 8                                     |              |      |     | ✓             |                  | 179.20                 |                          |        |                   |                    |          |
| 9                                     |              |      |     | ✓             |                  |                        |                          |        |                   |                    |          |
| 10                                    |              |      |     | ✓             |                  | 179.20                 |                          |        |                   |                    |          |
| 11                                    |              |      |     | ✓             |                  | 179.20                 |                          |        |                   |                    |          |
| 12                                    |              |      |     | ✓             |                  | 179.20                 |                          |        |                   |                    |          |
| 13                                    |              |      |     | ✓             |                  |                        |                          | 179.20 |                   |                    |          |
| 14                                    |              |      |     | ✓             |                  |                        |                          | 179.20 |                   |                    |          |
| 15                                    |              |      |     | ✓             |                  |                        |                          | 179.20 |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 7

Deccontrolled 7

\*Max. Base Rent is that rent in effect on 7/1/83.  
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COMPLEX

## REGISTRATION FORM

(Information Provided Should Be As Of October 1, 1985)

| Each Unit:<br>Number or<br>Designation | MOBILE HOMES |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  | SURCHARGES               |        | COMMENTS |                   |
|----------------------------------------|--------------|------|-----|------------------|--------|---------------|------------------------|--------------------------|--------|----------|-------------------|
|                                        | 1BR          | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent) |          | Smoke<br>Detector |
| 16                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 17                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 20                                     |              |      |     | /                |        |               | 179.20                 |                          |        |          |                   |
| 21                                     |              |      |     | /                |        |               |                        |                          | 177.20 |          |                   |
| 22                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 23                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 24                                     |              |      |     | /                |        |               | 179.20                 |                          |        |          |                   |
| 25                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 26                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 27                                     |              |      |     | /                |        |               | 179.20                 |                          |        |          |                   |
| 28                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 29                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 30                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 31                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |
| 32                                     |              |      |     | /                |        |               |                        |                          | 179.20 |          |                   |

TOTAL UNITS THIS PAGE

Controlled 3Decontrolled 12

\*Max. Base Rent is that rent in effect on 7/1/83.  
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 the unit and includes the max. base rent and automatic  
 or admin. adjustments but does not include any surcharges.  
 for, i.e. smoke detectors or capital improvements.

COMPLEX

## REGISTRATION FORM

(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      | CONTROLLED UNITS |               | DECONTROLLED UNITS     |                          | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|-----|------|------------------|---------------|------------------------|--------------------------|-------------------|--------------------|----------|
|                                       | Bach         | 1BR | 2 BR | 3BR              | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | Smoke<br>Detector | Capital<br>Improv. |          |
| 33                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 34                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 35                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 36                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 40                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 41                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 42                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 43                                    |              |     |      |                  |               |                        |                          |                   |                    |          |
| 44                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 45                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 46                                    |              |     |      |                  |               |                        |                          |                   |                    |          |
| 47                                    |              |     |      |                  |               |                        |                          |                   |                    |          |
| 50                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 51                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |
| 52                                    |              |     |      |                  |               | 179.80                 |                          |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 12

Decontrolled 3

\*Max. Base Rent is that rent in effect on 7/1/83.  
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 the unit and includes the max. base rent and automatic  
 or admin. adjustments but does not include any surcharges.  
 for, i.e. smoke detectors or capital improvements.

## REGISTRATION FORM

(Information Provided Should Be AS OF October 1, 1985)

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TOTAL UNITS THIS PAGE

Controlled  
Y

Decontrolled 0

\*Max. Base Rent is that rent in effect on 7/1/83.  
 \*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX Elms Playa Mobile Home Pk.

## REGISTRATION FORM

(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     | CONTROLLED UNITS |        | Date of Last<br>Increase | DECONTROLLED<br>UNITS  |          | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|------|-----|------------------|--------|--------------------------|------------------------|----------|-------------------|--------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single           | Double | Base*<br>Rent            | Max Adjusted<br>Rent** | (Rent)   | Smoke<br>Detector | Capital<br>Improv. |          |
| 1 A                                   | ✓            |      |     | ✓                |        | \$184.44                 | \$212.54               |          | N/A               | N/A                |          |
| 2 A                                   | ✓            |      |     | ✓                |        | \$182.66                 | \$208.23               |          | "                 | "                  |          |
| 3 A                                   | ✓            |      |     | ✓                |        | "                        | "                      |          | "                 | "                  |          |
| 1                                     | ✓            |      |     | ✓                |        | \$192.74                 | \$219.99               |          | "                 | "                  |          |
| 2                                     | ✓            |      |     | ✓                |        | \$182.66                 | \$208.23               |          | "                 | "                  |          |
| 3                                     | ✓            |      |     | ✓                |        | "                        | "                      |          | "                 | "                  |          |
| 4                                     | ✓            |      |     | ✓                |        |                          | \$219.83               |          | "                 | "                  |          |
| 5                                     | ✓            |      |     | ✓                |        | "                        | \$208.23               |          | "                 | "                  |          |
| 6                                     | ✓            |      |     | ✓                |        | "                        | "                      |          | "                 | "                  |          |
| 7                                     | ✓            |      |     | ✓                |        | "                        | "                      |          | "                 | "                  |          |
| 8                                     | ✓            |      |     | ✓                |        |                          |                        | \$218.23 | "                 | "                  |          |
| 9                                     | ✓            |      |     | ✓                |        | "                        | \$208.23               |          | "                 | "                  |          |
| 9 A                                   | ✓            |      |     | ✓                |        | "                        | "                      |          | "                 | "                  |          |
| 10                                    | ✓            |      |     | ✓                |        | \$188.94                 | \$215.39               |          | "                 | "                  |          |
| 11                                    | ✓            |      |     | ✓                |        | \$185.18                 | \$211.11               |          | "                 | "                  |          |

CITY OF  
THOUSAND OAKS

TOTAL UNITS THIS PAGE

Controlled 14Decontrolled 1

1986 FEB -3 PM 1:44

\*Max. Base Rent is that rent in effect on 7/1/83.

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the unit and includes the max. base rent and automatic

or admin. adjustments but does not include any surcharges.

for, i.e. smoke detectors or capital improvements.

COMPLEX Elvira Plaza Mobile Home PK.

REGISTRATION FORM  
(Information Provided Should Be AS Of October 1, 1985)

| Each Unit-<br>Number or<br>Designation | MOBILE HOMES |     |      | CONTROLLED UNITS |        | Date of Last<br>Increase | DECONTROLLED<br>UNITS<br>(Rent) | SURCHARGES |               | COMMENTS |                        |
|----------------------------------------|--------------|-----|------|------------------|--------|--------------------------|---------------------------------|------------|---------------|----------|------------------------|
|                                        | Back         | 1BR | 2 BR | 3BR              | Single |                          |                                 | Double     | Base*<br>Rent |          | Max Adjusted<br>Rent** |
| 12                                     |              | ✓   |      |                  | ✓      |                          | \$185.18                        | \$211.11   | 1/1 - '85     | N/A      | N/A                    |
| 13                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 14                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 15                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 15A                                    |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 15B                                    |              | ✓   |      |                  | ✓      |                          | \$180.14                        | \$205.35   | "             | "        | "                      |
| 16                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 17                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 18                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 19                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 20                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 21                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |
| 22                                     |              | ✓   |      |                  | ✓      |                          | \$207.86                        | \$236.94   | "             | "        | "                      |
| 23                                     |              | ✓   |      |                  | ✓      |                          | \$204.20                        | \$233.36   | "             | "        | "                      |
| 24                                     |              | ✓   |      |                  | ✓      |                          | "                               | "          | "             | "        | "                      |

TOTAL UNITS THIS PAGE

Controlled 15

Deccontrolled 0

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REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

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TOTAL UNITS THIS PAGE

Controlled 77

Decontrolled 

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max: Ajd. Rent is the current rent in effect for

the unit and includes the max. base rent and automatic or admin. adjustments; but does not include any surcharges, for, i.e. smoke detectors or capital improvements.

## CITY OF THOUSAND OAKS

## RENT REGISTRATION SUMMARY

1986 JUL 22 PM 3:10

CITY OF  
THOUSAND OAKS  
Complex  
THOUSAND OAKS MOBILE HOME PARKTom. REVERE  
MAG.Buss  
495-0617

Total Units 81  
Decontrolled 3  
Controlled 74 4 EMPTY SPACES

## Rent Registration Fee

Total controlled units 74 X \$10 = \$ 740.00 + \$1,036.00 = \$1,776.00  
Late Charge \$2.00 per controlled unit per month - 14.00 a unit

## Person Completing Registration Forms

Name RENEE WEIR - MANAGER  
Address 198 SKYLINE DR. Sp 77  
THOUSAND OAKS, CA. 91360  
Phone Number 495-0617

Renee Weir  
Signature

7/22/86  
Date

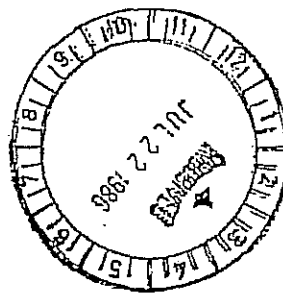
Do Not Write Below This Line

## Administration Only

Controlled Units 74  
Fee Submitted \$740 + \$1036 = \$1776 CK No. 373  
Date Submitted 7/14/86  
Registration Complete/Comments Complete

P2/47

Candia - City Managers



#4

CITY OF THOUSAND OAKS  
RENT REGISTRATION SUMMARY

Thunderbird Oaks Mobilehome Club

Complex

Total Units 161  
Decontrolled 3  
Controlled 158

Rent Registration Fee

Total controlled units 158 X \$10 = \$ 1,580.00

Person Completing Registration Forms

Name Barbara J. Lynn  
Address 2501 Thunderbird Dr.  
Thousand Oaks, Calif.  
Phone Number 496-3725

1906 JAN 10 PM 4:16  
CITY OF  
THOUSAND OAKS

Barbara J. Lynn  
Signature

Date

Do Not Write Below This Line

Administration Only

Controlled Units 158  
Fee Submitted \$1580 CK No. 4054  
Date Submitted 1/10/86  
Registration Complete/Comments Complete

P2/47

COMPLEX *Hummerbird Cats Mobilehome Club*

## REGISTRATION FORM

(Information Provided Should Be AS OF October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES |                   | COMMENTS |                    |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|--------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          | Capital<br>Improv. |
| 1                                     |              | ✓   |      |     |                  | ✓      | 270.00        | 303.00                 | 1/85                     |            |                   |          |                    |
| 2                                     |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 3                                     |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 4                                     |              | ✓   |      |     |                  | ✓      | 298.00        | 267.00                 | "                        |            |                   |          |                    |
| 5                                     |              | 2   |      |     | ✓                |        | 238.00        | 267.00                 | "                        |            |                   |          |                    |
| 6                                     |              | 2   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 7                                     |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 8                                     |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 9                                     |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 10                                    |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 11                                    |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 12                                    |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 13                                    |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 14                                    |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |
| 15                                    |              | ✓   |      |     |                  | ✓      | "             | "                      | "                        |            |                   |          |                    |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX Thunderbird Cats Mobilehome Club

REGISTRATION FORM  
(Information Provided Should be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     |        | CONTROLLED UNITS |               | DECONTROLLED<br>UNITS  |                          | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|------|-----|--------|------------------|---------------|------------------------|--------------------------|-------------------|--------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single | Double           | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | Smoke<br>Detector | Capital<br>Improv. |          |
| 16                                    |              | ✓    |     |        | ✓                | 238.00        | 267.00                 | 1-85                     |                   |                    |          |
| 17                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 18                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 19                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 20                                    |              |      | ✓   |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 21                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 22                                    |              | ✓    |     |        | ✓                | 301.00        | 338.00                 | "                        |                   |                    |          |
| 23                                    |              | ✓    |     |        | ✓                | 238.00        | 267.00                 | "                        |                   |                    |          |
| 24                                    |              | ✓    |     |        | ✓                | 270.00        | 303.00                 | "                        |                   |                    |          |
| 25                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 26                                    |              | ✓    |     |        | ✓                | 238           | 267.00                 | "                        |                   |                    |          |
| 27                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 28                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 29                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |
| 30                                    |              | ✓    |     |        | ✓                | "             | "                      | "                        |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled       

\*Max. Base Rent is that rent in effect on 7/1/83.  
 \*Max. Adj. Rent is the current rent in effect for  
 the unit and includes the max. base rent and automatic  
 or admin. adjustments but does not include any surcharges  
 for, i.e. smoke detectors or capital improvements.

COMPLEX Thunderbird Oaks Mobilehome Club

## REGISTRATION FORM

(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        | DECONTROLLED<br>UNITS |                        | SURCHARGES               |        | COMMENTS |                   |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|-----------------------|------------------------|--------------------------|--------|----------|-------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent         | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent) |          | Smoke<br>Detector |
| 31                                    |              |     | ✓    |     |                  | ✓      | 238.00                | 267.00                 | 1/85                     |        |          |                   |
| 32                                    |              |     | ✓    |     |                  | ✓      | "                     | "                      | "                        |        |          |                   |
| 33                                    |              |     | ✓    |     |                  | ✓      | "                     | "                      | "                        |        |          |                   |
| 34                                    |              |     | ✓    |     |                  | ✓      | "                     | "                      | "                        |        |          |                   |
| 35                                    |              |     | ✓    |     |                  | ✓      | 270.00                | 303.00                 | "                        |        |          |                   |
| 36                                    |              |     | ✓    |     |                  | ✓      | 238.00                | 267.00                 | "                        |        |          |                   |
| 37                                    |              |     | ✓    |     | ✓                |        | "                     | "                      | "                        |        |          |                   |
| 38                                    |              |     | ✓    |     |                  | ✓      | 270.00                | 303.00                 | "                        |        |          |                   |
| 39                                    |              |     | ✓    |     |                  | ✓      | "                     | "                      | "                        |        |          |                   |
| 40                                    |              |     | ✓    |     |                  | ✓      | 238.00                | 267.00                 | "                        |        |          |                   |
| 41                                    |              |     | ✓    |     |                  | ✓      | 270.00                | 303.00                 | "                        |        |          |                   |
| 42                                    |              |     | ✓    |     |                  | ✓      | 238.00                | 267.00                 | "                        |        |          |                   |
| 43                                    |              |     | ✓    |     |                  | ✓      | 270.00                | 303.00                 | "                        |        |          |                   |
| 44                                    |              |     | ✓    |     |                  | ✓      | 238.00                | 267.00                 | "                        |        |          |                   |
| 45                                    |              |     | ✓    |     |                  | ✓      | "                     | "                      | "                        |        |          |                   |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled \_\_\_\_\_

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Adj. Rent is the current rent in effect for

the unit and includes the max. base rent and automatic

or admin. adjustments but does not include any surcharges

for, i.e. smoke detectors or capital improvements.

COMPLEX Thunderbird Oaks Mobilehome Club

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      | CONTROLLED UNITS |        |        | DECONTROLLED<br>UNITS |                        | SURCHARGES               |        | COMMENTS |                   |
|---------------------------------------|--------------|-----|------|------------------|--------|--------|-----------------------|------------------------|--------------------------|--------|----------|-------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR              | Single | Double | Base*<br>Rent         | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent) |          | Smoke<br>Detector |
| 46                                    |              | ✓   |      |                  | ✓      |        | 238.00                | 267.00                 | 1/85                     |        |          |                   |
| 47                                    |              | ✓   |      |                  | ✓      |        | "                     | "                      | "                        |        |          |                   |
| 48                                    |              | ✓   |      |                  | ✓      |        | "                     | "                      | "                        |        |          |                   |
| 49                                    |              | ✓   |      |                  | ✓      |        | "                     | "                      | "                        |        |          |                   |
| 50                                    |              | ✓   |      |                  | ✓      |        | 301.00                | 338.00                 | "                        |        |          |                   |
| 51                                    |              | ✓   |      |                  | ✓      |        | 270.00                | 303.00                 | "                        |        |          |                   |
| 52                                    |              | ✓   |      |                  | ✓      |        | 235.00                | 267.00                 | "                        |        |          |                   |
| 53                                    |              | ✓   |      |                  | ✓      |        | "                     | "                      | "                        |        |          |                   |
| 54                                    |              | ✓   |      |                  | ✓      |        | 270.00                | 303.00                 | "                        |        |          |                   |
| 55                                    |              | ✓   |      |                  | ✓      |        | "                     | "                      | "                        |        |          |                   |
| 56                                    |              | ✓   |      |                  | ✓      |        | "                     | "                      | "                        |        |          |                   |
| 57                                    |              | ✓   |      |                  | ✓      |        | 238.00                | 267.00                 | "                        |        |          |                   |
| 58                                    |              | ✓   |      |                  | ✓      |        | 270.00                | 303.00                 | "                        |        |          |                   |
| 59                                    |              | ✓   |      |                  | ✓      |        | 238.00                | 267.00                 | "                        |        |          |                   |
| 60                                    |              | ✓   |      |                  | ✓      |        | 270.00                | 303.00                 | "                        |        |          |                   |

TOTAL UNITS THIS PAGE

Controlled 15

Decontrolled     

\*Max. Base Rent is that rent in effect on 7/1/81.

\*\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX Thunderbird Oaks Mobilehome ClubREGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED UNITS     |                          | SURCHARGES |                   | COMMENTS |                    |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|------------|-------------------|----------|--------------------|
|                                       | Back         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent)     | Smoke<br>Detector |          | Capital<br>Improv. |
| 61                                    |              | ✓   |      |     | ✓                |        | 270.00        | 303.00                 | 1/85                     |            |                   |          |                    |
| 62                                    |              | ✓   |      |     | ✓                |        | 238.00        | 267.00                 | "                        |            |                   |          |                    |
| 63                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |
| 64                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |
| 65                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |
| 66                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |
| 67                                    |              | ✓   |      |     | ✓                |        | 270.00        | 303.00                 | "                        |            |                   |          |                    |
| 68                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |
| 69                                    |              | ✓   |      |     | ✓                |        | 238.00        | 267.00                 | "                        |            |                   |          |                    |
| 70                                    |              | ✓   |      |     | ✓                |        | 270.00        | 303.00                 | "                        |            |                   |          |                    |
| 71                                    |              | ✓   |      |     | ✓                |        | 238.00        | 267.00                 | "                        |            |                   |          |                    |
| 72                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |
| 73                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |
| 74                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |
| 140                                   |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |            |                   |          |                    |

TOTAL UNITS THIS PAGE

Controlled 15Decontrolled     

\*Max. Base Rent is that rent in effect on 7/1/83.

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COMPLEX Thunderbird Oaks Mobilehome Club

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      |     | CONTROLLED UNITS |        |               | DECONTROLLED<br>UNITS  | SURCHARGES               |        | COMMENTS |                   |
|---------------------------------------|--------------|-----|------|-----|------------------|--------|---------------|------------------------|--------------------------|--------|----------|-------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR | Single           | Double | Base*<br>Rent | Max Adjusted<br>Rent** | Date of Last<br>Increase | (Rent) |          | Smoke<br>Detector |
| 75                                    |              | ✓   |      |     | ✓                |        | 238.00        | 267.00                 | 1/85                     |        |          |                   |
| 76                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |
| 77                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |
| 78                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |
| 79                                    |              | ✓   |      |     | ✓                |        | 270.00        | 303.00                 | "                        |        |          |                   |
| 80                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |
| 81                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |
| 82                                    |              | ✓   |      |     | ✓                |        | 238.00        | 267.00                 | "                        |        |          |                   |
| 83                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |
| 84                                    |              | ✓   |      |     | ✓                |        | 207.00        | 232.00                 | "                        |        |          |                   |
| 85                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |
| 86                                    |              | ✓   |      |     | ✓                |        | 238.00        | 267.00                 | "                        |        |          |                   |
| 87                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |
| 88                                    |              | ✓   |      |     | ✓                |        | 270.00        | 303.00                 | "                        |        |          |                   |
| 89                                    |              | ✓   |      |     | ✓                |        | "             | "                      | "                        |        |          |                   |

TOTAL UNITS THIS PAGE

Controlled 15 Decontrolled     

\*Max. Base Rent is that rent in effect on 7/1/83.  
 \*\*Max. Adj. Rent is the current rent in effect for  
 the unit and includes the max. base rent and automatic  
 or admin. adjustments but does not include any surcharges  
 for, i.e. smoke detectors or capital improvements.

COMPLEX REGISTRATION FORM (Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     | CONTROLLED UNITS |        | Date of Last<br>Increase | DECONTROLLED<br>UNITS<br>(Rent) | SURCHARGES    |                        | COMMENTS |
|---------------------------------------|--------------|------|-----|------------------|--------|--------------------------|---------------------------------|---------------|------------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single           | Double |                          |                                 | Base*<br>Rent | Max Adjusted<br>Rent** |          |
| 90                                    |              | X    |     | ✓                |        | 238.00                   | 267.00                          | 1/85          |                        |          |
| 91                                    |              | X    |     |                  | ✓      | 270.00                   | 303.00                          | "             |                        |          |
| 92                                    |              | ✓    |     |                  | ✓      | 238.00                   | 267.00                          | "             |                        |          |
| 93                                    |              | ✓    |     |                  | ✓      | "                        | "                               | "             |                        |          |
| 94                                    |              | ✓    |     | ✓                |        | 207.00                   | 232.00                          | "             |                        |          |
| 95                                    |              | ✓    |     |                  | ✓      | 238.00                   | 267.00                          | "             |                        |          |
| 96                                    |              | ✓    |     |                  | ✓      | "                        | "                               | "             |                        |          |
| 97                                    |              | ✓    |     |                  | ✓      | "                        | "                               | "             |                        |          |
| 98                                    |              | ✓    |     | ✓                |        | 207.00                   | 232.00                          | "             |                        |          |
| 99                                    |              | ✓    |     | ✓                |        | 270.00                   | 303.00                          | "             |                        |          |
| 100                                   |              | ✓    |     |                  | ✓      | "                        | "                               | "             |                        |          |
| 101                                   |              | ✓    |     |                  | ✓      | 238.00                   | 267.00                          | "             |                        |          |
| 102                                   |              | ✓    |     |                  | ✓      | 270.00                   | 303.00                          | "             |                        |          |
| 103                                   |              | ✓    |     |                  | ✓      | 238.00                   | 267.00                          | "             |                        |          |
| 104                                   |              | ✓    |     |                  | ✓      | "                        | "                               | "             |                        |          |

TOTAL UNITS THIS PAGE

Controlled 15

Deccontrolled \_\_\_\_\_

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

| Each Unit -<br>Number or<br>Designation | MOBILE HOMES |      |     | CONTROLLED UNITS |                        | DECONTROLLED<br>UNITS<br>(Rent) | SURCHARGES        |                    | COMMENTS |
|-----------------------------------------|--------------|------|-----|------------------|------------------------|---------------------------------|-------------------|--------------------|----------|
|                                         | 1BR          | 2 BR | 3BR | Base*<br>Rent    | Max Adjusted<br>Rent** |                                 | Smoke<br>Detector | Capital<br>Improv. |          |
| 105                                     |              | ✓    |     | 238.00           | 267.00                 | 1/85                            |                   |                    |          |
| 106                                     |              | ✓    |     | 207.00           | 232.00                 | 1/85                            |                   |                    |          |
| 107                                     |              | ✓    |     | 238.00           | 267.00                 | "                               |                   |                    |          |
| 108                                     |              | ✓    |     | 270.00           | 303.00                 | "                               |                   |                    |          |
| 109                                     | ✓            |      | ✓   | 207.00           | 232.00                 | "                               |                   |                    |          |
| 110                                     | ✓            |      | ✓   | "                | "                      | "                               |                   |                    |          |
| 111                                     | ✓            |      | ✓   | "                | "                      | "                               |                   |                    |          |
| 112                                     |              | ✓    |     | 270.00           | 303.00                 | "                               |                   |                    |          |
| 113                                     |              | ✓    |     | "                | "                      | "                               |                   |                    |          |
| 114                                     |              | ✓    |     | "                | "                      | "                               |                   |                    |          |
| 115                                     |              | ✓    |     | 238.00           | 267.00                 | "                               |                   |                    |          |
| 116                                     |              | ✓    |     | "                | "                      | "                               |                   |                    |          |
| 117                                     |              | ✓    |     | "                | "                      | "                               |                   |                    |          |
| 118                                     |              | ✓    |     | 270.00           | 303.00                 | "                               |                   |                    |          |
| 119                                     |              | ✓    | ✓   | 238.00           | 267.00                 | "                               |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 15

Deccontrolled

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COMPLEX - Thunderbird Oaks Mobile Home Park REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |      |     | CONTROLLED UNITS |        | Date of Last<br>Increase | DECONTROLLED<br>UNITS  |        | SURCHARGES        |                    | COMMENTS |
|---------------------------------------|--------------|------|-----|------------------|--------|--------------------------|------------------------|--------|-------------------|--------------------|----------|
|                                       | 1BR          | 2 BR | 3BR | Single           | Double | Base*<br>Rent            | Max Adjusted<br>Rent** | (Rent) | Smoke<br>Detector | Capital<br>Improv. |          |
| 120                                   |              | ✓    |     |                  | ✓      | 276.00                   | 303.00                 |        |                   |                    |          |
| 121                                   |              | ✓    |     |                  | ✓      | 301.00                   | 338.00                 |        |                   |                    |          |
| 122                                   |              | ✓    |     |                  | ✓      | 238.00                   | 267.00                 |        |                   |                    |          |
| 123                                   |              |      | ✓   |                  | ✓      |                          |                        |        |                   |                    |          |
| 124                                   |              | ✓    |     |                  | ✓      | 238.00                   | 267.00                 |        |                   |                    |          |
| 125                                   |              | ✓    |     | ✓                |        | "                        | "                      |        |                   |                    |          |
| 126                                   |              | ✓    |     |                  | ✓      | "                        | "                      |        |                   |                    |          |
| 127                                   |              | ✓    |     |                  | ✓      | "                        | "                      |        |                   |                    |          |
| 128                                   |              | ✓    |     |                  | ✓      | 270.00                   | 303.00                 |        |                   |                    |          |
| 129                                   |              | ✓    |     |                  | ✓      | "                        | "                      |        |                   |                    |          |
| 130                                   |              | ✓    |     |                  | ✓      | 238.00                   | 267.00                 |        |                   |                    |          |
| 131                                   |              | ✓    |     |                  | ✓      | "                        | "                      |        |                   |                    |          |
| 132                                   |              | ✓    |     |                  | ✓      | "                        | "                      |        |                   |                    |          |
| 133                                   |              | ✓    |     |                  | ✓      | "                        | "                      |        |                   |                    |          |
| 134                                   |              | ✓    |     |                  | ✓      | "                        | "                      |        |                   |                    |          |

TOTAL UNITS THIS PAGE

Controlled 14Decontrolled 1

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Adj. Rent is the current rent in effect for the unit and includes the max. base rent and automatic or admin. adjustments but does not include any surcharges for, i.e. smoke detectors or capital improvements.

COMPLEX UNIT RENT ROLL - Mobile Home Club  
 REGISTRATION FORM  
 (Information Provided Should Be As Of October 1, 1985)

| Each Unit<br>Number or<br>Designation | MOBILE HOMES |     |      | CONTROLLED UNITS |        | Date of Last<br>Increase | DECONTROLLED<br>UNITS |                        | SURCHARGES |                   | COMMENTS           |
|---------------------------------------|--------------|-----|------|------------------|--------|--------------------------|-----------------------|------------------------|------------|-------------------|--------------------|
|                                       | Bach         | 1BR | 2 BR | 3BR              | Single | Double                   | Base*<br>Rent         | Max Adjusted<br>Rent** | (Rent)     | Smoke<br>Detector | Capital<br>Improv. |
| 135                                   |              | ✓   |      |                  | ✓      |                          | 238.00                | 267.00                 |            |                   |                    |
| 136                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |
| 137                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |
| 138                                   |              | ✓   |      |                  | ✓      |                          | 270.00                | 303.00                 |            |                   |                    |
| 139                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |
| 141                                   |              | ✓   |      |                  | ✓      |                          | 238.00                | 267.00                 |            |                   |                    |
| 142                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |
| 143                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |
| 144                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |
| 145                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |
| 146                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |
| 147                                   |              | ✓   |      |                  | ✓      |                          |                       |                        |            |                   |                    |
| 148                                   |              | ✓   |      |                  | ✓      |                          | 270.00                | 303.00                 |            |                   |                    |
| 149                                   |              | ✓   |      |                  | ✓      |                          | 238.00                | 267.00                 |            |                   |                    |
| 150                                   |              | ✓   |      |                  | ✓      |                          | "                     | "                      |            |                   |                    |

TOTAL UNITS THIS PAGE

Controlled 14

Decontrolled 1

\*Max. Base Rent is that rent in effect on 7/1/83.  
 \*Max. Adj. Rent is the current rent in effect for  
 the unit and includes the max. base rent and automatic  
 for admin. adjustments but does not include any surcharges.  
 for, i.e. smoke detectors or capital improvements.

REGISTRATION FORM  
(Information Provided Should Be As Of October 1, 1985)

[illegible]

TOTAL UNITS THIS PAGE

Controlled / 0

Decontrolled /

\*Max. Base Rent is that rent in effect on 7/1/83.

\*Max. Adj. Rent is the current rent in effect for

max. adj. rent is one current rent in effect for the unit and includes the max. base rent and automatic

for admin. adjustments but does not include any surcharges the unit also includes the max. base rent and automatic.

For, i.e. smoke detectors or capital improvements.

for, i.e. smoke detectors or capital improvements.

1990 MOBILEHOME PARK REGISTRATION

| PARK                                | CONTROLLED | DECONTROLLED | VACANT | TOTAL |
|-------------------------------------|------------|--------------|--------|-------|
| 1 CONEJO MOBILE HOME PARK           | 49         |              |        | 49    |
| 2 CRESTVIEW MOBILE HOME PARK        | 28         |              |        | 28    |
| 3 ELM'S MOBILE HOME PARK            | 34         |              |        | 34    |
| 4 THUNDERBIRD OAKS MOBILE HOME PARK | 159        |              |        | 159   |
| 5 TWIN PALMS MOBILE HOME PARK       | 81         |              |        | 81    |
| 6 VALLECITO MOBILE ESTATES          | 265        |              |        | 303   |
| 7 VENTU ESTATES MOBILE HOME PARK    | 155        |              |        | 155   |
| 8 VENTU PARK VILLA                  | 171        |              |        | 171   |
|                                     |            |              |        | 980   |

# 1988-89 MOBILE HOME PARK REGISTRATION

| PARK                             | CONTROLLED | DECONTROLLED | VACANT | TOTAL |
|----------------------------------|------------|--------------|--------|-------|
| 1 Conejo Mobile Home Park        | 48         | 1            |        | 49    |
| 2 Crestview Mobile Home Park     | 28         | 0            |        | 28    |
| 3 Elm's Plaza Mobile Home Park   | 32         | 2            | 0      | 34    |
| 4 Ranch Mobile Home Park         |            |              |        | —     |
| 5 Thunderbird Oaks Mobile Home   | 159        | 2            |        | 161   |
| 6 Twin Palms Mobile Home Park    | 78         | 3            |        | 81    |
| 7 Vallecito Mobile Estates       | 0          | 303          |        | 303   |
| 8 Ventu Estates Mobile Home Park | 155        | 0            | 0      | 155   |
| 9 Ventu Park Villa               | 167        | 4            |        | 171   |

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# *City of Thousand Oaks*

September 1, 1989

Conejo Mobile Home Park  
1200 Newbury Rd. #9  
Newbury Park, CA 91320  
ATTENTION: Louise I. Caudle

Dear Mobilehome Park Owner/Manager:

Enclosed are the Rent Registration forms for 1990 which need to be completed for your park. The information you provide should be as of October 1, 1989.

The completed forms for your park and a registration fee of \$10.00 per controlled space are due by January 1, 1990.

Effective September 1, 1989 to August 31, 1990 annual rent adjustments to controlled spaces can not exceed 3.8%.

The Mobilehome Rent Stabilization Ordinance is being considered by the City Council for extension to October 31, 1994.

If you have any question regarding this form or the City's Rent Stabilization Program, you may contact me at 805 496-8604.

Sincerely,

Paul B. Farr  
Redevelopment Associate

Enclosures  
PBF:dtj  
PF#1:90PRKREG.LTR

MOBILE HOME REGISTRATION LIST

(Revised 8/28/89)

Conejo Mobile Home Park^R  
1200 Newbury Rd. #9^R  
Newbury Park, CA 91320^R  
ATTENTION: Louise I. Caudle^R  
^E

Elm's Plaza Mobile Home Park^R  
1262 Newbury Rd.^R  
Newbury Park, CA 91320^R  
ATTENTION: Manager^R  
^E

Ranch Mobile Home Park^R  
2193 Los Feliz Dr.^R  
Thousand Oaks, CA 91360^R  
ATTENTION: Manager^R  
^E

Twin Palms Mobile Home Park^R  
198 Skyline Dr.^R  
Thousand Oaks, CA ^R  
ATTENTION: David Weiswasser^R  
^E

Ventu Mobile Estates^R  
26 S. Ventu Park Rd.^R  
Newbury Park, CA 91320^R  
ATTENTION: Mary C. Czech^R  
^E

Ventu Villa Mobile Home Park^R  
26 Ventu Park Rd.^R  
Newbury Park, CA 91320^R  
ATTENTION: Mary C. Czech^R  
^E

Crestview Mobile Home Park^R  
1227 Montana Ave.^R  
Santa Monica, CA 90403^R  
ATTENTION: George A. Mott^R  
^E

Elms Plaza Mobile Home Park^R  
3702 Capstan Circle^R  
Westlake Village, CA 91361^R  
ATTENTION: Howard H. Lee^R  
^E

Thunderbird Oaks Mobile Home  
Park^R  
2501 Thunderbird Dr.^R  
Thousand Oaks, CA 91362^R  
ATTENTION: Barbara J. Lynn^R  
^E

Vallecito Mobile Estates^R  
Vedder Park Management^R  
1521 W. Glenoaks Blvd.^R  
Glendale, CA 91201^R  
ATTENTION: William C.  
Schweinfurth^R  
^E

Ventu Park Villa^R  
50 Ventu Park Rd.^R  
Newbury Park, CA 91320^R  
ATTENTION: Manager^R  
^E



# City of Thousand Oaks

1990  
CITY OF THOUSAND OAKS  
MOBILEHOME RENT REGISTRATION

Mobilehome Park \_\_\_\_\_  
Controlled Spaces \_\_\_\_\_ x \$10.00 = \$ \_\_\_\_\_ # \_\_\_\_\_  
Vacant Spaces \_\_\_\_\_ FEE Check No.  
Total Spaces \_\_\_\_\_

|               |               |
|---------------|---------------|
| Manager       | Owner         |
| Name _____    | Name _____    |
| Address _____ | Address _____ |
| _____         | _____         |
| _____         | _____         |
| Phone _____   | Phone _____   |

On the attached form please list the base rent for each occupied space. The base rent is that rent on July 1, 1986, or the new recontrolled rent resulting from a vacancy where a coach is physically removed from the park.

The Maximum Adjustment Rent includes annual increases to the base rent, but not any surcharge for Capital Improvement. If you know that one or more of the space tenants are 60 years+, please indicate year.

Date Received: \_\_\_\_\_



## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description          | Source Reference | Transaction Reference       | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|------------------------------|------------------|-----------------------------|----------|----------|------------|-----------|
| 1010-000       |                  | Cash in Checking-10110-05114 |                  |                             |          |          |            |           |
|                | 1/1/2007         | Beginning Balance            |                  |                             |          |          |            | 12,974.57 |
|                | 1/1/2007         | VGLCHKS-7035                 |                  | Virginia Marks              |          | 633.89   | -633.89    | 12,340.68 |
|                | 1/1/2007         | VGLCHKS-8616                 |                  | Time Warner Cable           |          | 41.46    | -675.35    | 12,299.22 |
|                | 1/1/2007         | VGLCHKS-8617                 |                  | Meterman, Inc. MEMO:        |          | 155.80   | -831.15    | 12,143.42 |
|                | 1/1/2007         | VGLCHKS-8618                 |                  | Pacific Water Conditioner   |          | 339.30   | -1,170.45  | 11,804.12 |
|                | 1/3/2007         | VGLCHKS-Deposit              |                  | Deposit                     | 7,919.91 |          | 6,749.46   | 19,724.03 |
|                | 1/8/2007         | VGLCHKS-8619                 |                  | G.I. Rubbish                |          | 419.17   | 6,330.29   | 19,304.86 |
|                | 1/8/2007         | VGLCHKS-8620                 |                  | Southern California Edison  |          | 1,843.51 | 4,486.78   | 17,461.35 |
|                | 1/8/2007         | VGLCHKS-8621                 |                  | Verizon-CA                  |          | 73.88    | 4,412.90   | 17,387.47 |
|                | 1/8/2007         | VGLCHKS-8622                 |                  | S & B Sweeping              |          | 360.00   | 4,052.90   | 17,027.47 |
|                | 1/8/2007         | VGLCHKS-8623                 |                  | Bank of America MEMO: PR    |          |          |            |           |
|                |                  |                              |                  | Tax 941                     |          | 157.52   | 3,895.38   | 16,869.95 |
|                | 1/8/2007         | VGLCHKS-8624                 |                  | Bank of America MEMO: PR    |          |          |            |           |
|                |                  |                              |                  | Tax 940                     |          | 56.00    | 3,839.38   | 16,813.95 |
|                | 1/8/2007         | VGLCHKS-8625                 |                  | EDD MEMO: PR Tax            |          | 7.46     | 3,831.92   | 16,806.49 |
|                | 1/9/2007         | VGLCHKS-Deposit              |                  | Deposit                     | 6,599.34 |          | 10,431.26  | 23,405.83 |
|                | 1/9/2007         | VGLCHKS-Deposit              |                  | Deposit MEMO: laundry       | 14.76    |          | 10,446.02  | 23,420.59 |
|                | 1/22/2007        | VGLCHKS-Transfer             |                  | Transfer MEMO: Ck. 8629     |          | 3,000.00 | 7,446.02   | 20,420.59 |
|                | 1/22/2007        | VGLCHKS-8626                 |                  | City of Thousand Oaks MEMO: |          |          |            |           |
|                |                  |                              |                  | water/sewer                 |          | 2,390.51 | 5,055.51   | 18,030.08 |
|                | 1/22/2007        | VGLCHKS-8627                 |                  | TBOaks                      |          | 1,800.00 | 3,255.51   | 16,230.08 |
|                | 1/22/2007        | VGLCHKS-8628                 |                  | TBOaks MEMO: loan           |          | 477.29   | 2,778.22   | 15,752.79 |
|                | 1/23/2007        | VGLCHKS-8630                 |                  | City of Thousand Oaks MEMO: |          |          |            |           |
|                |                  |                              |                  | business license            |          | 72.00    | 2,706.22   | 15,680.79 |
|                | 1/23/2007        | VGLCHKS-8631                 |                  | The Gas Company             |          | 2,156.39 | 549.83     | 13,524.40 |
|                | 1/23/2007        | VGLCHKS-8632                 |                  | Time Warner Cable           |          | 41.46    | 508.37     | 13,482.94 |
|                | 1/23/2007        | VGLCHKS-8633                 |                  | Firemaster MEMO:            |          | 45.00    | 463.37     | 13,437.94 |
|                | 2/1/2007         | VGLCHKS-Deposit              |                  | Deposit                     | 6,987.29 |          | 7,450.66   | 20,425.23 |
|                | 2/1/2007         | VGLCHKS-7036                 |                  | Virginia Marks              |          | 636.79   | 6,813.87   | 19,788.44 |
|                | 2/1/2007         | VGLCHKS-8634                 |                  | AVMGH CORONA, LLC -         |          |          |            |           |
|                |                  |                              |                  | AVMGHCORO MEMO: February    |          |          |            |           |
|                |                  |                              |                  | 2007                        |          | 4,687.50 | 2,126.37   | 15,100.94 |
|                | 2/1/2007         | VGLCHKS-8635                 |                  | Meterman, Inc. MEMO:        |          | 155.80   | 1,970.57   | 14,945.14 |
|                | 2/1/2007         | VGLCHKS-8636                 |                  | Verizon-CA                  |          | 74.66    | 1,895.91   | 14,870.48 |
|                | 2/6/2007         | VGLCHKS-Deposit              |                  | Deposit                     | 9,515.69 |          | 11,411.60  | 24,386.17 |
|                | 2/7/2007         | VGLCHKS-8637                 |                  | G.I. Rubbish                |          | 419.17   | 10,992.43  | 23,967.00 |
|                | 2/7/2007         | VGLCHKS-8638                 |                  | Southern California Edison  |          | 1,902.78 | 9,089.65   | 22,084.22 |

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CTO 00274

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description          | Source Reference                 | Transaction Reference | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|------------------------------|----------------------------------|-----------------------|----------|----------|------------|-----------|
| 1010-000       |                  | Cash in Checking-10110-05114 |                                  |                       |          |          |            |           |
|                | 2/7/2007         | VGLCHKS-8639                 | Bank of America                  | MEMO: PR Tax 941      |          | 159.35   | 8,930.30   | 21,904.87 |
|                | 2/7/2007         | VGLCHKS-8640                 | EDD                              | MEMO: PR Tax          |          | 46.00    | 8,884.30   | 21,858.87 |
|                | 2/14/2007        | VGLCHKS-8641                 | City of Thousand Oaks            | MEMO: water/sewer     |          | 2,602.67 | 6,281.63   | 19,256.20 |
|                | 2/21/2007        | VGLCHKS-8642                 | Joy Equipment                    | MEMO: fire hydrant    |          | 100.00   | 6,181.63   | 19,156.20 |
|                | 2/21/2007        | VGLCHKS-8643                 | The Gas Company                  |                       |          | 2,411.78 | 3,769.85   | 16,744.42 |
|                | 3/1/2007         | VGLCHKS-Transfer             | Transfer                         | MEMO: Ck. 8644        |          | 2,000.00 | 1,769.85   | 14,744.42 |
|                | 3/1/2007         | VGLCHKS-7037                 | Virginia Marks                   |                       |          | 636.79   | 1,133.06   | 14,107.63 |
|                | 3/1/2007         | VGLCHKS-8645                 | AVMGH CORONA, LLC -              |                       |          |          |            |           |
|                |                  |                              | AVMGHCORO                        | MEMO: March 2007      |          | 4,687.50 | -3,554.44  | 9,420.13  |
|                | 3/1/2007         | VGLCHKS-8646                 | Time Warner Cable                |                       |          | 41.46    | -3,595.90  | 9,378.67  |
|                | 3/2/2007         | VGLCHKS-Deposit              | Deposit                          |                       | 7,939.87 |          | 4,343.97   | 17,318.54 |
|                | 3/6/2007         | VGLCHKS-Deposit              | Deposit                          |                       | 5,414.16 |          | 9,758.13   | 22,732.70 |
|                | 3/7/2007         | VGLCHKS-Deposit              | Deposit                          |                       | 330.46   |          | 10,088.59  | 23,063.16 |
|                | 3/7/2007         | VGLCHKS-Deposit              | Deposit                          |                       | 1,981.45 |          | 12,070.04  | 25,044.61 |
|                | 3/11/2007        | VGLCHKS-Transfer             | Transfer                         | MEMO: Ck. 8656        |          | 4,000.00 | 8,070.04   | 21,044.61 |
|                | 3/11/2007        | VGLCHKS-8647                 | EDD                              | MEMO: PR Tax          |          | 46.00    | 8,024.04   | 20,998.61 |
|                | 3/11/2007        | VGLCHKS-8648                 | Bank of America                  | MEMO: PR Tax 941      |          | 156.45   | 7,867.59   | 20,842.16 |
|                | 3/11/2007        | VGLCHKS-8649                 | Department of Weights & Measures |                       |          |          |            |           |
|                |                  |                              | Melemer, Inc.                    | MEMO:                 | 376.00   |          | 7,491.59   | 20,466.16 |
|                | 3/11/2007        | VGLCHKS-8650                 | Southern California Edison       |                       | 155.80   |          | 7,335.79   | 20,310.36 |
|                | 3/11/2007        | VGLCHKS-8651                 | City of Thousand Oaks            | MEMO:                 | 1,945.98 |          | 5,389.81   | 18,364.38 |
|                | 3/11/2007        | VGLCHKS-8652                 | water/sewer                      |                       |          |          |            |           |
|                |                  |                              | G.I. Rubbish                     |                       | 2,441.51 |          | 2,948.30   | 15,922.87 |
|                | 3/11/2007        | VGLCHKS-8653                 | Verizon-CA                       |                       | 419.17   |          | 2,529.13   | 15,503.70 |
|                | 3/11/2007        | VGLCHKS-8654                 | S & B Sweeping                   |                       | 77.54    |          | 2,451.59   | 15,426.16 |
|                | 3/11/2007        | VGLCHKS-8655                 | TBOaks                           | MEMO:                 | 360.00   |          | 2,091.59   | 15,066.16 |
|                | 3/11/2007        | VGLCHKS-8657                 | TBOaks                           | MEMO: loan            | 1,800.00 |          | 291.59     | 13,266.16 |
|                | 3/11/2007        | VGLCHKS-8658                 | Transfer                         | MEMO: Ck. #8660       | 477.29   |          | -185.70    | 12,788.87 |
|                | 3/23/2007        | VGLCHKS-Transfer             | The Gas Company                  |                       | 2,500.00 |          | -2,685.70  | 10,288.87 |
|                | 3/23/2007        | VGLCHKS-8659                 | Deposit                          |                       | 1,953.03 |          | -4,638.73  | 8,335.84  |
|                | 4/2/2007         | VGLCHKS-Deposit              | Deposit                          |                       |          |          | 1,369.35   | 14,343.92 |
|                | 4/2/2007         | VGLCHKS-7038                 | Virginia Marks                   |                       | 6,008.08 |          | 7,957.74   | 20,932.31 |
|                | 4/2/2007         | VGLCHKS-8661                 | AVMGH CORONA, LLC -              |                       | 6,588.39 |          | 7,321.92   | 20,296.49 |
|                |                  |                              | AVMGHCORO                        | MEMO: April 2007      |          | 635.82   | 2,634.42   | 15,608.99 |
|                | 4/2/2007         |                              |                                  |                       | 4,687.50 |          |            |           |

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## AVM GH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description          | Source Reference | Transaction Reference            | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|------------------------------|------------------|----------------------------------|----------|----------|------------|-----------|
| 1010-000       |                  | Cash in Checking-10110-05114 |                  |                                  |          |          |            |           |
|                | 4/2/2007         | VGLCHKS-8662                 |                  | Time Warner Cable                |          | 41.46    | 2,592.96   | 15,567.53 |
|                | 4/3/2007         | VGLCHKS-8663                 |                  | Meterman, Inc. MEMO:             |          | 155.80   | 2,437.16   | 15,411.73 |
|                | 4/3/2007         | VGLCHKS-8664                 |                  | Verizon-CA                       |          | 82.52    | 2,354.64   | 15,329.21 |
|                | 4/4/2007         | VGLCHKS-8665                 |                  | Bank of America MEMO: PR         |          |          |            |           |
|                |                  |                              |                  | Tax 941                          |          | 156.45   | 2,198.19   | 15,172.76 |
|                | 4/4/2007         | VGLCHKS-8666                 |                  | EDD MEMO: PR Tax                 |          | 46.00    | 2,152.19   | 15,126.76 |
|                | 4/4/2007         | VGLCHKS-8667                 |                  | G.I. Rubbish                     |          | 419.17   | 1,733.02   | 14,707.59 |
|                | 4/4/2007         | VGLCHKS-8668                 |                  | Southern California Edison       |          | 1,598.95 | 134.07     | 13,108.64 |
|                | 4/10/2007        | VGLCHKS-Deposit              |                  | Deposit MEMO: laundry            | 14.76    |          | 148.83     | 13,123.40 |
|                | 4/10/2007        | VGLCHKS-Deposit              |                  | Deposit                          |          |          | 2,939.55   | 15,914.12 |
|                | 4/16/2007        | VGLCHKS-8669                 |                  | City of Thousand Oaks MEMO:      | 2,790.72 |          |            |           |
|                |                  |                              |                  | water/sewer                      |          | 2,567.99 | 371.56     | 13,346.13 |
|                | 4/16/2007        | VGLCHKS-8670                 |                  | S & B Sweeping                   |          | 180.00   | 191.56     | 13,166.13 |
|                | 4/23/2007        | VGLCHKS-8671                 |                  | The Gas Company                  |          | 1,284.89 | -1,093.33  | 11,881.24 |
|                | 4/23/2007        | VGLCHKS-8672                 |                  | Time Warner Cable                |          | 41.46    | -1,134.79  | 11,839.78 |
|                | 4/26/2007        | VGLCHKS-Transfer             |                  | Transfer MEMO: Ck. 8674          |          | 2,000.00 | -3,134.79  | 9,839.78  |
|                | 4/26/2007        | VGLCHKS-8673                 |                  | TBOaks MEMO:                     |          | 2,277.29 | -5,412.08  | 7,562.49  |
|                | 5/1/2007         | VGLCHKS-7039                 |                  | Virginia Marks                   |          | 635.82   | -6,047.90  | 6,926.67  |
|                | 5/1/2007         | VGLCHKS-8675                 |                  | AVM GH CORONA, LLC -             |          |          |            |           |
|                |                  |                              |                  | AVM GH CORO MEMO: May 2007       |          | 4,687.50 | -10,735.40 | 2,239.17  |
|                | 5/1/2007         | VGLCHKS-8676                 |                  | Meterman, Inc. MEMO:             |          | 155.80   | -10,891.20 | 2,083.37  |
|                | 5/1/2007         | VGLCHKS-8677                 |                  | Accurate Backflow MEMO: repair   |          | 60.00    | -10,951.20 | 2,023.37  |
|                | 5/2/2007         | VGLCHKS-Deposit              |                  | Deposit                          | 7,705.08 |          | -3,245.12  | 9,728.45  |
|                | 5/4/2007         | VGLCHKS-Deposit              |                  | Deposit                          | 5,286.89 |          | 2,040.77   | 15,015.34 |
|                | 5/7/2007         | VGLCHKS-Deposit              |                  | Deposit                          | 1,585.52 |          | 3,626.29   | 16,600.86 |
|                | 5/11/2007        | VGLCHKS-8678                 |                  | Bank of America MEMO: PR         |          |          |            |           |
|                |                  |                              |                  | Tax 941                          |          | 156.52   | 3,469.77   | 16,444.34 |
|                | 5/11/2007        | VGLCHKS-8679                 |                  | EDD MEMO: PR Tax                 |          | 45.15    | 3,424.62   | 16,399.19 |
|                | 5/11/2007        | VGLCHKS-8680                 |                  | Southern California Edison       |          | 1,434.61 | 1,990.01   | 14,964.58 |
|                | 5/11/2007        | VGLCHKS-8681                 |                  | Meterman, Inc. MEMO: leak survey |          | 250.00   | 1,740.01   | 14,714.58 |
|                | 5/11/2007        | VGLCHKS-8682                 |                  | Verizon-CA                       |          | 80.79    | 1,659.22   | 14,633.79 |
|                | 5/11/2007        | VGLCHKS-8683                 |                  | S & B Sweeping                   |          | 180.00   | 1,479.22   | 14,453.79 |
|                | 5/14/2007        | VGLCHKS-Deposit              |                  | Deposit MEMO: U.S. Treasurer     |          |          | 1,577.22   | 14,551.79 |
|                | 5/18/2007        | VGLCHKS-8684                 |                  | City of Thousand Oaks MEMO:      | 98.00    |          |            |           |
|                |                  |                              |                  | water/sewer                      |          |          |            |           |
|                |                  |                              |                  | G.I. Rubbish                     |          | 2,499.03 | -921.81    | 12,052.76 |
|                | 5/18/2007        | VGLCHKS-8685                 |                  | Deposit                          |          | 419.17   | -1,340.98  | 11,633.59 |
|                | 6/1/2007         | VGLCHKS-Deposit              |                  |                                  | 4,527.33 |          | 3,186.35   | 16,160.92 |

## AVM GH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description          | Source Reference | Transaction Reference          | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|------------------------------|------------------|--------------------------------|----------|----------|------------|-----------|
| 1010-000       |                  | Cash In Checking-10110-05114 |                  |                                |          |          |            |           |
|                | 6/1/2007         | VGLCHKS-7040                 |                  | Virginia Marks                 |          | 635.82   | 2,550.53   | 15,525.10 |
|                | 6/1/2007         | VGLCHKS-8686                 |                  | The Gas Company                |          | 1,093.00 | 1,457.53   | 14,432.10 |
|                | 6/1/2007         | VGLCHKS-8687                 |                  | Meterman, Inc. MEMO:           |          | 155.80   | 1,301.73   | 14,276.30 |
|                | 6/1/2007         | VGLCHKS-8688                 |                  | Time Warner Cable              |          | 41.47    | 1,260.26   | 14,234.83 |
|                | 6/1/2007         | VGLCHKS-8689                 |                  | AVM GH CORONA, LLC -           |          |          |            |           |
|                |                  |                              |                  | AVM GH CORO MEMO: June 2007    |          | 4,687.50 | -3,427.24  | 9,547.33  |
|                | 6/4/2007         | VGLCHKS-Deposit              |                  | Deposit                        | 6,214.41 |          | 2,787.17   | 15,761.74 |
|                | 6/7/2007         | VGLCHKS-Deposit              |                  | Deposit                        | 3,754.05 |          | 6,541.22   | 19,515.79 |
|                | 6/7/2007         | VGLCHKS-8690                 |                  | G.I. Rubbish                   |          | 419.17   | 6,122.05   | 19,096.62 |
|                | 6/7/2007         | VGLCHKS-8691                 |                  | Verizon-CA                     |          | 79.73    | 6,042.32   | 19,016.89 |
|                | 6/7/2007         | VGLCHKS-8692                 |                  | Southern California Edison     |          | 1,564.61 | 4,477.71   | 17,452.28 |
|                | 6/7/2007         | VGLCHKS-8693                 |                  | Bank of America MEMO: PR       |          |          |            |           |
|                |                  |                              |                  | Tax 941                        |          | 158.52   | 4,319.19   | 17,293.76 |
|                | 6/7/2007         | VGLCHKS-8694                 |                  | EDD MEMO: PR Tax               |          | 45.15    | 4,274.04   | 17,248.61 |
|                | 6/15/2007        | VGLCHKS-8695                 |                  | State of Nevada Business       |          |          |            |           |
|                |                  |                              |                  | License MEMO: business license |          |          |            |           |
|                |                  |                              |                  | renewal-NV                     |          | 100.00   | 4,174.04   | 17,148.61 |
|                | 6/15/2007        | VGLCHKS-8696                 |                  | City of Thousand Oaks MEMO:    |          |          |            |           |
|                |                  |                              |                  | water/sewer                    |          | 2,690.39 | 1,483.65   | 14,458.22 |
|                | 6/22/2007        | VGLCHKS-8697                 |                  | HCD MEMO: permit               |          | 644.00   | 839.65     | 13,814.22 |
|                | 6/22/2007        | VGLCHKS-8698                 |                  | The Gas Company                |          | 1,022.96 | -183.31    | 12,791.26 |
|                | 6/22/2007        | VGLCHKS-8699                 |                  | Time Warner Cable              |          | 41.47    | -224.78    | 12,749.79 |
|                | 6/25/2007        | VGLCHKS-Transfer             |                  | Transfer MEMO: Ck. 8701        |          | 2,000.00 | -2,224.78  | 10,749.79 |
|                | 6/25/2007        | VGLCHKS-8700                 |                  | TBOaks MEMO:                   |          | 2,227.28 | -4,452.07  | 8,522.50  |
|                | 7/1/2007         | VGLCHKS-7041                 |                  | Virginia Marks                 |          | 635.82   | -5,087.89  | 7,886.68  |
|                | 7/1/2007         | VGLCHKS-7042                 |                  | Virginia Marks MEMO:           |          |          |            |           |
|                |                  |                              |                  | compensation                   |          | 636.79   | -5,724.68  | 7,249.89  |
|                | 7/2/2007         | VGLCHKS-8702                 |                  | AVM GH CORONA, LLC -           |          |          |            |           |
|                |                  |                              |                  | AVM GH CORO MEMO: July 2007    |          | 4,687.50 | -10,412.18 | 2,562.39  |
|                | 7/3/2007         | VGLCHKS-Deposit              |                  | Deposit                        | 15.08    |          | -10,397.10 | 2,577.47  |
|                | 7/3/2007         | VGLCHKS-Deposit              |                  | Deposit                        | 6,151.42 |          | -4,245.68  | 8,728.89  |
|                | 7/5/2007         | VGLCHKS-8703                 |                  | Meterman, Inc. MEMO:           |          | 163.10   | -4,408.78  | 8,565.79  |
|                | 7/5/2007         | VGLCHKS-8704                 |                  | Southern California Edison     |          | 1,946.22 | -6,355.00  | 6,619.57  |
|                | 7/5/2007         | VGLCHKS-8705                 |                  | G.I. Rubbish                   |          | 419.17   | -6,774.17  | 6,200.40  |
|                | 7/5/2007         | VGLCHKS-8706                 |                  | Verizon-CA                     |          | 81.40    | -6,855.57  | 6,119.00  |
|                | 7/6/2007         | VGLCHKS-Deposit              |                  | Deposit                        | 5,391.82 |          | -1,463.75  | 11,510.82 |
|                | 7/6/2007         | VGLCHKS-8707                 |                  | EDD MEMO: PR Tax               |          | 45.15    | -1,508.90  | 11,465.67 |

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## AVM GH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description          | Source Reference | Transaction Reference                                       | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|------------------------------|------------------|-------------------------------------------------------------|----------|----------|------------|-----------|
| 1010-000       | 7/6/2007         | Cash in Checking-10110-05114 | VGLCHKS-8708     | Bank of America MEMO: PR<br>Tax 941                         |          | 157.52   | -1,666.42  | 11,308.15 |
|                | 7/9/2007         | VGLCHKS-Deposit              | VGLCHKS-8709     | City of Thousand Oaks<br>water/sewer                        | 2,175.81 |          | 509.39     | 13,483.96 |
|                | 7/23/2007        | VGLCHKS-8710                 |                  | Time Warner Cable                                           |          | 2,400.71 | -1,891.32  | 11,083.25 |
|                | 7/23/2007        | VGLCHKS-8711                 |                  | The Gas Company                                             |          | 41.47    | -1,932.79  | 11,041.78 |
|                | 7/24/2007        | VGLCHKS-8712                 |                  | S & B Sweeping                                              |          | 638.06   | -2,570.85  | 10,403.72 |
|                | 8/1/2007         | VGLCHKS-Deposit              |                  | Deposit                                                     | 5,383.54 | 540.00   | -3,110.85  | 9,863.72  |
|                | 8/1/2007         | VGLCHKS-7043                 |                  | Elizabeth A. Wood                                           |          | 706.00   | 2,272.69   | 15,247.26 |
|                | 8/1/2007         | VGLCHKS-8713                 |                  | AVM GH CORONA, LLC -<br>AVM GH CORO MEMO: August 2007       |          |          | 1,566.69   | 14,541.26 |
|                | 8/3/2007         | VGLCHKS-Deposit              |                  | Deposit                                                     | 5,000.17 | 4,687.50 | -3,120.81  | 9,853.76  |
|                | 8/6/2007         | VGLCHKS-8714                 |                  | G.I. Rubbish                                                |          | 419.17   | 1,879.36   | 14,853.93 |
|                | 8/6/2007         | VGLCHKS-8715                 |                  | Meterman, Inc. MEMO:                                        |          | 163.10   | 1,460.19   | 14,434.76 |
|                | 8/6/2007         | VGLCHKS-8716                 |                  | Southern California Edison                                  |          | 2,837.39 | 1,297.09   | 14,271.66 |
|                | 8/6/2007         | VGLCHKS-8717                 |                  | Verizon-CA                                                  |          | 52.14    | -1,540.30  | 11,434.27 |
|                | 8/7/2007         | VGLCHKS-Deposit              |                  | Deposit                                                     | 3,804.81 |          | -1,592.44  | 11,382.13 |
|                | 8/8/2007         | VGLCHKS-8718                 |                  | EDD MEMO: PR Tax                                            |          | 77.23    | 2,212.37   | 15,186.94 |
|                | 8/8/2007         | VGLCHKS-8719                 |                  | Bank of America MEMO: PR<br>Tax 941                         |          |          | 2,135.14   | 15,109.71 |
|                | 8/13/2007        | VGLCHKS-8720                 |                  | City of Thousand Oaks MEMO:<br>water/sewer                  |          | 315.04   | 1,820.10   | 14,794.67 |
|                | 8/21/2007        | VGLCHKS-8721                 |                  | The Gas Company                                             |          | 2,580.23 | -760.13    | 12,214.44 |
|                | 8/21/2007        | VGLCHKS-8722                 |                  | S & B Sweeping                                              |          | 490.80   | -1,250.93  | 11,723.64 |
|                | 9/1/2007         | VGLCHKS-7044                 |                  | Elizabeth A. Wood                                           |          | 180.00   | -1,430.93  | 11,543.64 |
|                | 9/1/2007         | VGLCHKS-8723                 |                  | Meterman, Inc. MEMO:                                        |          | 704.62   | -2,135.55  | 10,839.02 |
|                | 9/1/2007         | VGLCHKS-8724                 |                  | Southern California Edison                                  |          | 163.10   | -2,298.65  | 10,675.92 |
|                | 9/1/2007         | VGLCHKS-8725                 |                  | Verizon-CA                                                  |          | 2,890.60 | -5,189.25  | 7,795.32  |
|                | 9/1/2007         | VGLCHKS-8726                 |                  | Time Warner Cable                                           |          | 57.43    | -5,246.68  | 7,727.89  |
|                | 9/4/2007         | VGLCHKS-Deposit              |                  | Deposit                                                     | 9,135.11 | 41.47    | -5,288.15  | 7,686.42  |
|                | 9/5/2007         | VGLCHKS-8727                 |                  | AVM GH CORONA, LLC -<br>AVM GH CORO MEMO: September<br>2007 |          |          | 3,846.96   | 16,821.53 |
|                | 9/10/2007        | VGLCHKS-Deposit              |                  | Deposit                                                     | 5,113.08 | 4,687.50 | -840.54    | 12,134.03 |
|                | 9/11/2007        | VGLCHKS-8728                 |                  | Bank of America MEMO: PR<br>Tax 941                         |          |          | 4,272.54   | 17,247.11 |
|                |                  |                              |                  |                                                             |          | 149.02   | 4,123.52   | 17,098.09 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description          | Source Reference | Transaction Reference             | Debits | Credits  | Net Change | Balance   |
|----------------|------------------|------------------------------|------------------|-----------------------------------|--------|----------|------------|-----------|
| 1010-000       |                  | Cash in Checking-10110-05114 |                  |                                   |        |          |            |           |
|                | 9/1/2007         | VGLCHKS-8729                 |                  | EDD MEMO: PR Tax                  |        | 51.47    | 4,072.05   | 17,046.62 |
|                | 9/15/2007        | VGLCHKS-8730                 |                  | G.I. Rubbish                      |        | 419.17   | 3,652.88   | 16,627.45 |
|                | 9/15/2007        | VGLCHKS-8731                 |                  | City of Thousand Oaks water/sewer |        |          |            |           |
|                | 9/18/2007        | VGLCHKS-8732                 |                  | The Gas Company                   |        | 2,682.23 | 970.65     | 13,945.22 |
|                | 9/18/2007        | VGLCHKS-8733                 |                  | Time Warner Cable                 |        | 448.55   | 522.10     | 13,496.67 |
|                | 10/1/2007        | VGLCHKS-Deposit              |                  | Deposit                           |        | 41.47    | 480.63     | 13,455.20 |
|                | 10/1/2007        | VGLCHKS-Transfer             |                  | Transfer MEMO: CK. 8737           |        |          | 9,590.51   | 22,565.08 |
|                | 10/1/2007        | VGLCHKS-Deposit              |                  | Deposit                           |        | 2,000.00 | 7,590.51   | 20,565.08 |
|                | 10/1/2007        | VGLCHKS-7045                 |                  | Elizabeth A. Wood                 |        | 704.62   | 12,145.43  | 25,120.00 |
|                | 10/1/2007        | VGLCHKS-8734                 |                  | Verizon-CA                        |        | 59.42    | 11,440.81  | 24,415.38 |
|                | 10/1/2007        | VGLCHKS-8736                 |                  | AVMGH CORONA, LLC -               |        |          | 11,381.39  | 24,365.96 |
|                |                  |                              |                  | AVMGHCORO MEMO: October 2007      |        |          |            |           |
|                | 10/5/2007        | VGLCHKS-8739                 |                  | G.I. Rubbish                      |        | 4,687.50 | 6,693.89   | 19,668.46 |
|                | 10/5/2007        | VGLCHKS-8739                 |                  | Meterman, Inc. MEMO:              |        | 419.17   | 6,274.72   | 19,249.29 |
|                | 10/5/2007        | VGLCHKS-8740                 |                  | Southern California Edison        |        | 163.10   | 6,111.62   | 19,086.19 |
|                | 10/5/2007        | VGLCHKS-8741                 |                  | Bank of America MEMO: PR          |        | 2,801.89 | 3,309.73   | 16,284.30 |
|                |                  |                              |                  | Tax 941                           |        |          |            |           |
|                | 10/5/2007        | VGLCHKS-8742                 |                  | EDD MEMO: PR Tax                  |        | 150.40   | 3,159.33   | 16,133.90 |
|                | 10/8/2007        | VGLCHKS-Deposit              |                  | Deposit                           |        | 51.47    | 3,107.86   | 16,082.43 |
|                | 10/22/2007       | VGLCHKS-8743                 |                  | S & B Sweeping                    |        |          | 4,445.11   | 17,419.68 |
|                | 10/22/2007       | VGLCHKS-8744                 |                  | City of Thousand Oaks water/sewer |        | 180.00   | 4,265.11   | 17,239.68 |
|                |                  |                              |                  | MEMO:                             |        |          |            |           |
|                | 10/22/2007       | VGLCHKS-8745                 |                  | Time Warner Cable                 |        | 2,555.75 | 1,709.36   | 14,683.93 |
|                | 11/1/2007        | VGLCHKS-7046                 |                  | Elizabeth A. Wood                 |        | 41.46    | 1,667.90   | 14,642.47 |
|                | 11/1/2007        | VGLCHKS-8746                 |                  | Meterman, Inc. MEMO:              |        | 704.62   | 963.28     | 13,937.85 |
|                |                  |                              |                  | back-flow test                    |        |          |            |           |
|                | 11/1/2007        | VGLCHKS-8747                 |                  | AVMGH CORONA, LLC -               |        | 60.00    | 903.28     | 13,877.85 |
|                |                  |                              |                  | AVMGHCORO MEMO: November          |        |          |            |           |
|                |                  |                              |                  | 2007                              |        |          |            |           |
|                | 11/2/2007        | VGLCHKS-Deposit              |                  | Deposit                           |        | 4,687.50 | -3,784.22  | 9,190.35  |
|                | 11/5/2007        | VGLCHKS-Deposit              |                  | Deposit                           |        |          | 1,134.08   | 14,108.65 |
|                | 11/5/2007        | VGLCHKS-8748                 |                  | Southern California Edison        |        |          | 9,424.97   | 22,399.54 |
|                | 11/5/2007        | VGLCHKS-8749                 |                  | Verizon-CA                        |        | 1,658.60 | 7,766.37   | 20,740.94 |
|                | 11/5/2007        | VGLCHKS-8750                 |                  | Bank of America MEMO: PR          |        | 59.33    | 7,707.04   | 20,681.61 |
|                |                  |                              |                  | Tax 941                           |        |          |            |           |
|                | 11/5/2007        | VGLCHKS-8751                 |                  | EDD MEMO: PR Tax                  |        | 150.40   | 7,556.64   | 20,531.21 |
|                |                  |                              |                  |                                   |        | 51.47    | 7,505.17   | 20,479.74 |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number       | Account Description          | Transaction Date | Source Reference | Transaction Reference                   | Debits       | Credits      | Net Change | Balance     |
|----------------------|------------------------------|------------------|------------------|-----------------------------------------|--------------|--------------|------------|-------------|
| 1010-000             | Cash in Checking-10110-05114 |                  |                  |                                         |              |              |            |             |
|                      | VGLCHKS-Deposit              | 11/7/2007        |                  | Deposit                                 | 1,178.07     |              | 8,683.24   | 21,657.81   |
|                      | VGLCHKS-8752                 | 11/7/2007        |                  | Meterman, Inc. MEMO:                    |              | 163.10       | 8,520.14   | 21,494.71   |
|                      | VGLCHKS-8753                 | 11/7/2007        |                  | G.I. Rubbish                            |              | 419.17       | 8,100.97   | 21,075.54   |
|                      | VGLCHKS-8754                 | 11/7/2007        |                  | Jerry H. Vosen, Attorney at Law         |              | 337.50       | 7,763.47   | 20,738.04   |
|                      | VGLCHKS-8755                 | 11/15/2007       |                  | City of Thousand Oaks MEMO: water/sewer |              |              |            |             |
|                      |                              |                  |                  | The Gas Company                         | 2,527.19     |              | 5,236.28   | 18,210.85   |
|                      | VGLCHKS-8756                 | 11/15/2007       |                  | S & B Sweeping                          | 1,263.23     |              | 3,973.05   | 16,947.82   |
|                      | VGLCHKS-8757                 | 11/15/2007       |                  | Transfer MEMO: CK. 8758                 | 180.00       |              | 3,793.05   | 16,767.82   |
|                      | VGLCHKS-Transfer             | 11/16/2007       |                  | Time Warner Cable                       | 5,000.00     |              | -1,206.95  | 11,767.82   |
|                      | VGLCHKS-8759                 | 11/24/2007       |                  | Elizabeth A. Wood                       | 41.46        |              | -1,248.41  | 11,726.16   |
|                      | VGLCHKS-7047                 | 12/1/2007        |                  | Meterman, Inc. MEMO:                    | 704.62       |              | -1,953.03  | 11,021.54   |
|                      | VGLCHKS-8761                 | 12/1/2007        |                  | Verizon-CA                              | 163.10       |              | -2,116.13  | 10,858.44   |
|                      | VGLCHKS-8762                 | 12/1/2007        |                  | Bank of America MEMO: PR                | 57.72        |              | -2,173.85  | 10,800.72   |
|                      | VGLCHKS-8763                 | 12/1/2007        |                  | Tax 941                                 | 150.40       |              | -2,324.25  | 10,650.32   |
|                      | VGLCHKS-8764                 | 12/1/2007        |                  | EDD MEMO: PR Tax                        | 51.47        |              | -2,375.72  | 10,598.85   |
|                      | VGLCHKS-Deposit              | 12/3/2007        |                  | Deposit                                 | 5,163.17     |              | 2,787.45   | 15,762.02   |
|                      | VGLCHKS-Deposit              | 12/4/2007        |                  | Deposit MEMO: laundry                   | 25.42        |              | 2,812.87   | 15,787.44   |
|                      | VGLCHKS-Deposit              | 12/5/2007        |                  | Deposit                                 | 7,755.13     |              | 10,568.00  | 23,542.57   |
|                      | VGLCHKS-8760                 | 12/6/2007        |                  | AVMGH CORONA, LLC -                     |              |              |            |             |
|                      |                              |                  |                  | AVMGHCORO MEMO: December                |              |              |            |             |
|                      |                              |                  |                  | 2007                                    |              | 4,687.50     | 5,880.50   | 18,855.07   |
|                      | VGLCHKS-Deposit              | 12/7/2007        |                  | Deposit                                 | 1,664.46     |              | 7,544.96   | 20,519.53   |
|                      | VGLCHKS-8765                 | 12/10/2007       |                  | Southern California Edison              |              | 1,885.44     | 5,659.52   | 18,634.09   |
|                      | VGLCHKS-8766                 | 12/10/2007       |                  | G.I. Rubbish                            |              | 419.17       | 5,240.35   | 18,214.92   |
|                      | VGLCHKS-8767                 | 12/17/2007       |                  | City of Thousand Oaks MEMO: water/sewer |              |              |            |             |
|                      |                              |                  |                  | S & B Sweeping                          | 2,517.42     |              | 2,722.93   | 15,697.50   |
|                      | VGLCHKS-8768                 | 12/17/2007       |                  | The Gas Company                         | 180.00       |              | 2,542.93   | 15,517.50   |
|                      | VGLCHKS-8769                 | 12/21/2007       |                  | Time Warner Cable                       | 1,495.25     |              | 1,047.68   | 14,022.25   |
|                      | VGLCHKS-8770                 | 12/21/2007       |                  |                                         | 41.46        |              | 1,006.22   | 13,980.79   |
| 1010-000 Sub Totals: |                              |                  |                  |                                         | \$177,444.49 | \$176,438.27 | \$1,006.22 | \$13,980.79 |
| 1035-000             | Savings-10118-05115          |                  |                  |                                         |              |              |            |             |
|                      |                              | 1/1/2007         |                  | Beginning Balance                       |              |              |            | 5,448.93    |
|                      | VGLCHKS-536                  | 1/1/2007         |                  | AVMGH CORONA, LLC -                     |              |              |            |             |
|                      |                              |                  |                  | AVMGHCORO MEMO: January 2007            | 4,687.50     |              | -4,687.50  | 761.43      |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number       | Transaction Date | Account Description                | Source Reference | Transaction Reference                                                | Debits      | Credits     | Net Change | Balance      |
|----------------------|------------------|------------------------------------|------------------|----------------------------------------------------------------------|-------------|-------------|------------|--------------|
| 1035-000             | 1/2/2007         | Savings-10118-05115<br>VGLCHKS-537 |                  | California Capital Insurance Co.<br>MEMO: manual/commercial umbrella |             | 1,500.00    | -6,187.50  | -738.57      |
|                      | 1/22/2007        | VGLCHKS-Transfer                   |                  | Transfer                                                             | 3,000.00    |             | -3,187.50  | 2,261.43     |
|                      | 1/31/2007        | VGLCHKS-EFT                        |                  | Bank Fee MEMO: January 2007 svc. chg.                                |             | 12.00       | -3,199.50  | 2,249.43     |
|                      | 2/28/2007        | VGLCHKS-EFT                        |                  | Bank Fee MEMO: February 2007 service charge                          |             | 12.00       | -3,211.50  | 2,237.43     |
|                      | 3/1/2007         | VGLCHKS-Transfer                   |                  | Transfer                                                             | 2,000.00    |             | -1,211.50  | 4,237.43     |
|                      | 3/11/2007        | VGLCHKS-Transfer                   |                  | Transfer                                                             | 4,000.00    |             | 2,788.50   | 8,237.43     |
|                      | 3/23/2007        | VGLCHKS-Transfer                   |                  | Transfer                                                             | 2,500.00    |             | 5,288.50   | 10,737.43    |
|                      | 4/1/2007         | VGLCHKS-538                        |                  | Lawrence L. Matheney-Tax Collector MEMO: Property Tax                |             | 7,066.22    | -1,777.72  | 3,671.21     |
|                      | 4/26/2007        | VGLCHKS-Transfer                   |                  | Transfer                                                             | 2,000.00    |             | 222.28     | 5,671.21     |
|                      | 6/25/2007        | VGLCHKS-Transfer                   |                  | Transfer                                                             | 2,000.00    |             | 2,222.28   | 7,671.21     |
|                      | 10/1/2007        | VGLCHKS-Transfer                   |                  | Transfer                                                             | 2,000.00    |             | 4,222.28   | 9,671.21     |
|                      | 11/16/2007       | VGLCHKS-Transfer                   |                  | Transfer                                                             | 5,000.00    |             | 9,222.28   | 14,671.21    |
|                      | 11/16/2007       | VGLCHKS-539                        |                  | Lawrence L. Matheney-Tax Collector MEMO: Property Tax                |             | 7,138.60    | 2,083.68   | 7,532.61     |
| 1035-000 Sub Totals: |                  |                                    |                  |                                                                      | \$22,500.00 | \$20,416.32 | \$2,083.68 | \$7,532.61   |
| 1500-000             | 1/1/2007         | Land                               |                  | Beginning Balance                                                    |             |             |            | 125,156.17   |
|                      | 12/31/2007       | AJE-1                              |                  | To Increase Enid's Trust's Capital                                   | 1,239.00    |             | 1,239.00   | 126,395.17   |
| 1500-000 Sub Totals: |                  |                                    |                  |                                                                      | \$1,239.00  | \$0.00      | \$1,239.00 | \$126,395.17 |
| 1510-000             | 1/1/2007         | Buildings & Improvements           |                  | Beginning Balance                                                    |             |             |            | 394,843.92   |
|                      | 12/31/2007       | AJE-1                              |                  | To Increase Enid's Trust's Capital                                   | 3,185.00    |             | 3,185.00   | 398,028.92   |
| 1510-000 Sub Totals: |                  |                                    |                  |                                                                      | \$3,185.00  | \$0.00      | \$3,185.00 | \$398,028.92 |
| 1520-000             | 1/1/2007         | Office Equipment                   |                  | Beginning Balance                                                    |             |             |            | 1,665.00     |

RAN00008

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number                    | Transaction Date | Account Description  | Source Reference | Transaction Reference                       | Debits | Credits    | Net Change  | Balance       |
|-----------------------------------|------------------|----------------------|------------------|---------------------------------------------|--------|------------|-------------|---------------|
| 1520-000 Sub Totals:              |                  |                      |                  |                                             |        |            |             |               |
|                                   |                  |                      |                  |                                             | \$0.00 | \$0.00     | \$0.00      | \$1,655.00    |
| 1530-000                          | 1/1/2007         | Furniture & Fixtures |                  | Beginning Balance                           |        |            |             | 3,656.42      |
| 1530-000 Sub Totals:              |                  |                      |                  |                                             |        |            |             |               |
|                                   |                  |                      |                  |                                             | \$0.00 | \$0.00     | \$0.00      | \$3,656.42    |
| 1600-000 Accumulated Depreciation |                  |                      |                  |                                             |        |            |             |               |
| 1/1/2007                          |                  |                      |                  | Beginning Balance                           |        |            |             | -341,493.00   |
| 1/31/2007                         |                  |                      | GJE-2            | To record depreciation January 2007         |        | 509.25     | -509.25     | -342,002.25   |
| 2/28/2007                         |                  |                      | GJE-2            | To record depreciation February 2007        |        | 509.25     | -1,018.50   | -342,511.50   |
| 3/31/2007                         |                  |                      | GJE-2            | To record depreciation March 2007           |        | 509.25     | -1,527.75   | -343,020.75   |
| 4/30/2007                         |                  |                      | GJE-2            | To record depreciation April 2007           |        | 509.25     | -2,037.00   | -343,530.00   |
| 5/31/2007                         |                  |                      | GJE-2            | To record depreciation May 2007             |        | 509.25     | -2,546.25   | -344,039.25   |
| 6/30/2007                         |                  |                      | GJE-2            | To record depreciation June 2007            |        | 509.25     | -3,055.50   | -344,548.50   |
| 7/31/2007                         |                  |                      | GJE-2            | To record depreciation July 2007            |        | 509.25     | -3,564.75   | -345,057.75   |
| 8/31/2007                         |                  |                      | GJE-2            | To record depreciation August 2007          |        | 509.25     | -4,074.00   | -345,567.00   |
| 9/30/2007                         |                  |                      | GJE-2            | To record depreciation September 2007       |        | 509.25     | -4,583.25   | -346,076.25   |
| 10/31/2007                        |                  |                      | GJE-2            | To record depreciation October 2007         |        | 509.25     | -5,092.50   | -346,585.50   |
| 11/30/2007                        |                  |                      | GJE-2            | To record depreciation November 2007        |        | 509.25     | -5,601.75   | -347,094.75   |
| 12/31/2007                        |                  |                      | GJE-2            | To record depreciation December 2007        |        | 509.25     | -6,111.00   | -347,604.00   |
| 12/31/2007                        |                  |                      | AJE-2            | To record End's Trust's depreciation        |        | 53.00      | -6,164.00   | -347,657.00   |
| 1600-000 Sub Totals:              |                  |                      |                  |                                             |        |            |             |               |
|                                   |                  |                      |                  |                                             | \$0.00 | \$6,164.00 | -\$6,164.00 | -\$347,657.00 |
| 2050-000 Due to AVMGH, LLC        |                  |                      |                  |                                             |        |            |             |               |
| 1/1/2007                          |                  |                      |                  | Beginning Balance                           |        |            |             | -2,250.00     |
| 2/28/2007                         |                  |                      | GJE-5            | To record expense paid by AVMGH LLC-St. Tax |        | 800.00     | -800.00     | -3,050.00     |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number       | Transaction Date | Account Description    | Source Reference | Transaction Reference                              | Debits | Credits    | Net Change  | Balance      |
|----------------------|------------------|------------------------|------------------|----------------------------------------------------|--------|------------|-------------|--------------|
| 2050-000             | 6/30/2007        | Due to AVMGH, LLC      | GJE-5            | Record exp. pd. by AVMGH LLC-St Agent & Tsf.fee    | \$0.00 | 225.00     | -1,025.00   | -3,275.00    |
| 2050-000 Sub Totals: |                  |                        |                  |                                                    | \$0.00 | \$1,025.00 | -\$1,025.00 | -\$3,275.00  |
| 2060-000             | 1/1/2007         | Due to AVMGH Ltd. A NV |                  | Beginning Balance                                  |        |            |             | -14,958.55   |
|                      | 1/31/2007        | GJE-4                  |                  | To record expense pd. by TBO-clearing              |        | 145.00     | -145.00     | -15,103.55   |
|                      | 2/28/2007        | GJE-4                  |                  | To record expense paid by TBO                      |        | 100.00     | -245.00     | -15,203.55   |
|                      | 3/31/2007        | GJE-4                  |                  | To record petty cash-maint.                        |        | 138.52     | -383.52     | -15,342.07   |
|                      | 6/30/2007        | GJE-4                  |                  | To record petty cash paid by AVMGH Ltd. A NV.      |        | 100.00     | -483.52     | -15,442.07   |
|                      | 7/31/2007        | GJE-4                  |                  | Record Ranch expense paid out of TBOaks petty cash |        | 427.35     | -910.87     | -15,869.42   |
|                      | 10/31/2007       | GJE-4                  |                  | To record petty cash paid out of TBOaks            |        | 100.00     | -1,010.87   | -15,969.42   |
|                      | 12/31/2007       | GJE-4                  |                  | To record exp. pd. by TBOaks -John's Painting      |        | 3,400.00   | -4,410.87   | -19,369.42   |
| 2060-000 Sub Totals: |                  |                        |                  |                                                    | \$0.00 | \$4,410.87 | -\$4,410.87 | -\$19,369.42 |
| 2110-000             | 1/1/2007         | Payroll Taxes Payable  |                  | Beginning Balance                                  |        |            |             | -220.87      |
|                      | 1/1/2007         | VPRCHKS-7035           |                  | Marks, V - MarksVirg - SDI - CA                    |        | 5.52       | -5.52       | -226.39      |
|                      | 1/1/2007         | VPRCHKS -Summary       |                  | January 1, 2007 Payroll                            |        | 103.18     | -108.70     | -329.57      |
|                      | 1/1/2007         | VPRCHKS-7035           |                  | Marks, V - MarksVirg - FED - SSEC                  |        | 46.00      | -154.70     | -375.57      |
|                      | 1/1/2007         | VPRCHKS-7035           |                  | Marks, V - MarksVirg - FED - FWT                   |        | 45.83      | -200.53     | -421.40      |
|                      | 1/1/2007         | VPRCHKS-7035           |                  | Marks, V - MarksVirg - FED - MDCR                  |        | 10.76      | -211.29     | -432.16      |
|                      | 1/8/2007         | VGLCHKS-8623           |                  | Bank of America                                    | 157.52 |            | -53.77      | -274.64      |
|                      | 1/8/2007         | VGLCHKS-8624           |                  | Bank of America                                    | 56.00  |            | 2.23        | -218.64      |
|                      | 1/8/2007         | VGLCHKS-8625           |                  | EDD                                                | 7.46   |            | 9.69        | -211.18      |
|                      | 2/1/2007         | VPRCHKS-7036           |                  | Marks, V - MarksVirg - SDI - CA                    |        | 5.52       | 4.17        | -216.70      |
|                      | 2/1/2007         | VPRCHKS -Summary       |                  | February 1, 2007 Payroll                           |        | 103.18     | -99.01      | -319.88      |
|                      | 2/1/2007         | VPRCHKS-7036           |                  | Marks, V - MarksVirg - FED - FWT                   |        | 42.93      | -141.94     | -362.81      |
|                      | 2/1/2007         | VPRCHKS-7036           |                  | Marks, V - MarksVirg - FED - SSEC                  |        | 46.00      | -187.94     | -408.81      |

RAN00010

## AVMIGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description   | Source Reference | Transaction Reference            | Debits | Credits | Net Change | Balance |
|----------------|------------------|-----------------------|------------------|----------------------------------|--------|---------|------------|---------|
| 2110-000       |                  | Payroll Taxes Payable |                  |                                  |        |         |            |         |
|                | 2/1/2007         | VPRCHKS-7036          |                  | Marks,V - MarksVirg - FED - MDCR |        | 10.76   | -198.70    | -419.57 |
|                | 2/7/2007         | VGLCHKS-8639          |                  | Bank of America                  | 159.35 |         | -39.35     | -260.22 |
|                | 2/7/2007         | VGLCHKS-8640          |                  | EDD                              | 46.00  |         | 6.65       | -214.22 |
|                | 3/1/2007         | VPRCHKS - Summary     |                  | March 1, 2007 Payroll            |        | 103.18  | -96.53     | -317.40 |
|                | 3/1/2007         | VPRCHKS-7037          |                  | Marks,V - MarksVirg - FED - FWT  |        | 42.93   | -139.46    | -360.33 |
|                | 3/1/2007         | VPRCHKS-7037          |                  | Marks,V - MarksVirg - FED - SSEC |        | 46.00   | -185.46    | -406.33 |
|                | 3/1/2007         | VPRCHKS-7037          |                  | Marks,V - MarksVirg - FED - MDCR |        | 10.76   | -196.22    | -417.09 |
|                | 3/1/2007         | VPRCHKS-7037          |                  | Marks,V - MarksVirg - SDI - CA   |        | 5.52    | -201.74    | -422.61 |
|                | 3/11/2007        | VGLCHKS-8647          |                  | EDD                              | 46.00  |         | -155.74    | -376.61 |
|                | 3/11/2007        | VGLCHKS-8648          |                  | Bank of America                  | 156.45 |         | 0.71       | -220.16 |
|                | 4/1/2007         | VPRCHKS - Summary     |                  | April 1, 2007 Payroll            |        | 102.43  | -101.72    | -322.59 |
|                | 4/1/2007         | VPRCHKS-7038          |                  | Marks,V - MarksVirg - SDI - CA   |        | 5.42    | -107.14    | -328.01 |
|                | 4/1/2007         | VPRCHKS-7038          |                  | Marks,V - MarksVirg - FED - SSEC |        | 46.00   | -153.14    | -374.01 |
|                | 4/1/2007         | VPRCHKS-7038          |                  | Marks,V - MarksVirg - FED - FWT  |        | 44.00   | -197.14    | -418.01 |
|                | 4/1/2007         | VPRCHKS-7038          |                  | Marks,V - MarksVirg - FED - MDCR |        | 10.76   | -207.90    | -428.77 |
|                | 4/4/2007         | VGLCHKS-8665          |                  | Bank of America                  | 156.45 |         | -51.45     | -272.32 |
|                | 4/4/2007         | VGLCHKS-8666          |                  | EDD                              | 46.00  |         | -5.45      | -226.32 |
|                | 5/1/2007         | VPRCHKS - Summary     |                  | May 1, 2007 Payroll              |        | 102.43  | -107.88    | -328.75 |
|                | 5/1/2007         | VPRCHKS-7039          |                  | Marks,V - MarksVirg - SDI - CA   |        | 5.42    | -113.30    | -334.17 |
|                | 5/1/2007         | VPRCHKS-7039          |                  | Marks,V - MarksVirg - FED - MDCR |        | 10.76   | -124.06    | -344.93 |
|                | 5/1/2007         | VPRCHKS-7039          |                  | Marks,V - MarksVirg - FED - FWT  |        | 44.00   | -168.06    | -388.93 |
|                | 5/1/2007         | VPRCHKS-7039          |                  | Marks,V - MarksVirg - FED - SSEC |        | 46.00   | -214.06    | -434.93 |
|                | 5/11/2007        | VGLCHKS-8678          |                  | Bank of America                  | 156.52 |         | -57.54     | -278.41 |
|                | 5/11/2007        | VGLCHKS-8679          |                  | EDD                              | 45.15  |         | -12.39     | -233.26 |
|                | 6/1/2007         | VPRCHKS - Summary     |                  | June 1, 2007 Payroll             |        | 102.43  | -114.82    | -335.69 |
|                | 6/1/2007         | VPRCHKS-7040          |                  | Marks,V - MarksVirg - SDI - CA   |        | 5.42    | -120.24    | -341.11 |
|                | 6/1/2007         | VPRCHKS-7040          |                  | Marks,V - MarksVirg - FED - MDCR |        | 10.76   | -131.00    | -351.87 |
|                | 6/1/2007         | VPRCHKS-7040          |                  | Marks,V - MarksVirg - FED - SSEC |        | 46.00   | -177.00    | -397.87 |
|                | 6/1/2007         | VPRCHKS-7040          |                  | Marks,V - MarksVirg - FED - FWT  |        | 44.00   | -221.00    | -441.87 |
|                | 6/7/2007         | VGLCHKS-8693          |                  | Bank of America                  | 158.52 |         | -62.48     | -283.35 |
|                | 6/7/2007         | VGLCHKS-8694          |                  | EDD                              | 45.15  |         | -17.33     | -238.20 |
|                | 7/1/2007         | VPRCHKS-7041          |                  | Marks,V - MarksVirg - FED - SSEC |        | 46.00   | -63.33     | -284.20 |
|                | 7/1/2007         | VPRCHKS - Summary     |                  | July 1, 2007 Payroll             |        | 192.76  | -256.09    | -476.96 |
|                | 7/1/2007         | VPRCHKS-7041          |                  | Marks,V - MarksVirg - SDI - CA   |        | 5.42    | -261.51    | -482.38 |
|                | 7/1/2007         | VPRCHKS-7041          |                  | Marks,V - MarksVirg - FED - SSEC |        | 46.00   | -307.51    | -528.38 |
|                | 7/1/2007         | VPRCHKS-7041          |                  | Marks,V - MarksVirg - SDI - CA   |        | 4.45    | -311.96    | -532.83 |
|                | 7/1/2007         | VPRCHKS-7041          |                  | Marks,V - MarksVirg - FED - MDCR |        | 10.76   | -322.72    | -543.59 |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description   | Source Reference | Transaction Reference            | Debits | Credits | Net Change | Balance |
|----------------|------------------|-----------------------|------------------|----------------------------------|--------|---------|------------|---------|
| 2110-000       |                  | Payroll Taxes Payable |                  |                                  |        |         |            |         |
| 7/1/2007       |                  | VPRCHKS-7041          |                  | Marks,V - MarksVirg - FED - FWT  |        | 44.00   | -366.72    | -587.59 |
| 7/1/2007       |                  | VPRCHKS-7041          |                  | Marks,V - MarksVirg - FED - MDCR |        | 10.76   | -377.48    | -598.35 |
| 7/1/2007       |                  | VPRCHKS-7041          |                  | Marks,V - MarksVirg - FED - FWT  |        | 44.00   | -421.48    | -642.35 |
| 7/6/2007       |                  | VGLCHKS-8707          |                  | EDD                              | 45.15  |         | -376.33    | -597.20 |
| 7/6/2007       |                  | VGLCHKS-8708          |                  | Bank of America                  | 157.52 |         | -218.81    | -439.68 |
| 8/1/2007       |                  | VPRCHKS -Summary      |                  | August 1, 2007 Payroll           |        | 112.89  | -331.70    | -552.57 |
| 8/1/2007       |                  | VPRCHKS-7043          |                  | Wood,E - WoodEliza - SDI - CA    | 6.18   |         | -337.88    | -558.75 |
| 8/1/2007       |                  | VPRCHKS-7043          |                  | Wood,E - WoodEliza - FED - MDCR  | 11.60  |         | -349.48    | -570.35 |
| 8/1/2007       |                  | VPRCHKS-7043          |                  | Wood,E - WoodEliza - FED - SSEC  | 49.60  |         | -399.08    | -619.95 |
| 8/1/2007       |                  | VPRCHKS-7043          |                  | Wood,E - WoodEliza - FED - FWT   | 26.62  |         | -425.70    | -646.57 |
| 8/8/2007       |                  | VGLCHKS-8718          |                  | EDD                              | 77.23  |         | -348.47    | -569.34 |
| 8/8/2007       |                  | VGLCHKS-8719          |                  | Bank of America                  | 315.04 |         | -33.43     | -254.30 |
| 9/1/2007       |                  | VPRCHKS-7044          |                  | Wood,E - WoodEliza - FED - FWT   |        | 28.00   | -61.43     | -282.30 |
| 9/1/2007       |                  | VPRCHKS-7044          |                  | Wood,E - WoodEliza - FED - SSEC  | 49.60  |         | -111.03    | -331.90 |
| 9/1/2007       |                  | VPRCHKS -Summary      |                  | September 1, 2007 Payroll        |        | 112.89  | -223.92    | -444.79 |
| 9/1/2007       |                  | VPRCHKS-7044          |                  | Wood,E - WoodEliza - FED - MDCR  | 11.60  |         | -235.52    | -456.39 |
| 9/1/2007       |                  | VPRCHKS-7044          |                  | Wood,E - WoodEliza - SDI - CA    | 6.18   |         | -241.70    | -462.57 |
| 9/11/2007      |                  | VGLCHKS-8728          |                  | Bank of America                  | 149.02 |         | -92.68     | -313.55 |
| 9/11/2007      |                  | VGLCHKS-8729          |                  | EDD                              | 51.47  |         | -41.21     | -262.08 |
| 10/1/2007      |                  | VPRCHKS -Summary      |                  | October 1, 2007 Payroll          |        | 112.89  | -154.10    | -374.97 |
| 10/1/2007      |                  | VPRCHKS-7045          |                  | Wood,E - WoodEliza - FED - FWT   |        | 28.00   | -182.10    | -402.97 |
| 10/1/2007      |                  | VPRCHKS-7045          |                  | Wood,E - WoodEliza - SDI - CA    | 6.18   |         | -188.28    | -409.15 |
| 10/1/2007      |                  | VPRCHKS-7045          |                  | Wood,E - WoodEliza - FED - MDCR  | 11.60  |         | -199.88    | -420.75 |
| 10/1/2007      |                  | VPRCHKS-7045          |                  | Wood,E - WoodEliza - FED - SSEC  | 49.60  |         | -249.48    | -470.35 |
| 10/5/2007      |                  | VGLCHKS-8741          |                  | Bank of America                  | 150.40 |         | -99.08     | -319.95 |
| 10/5/2007      |                  | VGLCHKS-8742          |                  | EDD                              | 51.47  |         | -47.61     | -268.48 |
| 11/1/2007      |                  | VPRCHKS -Summary      |                  | November 1, 2007 Payroll         |        | 112.89  | -160.50    | -381.37 |
| 11/1/2007      |                  | VPRCHKS-7046          |                  | Wood,E - WoodEliza - SDI - CA    |        | 6.18    | -166.68    | -387.55 |
| 11/1/2007      |                  | VPRCHKS-7046          |                  | Wood,E - WoodEliza - FED - MDCR  |        | 11.60   | -178.28    | -399.15 |
| 11/1/2007      |                  | VPRCHKS-7046          |                  | Wood,E - WoodEliza - FED - FWT   |        | 28.00   | -206.28    | -427.15 |
| 11/1/2007      |                  | VPRCHKS-7046          |                  | Wood,E - WoodEliza - FED - SSEC  | 49.60  |         | -255.88    | -476.75 |
| 11/5/2007      |                  | VGLCHKS-8750          |                  | Bank of America                  | 150.40 |         | -105.48    | -326.35 |
| 11/5/2007      |                  | VGLCHKS-8751          |                  | EDD                              | 51.47  |         | -54.01     | -274.88 |
| 11/5/2007      |                  | VGLCHKS-8763          |                  | Bank of America                  | 150.40 |         | 96.39      | -124.48 |
| 12/1/2007      |                  | VGLCHKS-8764          |                  | EDD                              | 51.47  |         | 147.86     | -73.01  |
| 12/1/2007      |                  | VPRCHKS-7047          |                  | Wood,E - WoodEliza - FED - SSEC  |        | 49.60   | 98.26      | -122.61 |
| 12/1/2007      |                  | VPRCHKS -Summary      |                  | December 1, 2007 Payroll         |        | 112.89  | -14.63     | -235.50 |

RAN00012

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description   | Source Reference | Transaction Reference           | Debits     | Credits    | Net Change | Balance   |
|----------------|------------------|-----------------------|------------------|---------------------------------|------------|------------|------------|-----------|
| 2110-000       |                  | Payroll Taxes Payable |                  |                                 |            |            |            |           |
|                | 12/1/2007        | VPRCHKS-7047          |                  | Wood,E - WoodEliza - SDI - CA   |            | 6.18       | -20.81     | -241.68   |
|                | 12/1/2007        | VPRCHKS-7047          |                  | Wood,E - WoodEliza - FED - MDCR |            | 11.60      | -32.41     | -253.28   |
|                | 12/1/2007        | VPRCHKS-7047          |                  | Wood,E - WoodEliza - FED - FWT  |            | 28.00      | -60.41     | -281.28   |
| 2110-000       |                  | Sub Totals:           |                  |                                 | \$2,637.61 | \$2,698.02 | -\$60.41   | -\$281.28 |
| 2120-000       |                  | Payroll Clearing      |                  |                                 |            |            |            |           |
|                | 1/1/2007         | VGLCHKS-7035          |                  | Beginning Balance               |            |            |            | 0.00      |
|                | 1/1/2007         | VPRCHKS -Summary      |                  | Virginia Marks                  | 633.89     |            | 633.89     | 633.89    |
|                | 2/1/2007         | VGLCHKS-7036          |                  | January 1, 2007 Payroll         |            | 633.89     | 0.00       | 0.00      |
|                | 2/1/2007         | VPRCHKS -Summary      |                  | Virginia Marks                  | 636.79     |            | 636.79     | 636.79    |
|                | 3/1/2007         | VGLCHKS-7037          |                  | February 1, 2007 Payroll        |            | 636.79     | 0.00       | 0.00      |
|                | 3/1/2007         | VPRCHKS -Summary      |                  | Virginia Marks                  | 636.79     |            | 636.79     | 636.79    |
|                | 4/1/2007         | VGLCHKS-7038          |                  | March 1, 2007 Payroll           |            | 636.79     | 0.00       | 0.00      |
|                | 4/1/2007         | VPRCHKS -Summary      |                  | April 1, 2007 Payroll           |            | 635.82     | -635.82    | -635.82   |
|                | 5/1/2007         | VGLCHKS-7039          |                  | Virginia Marks                  | 635.82     |            | 0.00       | 0.00      |
|                | 5/1/2007         | VPRCHKS -Summary      |                  | May 1, 2007 Payroll             |            | 635.82     | 635.82     | 635.82    |
|                | 6/1/2007         | VGLCHKS-7040          |                  | Virginia Marks                  | 635.82     |            | 0.00       | 0.00      |
|                | 6/1/2007         | VPRCHKS -Summary      |                  | June 1, 2007 Payroll            |            | 635.82     | 635.82     | 635.82    |
|                | 7/1/2007         | VGLCHKS-7041          |                  | Virginia Marks                  | 636.79     |            | 0.00       | 0.00      |
|                | 7/1/2007         | VPRCHKS -Summary      |                  | July 1, 2007 Payroll            |            | 1,272.61   | 1,272.61   | 1,272.61  |
|                | 8/1/2007         | VGLCHKS-7043          |                  | Elizabeth A. Wood               | 706.00     |            | 706.00     | 706.00    |
|                | 8/1/2007         | VPRCHKS -Summary      |                  | August 1, 2007 Payroll          |            | 706.00     | 0.00       | 0.00      |
|                | 9/1/2007         | VGLCHKS-7044          |                  | Elizabeth A. Wood               | 704.62     |            | 704.62     | 704.62    |
|                | 9/1/2007         | VPRCHKS -Summary      |                  | September 1, 2007 Payroll       |            | 704.62     | 0.00       | 0.00      |
|                | 10/1/2007        | VGLCHKS-7045          |                  | Elizabeth A. Wood               | 704.62     |            | 704.62     | 704.62    |
|                | 10/1/2007        | VPRCHKS -Summary      |                  | October 1, 2007 Payroll         |            | 704.62     | 0.00       | 0.00      |
|                | 11/1/2007        | VGLCHKS-7046          |                  | Elizabeth A. Wood               | 704.62     |            | 704.62     | 704.62    |
|                | 11/1/2007        | VPRCHKS -Summary      |                  | November 1, 2007 Payroll        |            | 704.62     | 0.00       | 0.00      |
|                | 12/1/2007        | VGLCHKS-7047          |                  | Elizabeth A. Wood               | 704.62     |            | 704.62     | 704.62    |
|                | 12/1/2007        | VPRCHKS -Summary      |                  | December 1, 2007 Payroll        |            | 704.62     | 0.00       | 0.00      |
| 2120-000       |                  | Sub Totals:           |                  |                                 | \$8,612.02 | \$8,612.02 | \$0.00     | \$0.00    |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2007 to 12/31/2007

| Account Number                                 | Transaction Date | Account Description                             | Source Reference | Transaction Reference | Debits            | Credits           | Net Change         | Balance             |
|------------------------------------------------|------------------|-------------------------------------------------|------------------|-----------------------|-------------------|-------------------|--------------------|---------------------|
| <b>2490-000 Current Portion Long Term Debt</b> |                  |                                                 |                  |                       |                   |                   |                    |                     |
|                                                | 1/1/2007         | Beginning Balance                               |                  |                       |                   |                   |                    | -3,602.96           |
|                                                | 1/31/2007        | To adjust CP of LT Debt                         | GJE-3            |                       |                   | 15.01             | -15.01             | -3,617.97           |
|                                                | 2/28/2007        | To adjust CP of LT Debt                         | GJE-3            |                       |                   | 309.73            | -324.74            | -3,927.70           |
|                                                | 3/31/2007        | To adjust CP of NP-TBO to agree with AVMGH LTD. | GJE-3            |                       |                   |                   |                    |                     |
|                                                | 4/30/2007        | To adjust CP of LT Debt                         | GJE-3            |                       |                   | 328.68            | -653.42            | -4,256.38           |
|                                                | 5/31/2007        | To adjust CP of LT Debt-no payment made in May  | GJE-3            |                       |                   | 17.73             | -671.15            | -4,274.11           |
|                                                | 6/30/2007        | To adjust CP of LT Debt                         | GJE-3            |                       |                   | 314.92            | -986.07            | -4,589.03           |
|                                                | 7/31/2007        | To adjust CP of LT Debt-no payment              | GJE-3            |                       |                   | 19.12             | -1,005.19          | -4,608.15           |
|                                                | 8/31/2007        | To adjust CP of LT Debt-no payment              | GJE-3            |                       |                   | 317.55            | -1,322.74          | -4,925.70           |
|                                                | 9/30/2007        | To adjust CP of LT Debt-no payment              | GJE-3            |                       |                   | 318.87            | -1,641.61          | -5,244.57           |
|                                                | 10/31/2007       | To adjust CP of LT Debt                         | GJE-3            |                       |                   | 320.20            | -1,961.81          | -5,564.77           |
|                                                | 11/30/2007       | To adjust CP of LT Debt-no payment              | GJE-3            |                       |                   | 321.54            | -2,283.35          | -5,886.31           |
|                                                | 12/31/2007       | To adjust CP of LT Debt-no payment              | GJE-3            |                       |                   | 322.87            | -2,606.22          | -6,209.18           |
|                                                |                  |                                                 |                  |                       |                   | 324.22            | -2,930.44          | -6,533.40           |
| <b>2490-000 Sub Totals:</b>                    |                  |                                                 |                  |                       | <b>\$0.00</b>     | <b>\$2,930.44</b> | <b>-\$2,930.44</b> | <b>-\$6,533.40</b>  |
| <b>2500-000 Note Payable-Thunder Bird Oaks</b> |                  |                                                 |                  |                       |                   |                   |                    |                     |
|                                                | 1/1/2007         | Beginning Balance                               |                  |                       |                   |                   |                    | -44,127.00          |
|                                                | 1/22/2007        | TBOaks                                          | VGLCHKS-8628     |                       | 293.43            |                   | 293.43             | -43,833.57          |
|                                                | 3/11/2007        | TBOaks                                          | VGLCHKS-8658     | MEMO: NP-TBOaks       | 294.65            |                   | 588.08             | -43,538.92          |
|                                                | 4/26/2007        | TBOaks                                          | VGLCHKS-8673     | MEMO: NP-TBOaks       | 295.88            |                   | 883.96             | -43,243.04          |
|                                                | 6/25/2007        | TBOaks                                          | VGLCHKS-8700     | MEMO: NP-TBOaks       | 297.11            |                   | 1,181.07           | -42,945.93          |
| <b>2500-000 Sub Totals:</b>                    |                  |                                                 |                  |                       | <b>\$1,181.07</b> | <b>\$0.00</b>     | <b>\$1,181.07</b>  | <b>-\$42,945.93</b> |
| <b>2790-000 Less CP of LT Debt</b>             |                  |                                                 |                  |                       |                   |                   |                    |                     |
|                                                | 1/1/2007         | Beginning Balance                               |                  |                       |                   |                   |                    | 3,602.96            |
|                                                | 1/31/2007        | To adjust CP of LT Debt                         | GJE-3            |                       | 15.01             |                   | 15.01              | 3,617.97            |
|                                                | 2/28/2007        | To adjust CP of LT Debt                         | GJE-3            |                       | 309.73            |                   | 324.74             | 3,927.70            |
|                                                | 3/31/2007        | To adjust CP of NP-TBO to agree with AVMGH LTD. | GJE-3            |                       | 328.68            |                   | 653.42             | 4,256.38            |

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## AVM GH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference                          | Debits     | Credits | Net Change | Balance    |
|----------------------|------------------|---------------------|------------------|------------------------------------------------|------------|---------|------------|------------|
| 2790-000             |                  | Less CP of LT Debt  |                  |                                                |            |         |            |            |
|                      | 4/30/2007        |                     | GJE-3            | To adjust CP of LT Debt                        | 17.73      |         | 671.15     | 4,274.11   |
|                      | 5/31/2007        |                     | GJE-3            | To adjust CP of LT Debt-no payment made in May | 314.92     |         | 986.07     | 4,589.03   |
|                      | 6/30/2007        |                     | GJE-3            | To adjust CP of LT Debt                        | 19.12      |         | 1,005.19   | 4,608.15   |
|                      | 7/31/2007        |                     | GJE-3            | To adjust CP of LT Debt-no payment             | 317.55     |         | 1,322.74   | 4,925.70   |
|                      | 8/31/2007        |                     | GJE-3            | To adjust CP of LT Debt-no payment             | 318.87     |         | 1,641.61   | 5,244.57   |
|                      | 9/30/2007        |                     | GJE-3            | To adjust CP of LT Debt-no payment             | 320.20     |         | 1,961.81   | 5,564.77   |
|                      | 10/31/2007       |                     | GJE-3            | To adjust CP of LT Debt                        | 321.54     |         | 2,283.35   | 5,886.31   |
|                      | 11/30/2007       |                     | GJE-3            | To adjust CP of LT Debt-no payment             | 322.87     |         | 2,606.22   | 6,209.18   |
|                      | 12/31/2007       |                     | GJE-3            | To adjust CP of LT Debt-no payment             | 324.22     |         | 2,930.44   | 6,533.40   |
| 2790-000 Sub Totals: |                  |                     |                  |                                                | \$2,930.44 | \$0.00  | \$2,930.44 | \$6,533.40 |

AVM5H FIVE-THE RANCH LIMITED PARTNERSHIP  
 Detail General Ledger  
 Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description | Source Reference | Transaction Reference            | Debits | Credits  | Net Change  | Balance     |
|----------------|------------------|---------------------|------------------|----------------------------------|--------|----------|-------------|-------------|
| 4000-000       | 1/1/2007         | Rental Income       |                  | Beginning Balance                |        | 9,426.17 |             | 0.00        |
|                | 1/31/2007        | GJE-1               |                  | To record revenue January 2007   |        | 9,426.17 | -9,426.17   | -9,426.17   |
|                | 2/28/2007        | GJE-1               |                  | To record revenue February 2007  |        | 9,393.78 | -19,393.78  | -19,393.78  |
|                | 2/28/2007        | GJE-1               |                  | To record revenue February 2007  |        | 15.00    | -19,408.78  | -19,408.78  |
|                | 3/31/2007        | GJE-1               |                  | To record revenue March 2007     |        | 9,279.74 | -28,688.52  | -28,688.52  |
|                | 4/30/2007        | GJE-1               |                  | To record revenue April 2007     |        | 9,684.26 | -38,372.78  | -38,372.78  |
|                | 5/31/2007        | GJE-1               |                  | To record revenue May 2007       |        | 9,361.96 | -47,734.74  | -47,734.74  |
|                | 5/31/2007        | GJE-1               |                  | To record revenue May 2007       |        | 15.00    | -47,749.74  | -47,749.74  |
|                | 6/30/2007        | GJE-1               |                  | To record revenue June 2007      |        | 30.00    | -47,779.74  | -47,779.74  |
|                | 6/30/2007        | GJE-1               |                  | To record revenue June 2007      |        | 9,680.95 | -57,460.69  | -57,460.69  |
|                | 7/31/2007        | GJE-1               |                  | To record revenue July 2007      |        | 9,016.61 | -66,477.30  | -66,477.30  |
|                | 8/31/2007        | GJE-1               |                  | To record revenue August 2007    |        | 30.00    | -66,507.30  | -66,507.30  |
|                | 8/31/2007        | GJE-1               |                  | To record revenue August 2007    |        | 9,566.33 | -76,073.63  | -76,073.63  |
|                | 9/30/2007        | GJE-1               |                  | To record revenue September 2007 |        |          |             |             |
|                | 10/31/2007       | GJE-1               |                  | To record revenue October 2007   |        | 9,097.67 | -85,171.30  | -85,171.30  |
|                | 11/30/2007       | GJE-1               |                  | To record revenue November 2007  |        | 9,072.92 | -94,244.22  | -94,244.22  |
|                | 11/30/2007       | GJE-1               |                  | To record revenue November 2007  |        | 45.00    | -94,289.22  | -94,289.22  |
|                | 12/31/2007       | GJE-1               |                  | To record revenue December 2007  |        | 9,409.79 | -103,699.01 | -103,699.01 |
|                |                  |                     |                  |                                  |        | 9,601.11 | -113,300.12 | -113,300.12 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description | Source Reference | Transaction Reference               | Debits | Credits      | Net Change    | Balance       |
|----------------|------------------|---------------------|------------------|-------------------------------------|--------|--------------|---------------|---------------|
| 4000-000       | 12/31/2007       | Rental Income       | GJE-1            | To record revenue December 2007     |        | 15.00        | -113,315.12   | -113,315.12   |
| 4000-000       | Sub Totals:      |                     |                  |                                     | \$0.00 | \$113,315.12 | -\$113,315.12 | -\$113,315.12 |
| 4200-000       | 1/1/2007         | Laundry Income      |                  | Beginning Balance                   |        |              |               | 0.00          |
|                | 1/31/2007        |                     | GJE-1            | To record revenue January 2007      |        | 14.76        | -14.76        | -14.76        |
|                | 4/30/2007        |                     | GJE-1            | To record revenue April 2007        |        | 14.76        | -29.52        | -29.52        |
|                | 7/31/2007        |                     | GJE-1            | To record revenue July 2007         |        | 15.08        | -44.60        | -44.60        |
|                | 12/31/2007       |                     | GJE-1            | To record revenue December 2007     |        | 25.42        | -70.02        | -70.02        |
| 4200-000       | Sub Totals:      |                     |                  |                                     | \$0.00 | \$70.02      | -\$70.02      | -\$70.02      |
| 4800-000       | 1/1/2007         | Housing Allowance   |                  | Beginning Balance                   |        |              |               | 0.00          |
|                | 1/1/2007         |                     | VPRCHKS-7035     | Marks,V - MarksVirg - DED - Housing |        | 177.92       | -177.92       | -177.92       |
|                | 2/1/2007         |                     | VPRCHKS-7036     | Marks,V - MarksVirg - DED - Housing |        | 177.92       | -355.84       | -355.84       |
|                | 3/1/2007         |                     | VPRCHKS-7037     | Marks,V - MarksVirg - DED - Housing |        | 177.92       | -533.76       | -533.76       |
|                | 4/1/2007         |                     | VPRCHKS-7038     | Marks,V - MarksVirg - DED - Housing |        | 160.92       | -694.68       | -694.68       |
|                | 5/1/2007         |                     | VPRCHKS-7039     | Marks,V - MarksVirg - DED - Housing |        | 160.92       | -855.60       | -855.60       |
|                | 6/1/2007         |                     | VPRCHKS-7040     | Marks,V - MarksVirg - DED - Housing |        | 160.92       | -1,016.52     | -1,016.52     |
|                | 7/1/2007         |                     | VPRCHKS-7041     | Marks,V - MarksVirg - DED - Housing |        | 160.92       | -1,177.44     | -1,177.44     |
|                | 8/1/2007         |                     | VPRCHKS-7043     | Wood,E - WoodEliza - DED - Housing  |        | 229.36       | -1,406.80     | -1,406.80     |
|                | 9/1/2007         |                     | VPRCHKS-7044     | Wood,E - WoodEliza - DED - Housing  |        | 229.36       | -1,636.16     | -1,636.16     |
|                | 10/1/2007        |                     | VPRCHKS-7045     | Wood,E - WoodEliza - DED - Housing  |        | 229.36       | -1,865.52     | -1,865.52     |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number       | Transaction Date | Account Description            | Source Reference | Transaction Reference                 | Debits  | Credits    | Net Change  | Balance     |
|----------------------|------------------|--------------------------------|------------------|---------------------------------------|---------|------------|-------------|-------------|
| 4800-000             | 11/1/2007        | Housing Allowance VPRCHKS-7046 |                  | Wood,E - WoodEliza - DED - Housing    |         | 229.36     | -2,094.88   | -2,094.88   |
|                      | 12/1/2007        | VPRCHKS-7047                   |                  | Wood,E - WoodEliza - DED - Housing    |         | 229.36     | -2,324.24   | -2,324.24   |
| 4800-000 Sub Totals: |                  |                                |                  |                                       | \$0.00  | \$2,324.24 | -\$2,324.24 | -\$2,324.24 |
| 7110-000             | 1/1/2007         | Bank Charges                   |                  | Beginning Balance                     |         |            |             | 0.00        |
|                      | 1/31/2007        | VGLCHKS-EFT                    |                  | Bank Fee                              | 12.00   |            | 12.00       | 12.00       |
|                      | 2/28/2007        | VGLCHKS-EFT                    |                  | Bank Fee                              | 12.00   |            | 24.00       | 24.00       |
| 7110-000 Sub Totals: |                  |                                |                  |                                       | \$24.00 | \$0.00     | \$24.00     | \$24.00     |
| 7230-000             | 1/1/2007         | Depreciation                   |                  | Beginning Balance                     |         |            |             | 0.00        |
|                      | 1/31/2007        | GJE-2                          |                  | To record depreciation January 2007   | 509.25  |            | 509.25      | 509.25      |
|                      | 2/28/2007        | GJE-2                          |                  | To record depreciation February 2007  | 509.25  |            | 1,018.50    | 1,018.50    |
|                      | 3/31/2007        | GJE-2                          |                  | To record depreciation March 2007     | 509.25  |            | 1,527.75    | 1,527.75    |
|                      | 4/30/2007        | GJE-2                          |                  | To record depreciation April 2007     | 509.25  |            | 2,037.00    | 2,037.00    |
|                      | 5/31/2007        | GJE-2                          |                  | To record depreciation May 2007       | 509.25  |            | 2,546.25    | 2,546.25    |
|                      | 6/30/2007        | GJE-2                          |                  | To record depreciation June 2007      | 509.25  |            | 3,055.50    | 3,055.50    |
|                      | 7/31/2007        | GJE-2                          |                  | To record depreciation July 2007      | 509.25  |            | 3,564.75    | 3,564.75    |
|                      | 8/31/2007        | GJE-2                          |                  | To record depreciation August 2007    | 509.25  |            | 4,074.00    | 4,074.00    |
|                      | 9/30/2007        | GJE-2                          |                  | To record depreciation September 2007 | 509.25  |            | 4,583.25    | 4,583.25    |
|                      | 10/31/2007       | GJE-2                          |                  | To record depreciation October 2007   | 509.25  |            | 5,092.50    | 5,092.50    |
|                      | 11/30/2007       | GJE-2                          |                  | To record depreciation November 2007  | 509.25  |            | 5,601.75    | 5,601.75    |
|                      | 12/31/2007       | GJE-2                          |                  | To record depreciation December 2007  | 509.25  |            | 6,111.00    | 6,111.00    |
|                      | 12/31/2007       | AJE-2                          |                  | To record End's Trust's depreciation  | 53.00   |            | 6,164.00    | 6,164.00    |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number                          | Transaction Date | Account Description | Source Reference | Transaction Reference              | Debits     | Credits | Net Change | Balance    |
|-----------------------------------------|------------------|---------------------|------------------|------------------------------------|------------|---------|------------|------------|
| 7230-000 Sub Totals:                    |                  |                     |                  |                                    |            |         |            |            |
|                                         |                  |                     |                  |                                    | \$6,164.00 | \$0.00  | \$6,164.00 | \$6,164.00 |
| 7280-000 Equipment Repair & Maintenance |                  |                     |                  |                                    |            |         |            |            |
|                                         | 1/1/2007         |                     |                  | Beginning Balance                  |            |         |            | 0.00       |
|                                         | 2/21/2007        |                     | VGLCHKS-8642     | Joy Equipment                      | 100.00     |         | 100.00     | 100.00     |
| 7280-000 Sub Totals:                    |                  |                     |                  |                                    |            |         |            |            |
|                                         |                  |                     |                  |                                    | \$100.00   | \$0.00  | \$100.00   | \$100.00   |
| 7290-000 Equipment Rental               |                  |                     |                  |                                    |            |         |            |            |
|                                         | 1/1/2007         |                     |                  | Beginning Balance                  |            |         |            | 0.00       |
|                                         | 1/1/2007         |                     | VGLCHKS-8618     | Pacific Water Conditioner          | 339.30     |         | 339.30     | 339.30     |
| 7290-000 Sub Totals:                    |                  |                     |                  |                                    |            |         |            |            |
|                                         |                  |                     |                  |                                    | \$339.30   | \$0.00  | \$339.30   | \$339.30   |
| 7330-000 Housing Allowance              |                  |                     |                  |                                    |            |         |            |            |
|                                         | 1/1/2007         |                     |                  | Beginning Balance                  |            |         |            | 0.00       |
|                                         | 1/1/2007         |                     | VPRCHKS-7035     | Marks,V - MarksVirg - OP - Housing | 177.92     |         | 177.92     | 177.92     |
|                                         | 2/1/2007         |                     | VPRCHKS-7036     | Marks,V - MarksVirg - OP - Housing | 177.92     |         | 355.84     | 355.84     |
|                                         | 3/1/2007         |                     | VPRCHKS-7037     | Marks,V - MarksVirg - OP - Housing | 177.92     |         | 533.76     | 533.76     |
|                                         | 4/1/2007         |                     | VPRCHKS-7038     | Marks,V - MarksVirg - OP - Housing | 160.92     |         | 694.68     | 694.68     |
|                                         | 5/1/2007         |                     | VPRCHKS-7039     | Marks,V - MarksVirg - OP - Housing | 160.92     |         | 855.60     | 855.60     |
|                                         | 6/1/2007         |                     | VPRCHKS-7040     | Marks,V - MarksVirg - OP - Housing | 160.92     |         | 1,016.52   | 1,016.52   |
|                                         | 7/1/2007         |                     | VPRCHKS-7041     | Marks,V - MarksVirg - OP - Housing | 160.92     |         | 1,177.44   | 1,177.44   |
|                                         | 8/1/2007         |                     | VPRCHKS-7043     | Wood,E - WoodEliza - OP - Housing  | 229.36     |         | 1,406.80   | 1,406.80   |
|                                         | 9/1/2007         |                     | VPRCHKS-7044     | Wood,E - WoodEliza - OP - Housing  | 229.36     |         | 1,636.16   | 1,636.16   |
|                                         | 10/1/2007        |                     | VPRCHKS-7045     | Wood,E - WoodEliza - OP - Housing  | 229.36     |         | 1,865.52   | 1,865.52   |
|                                         | 11/1/2007        |                     | VPRCHKS-7046     | Wood,E - WoodEliza - OP - Housing  | 229.36     |         | 2,094.88   | 2,094.88   |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description        | Source Reference | Transaction Reference             | Debits            | Credits       | Net Change        | Balance           |
|----------------|------------------|----------------------------|------------------|-----------------------------------|-------------------|---------------|-------------------|-------------------|
| 7330-000       | 12/1/2007        | Housing Allowance          | VPRCHKS-7047     | Wood,E - WoodEliza - OP - Housing | 229.36            |               | 2,324.24          | 2,324.24          |
| 7330-000       | Sub Totals:      |                            |                  |                                   | <u>\$2,324.24</u> | <u>\$0.00</u> | <u>\$2,324.24</u> | <u>\$2,324.24</u> |
| 7340-000       | 1/1/2007         | Insurance - Liability      |                  | Beginning Balance                 |                   |               |                   | 0.00              |
| 1/2/2007       |                  | VGLCHKS-537                |                  | California Capital Insurance Co.  | 1,500.00          |               | 1,500.00          | 1,500.00          |
| 7340-000       | Sub Totals:      |                            |                  |                                   | <u>\$1,500.00</u> | <u>\$0.00</u> | <u>\$1,500.00</u> | <u>\$1,500.00</u> |
| 7350-000       | 1/1/2007         | Insurance - Workers' Comp. |                  | Beginning Balance                 |                   |               |                   | 0.00              |
| 1/22/2007      |                  | VGLCHKS-8627               |                  | TBOaks                            | 150.00            |               | 150.00            | 150.00            |
| 3/11/2007      |                  | VGLCHKS-8657               |                  | TBOaks MEMO: W.C. Ins.            | 150.00            |               | 300.00            | 300.00            |
| 4/26/2007      |                  | VGLCHKS-8673               |                  | TBOaks MEMO: W.C.                 | 150.00            |               | 450.00            | 450.00            |
| 6/25/2007      |                  | VGLCHKS-8700               |                  | TBOaks MEMO: W.C.                 | 150.00            |               | 600.00            | 600.00            |
| 7350-000       | Sub Totals:      |                            |                  |                                   | <u>\$600.00</u>   | <u>\$0.00</u> | <u>\$600.00</u>   | <u>\$600.00</u>   |
| 7370-000       | 1/1/2007         | Insurance - Health         |                  | Beginning Balance                 |                   |               |                   | 0.00              |
| 1/22/2007      |                  | VGLCHKS-8627               |                  | TBOaks                            | 50.00             |               | 50.00             | 50.00             |
| 3/11/2007      |                  | VGLCHKS-8657               |                  | TBOaks MEMO: Dental ins.          | 50.00             |               | 100.00            | 100.00            |
| 4/26/2007      |                  | VGLCHKS-8673               |                  | TBOaks MEMO: dental               | 50.00             |               | 150.00            | 150.00            |
| 7370-000       | Sub Totals:      |                            |                  |                                   | <u>\$150.00</u>   | <u>\$0.00</u> | <u>\$150.00</u>   | <u>\$150.00</u>   |
| 7390-000       | 1/1/2007         | Legal & Accounting         |                  | Beginning Balance                 |                   |               |                   | 0.00              |
| 11/7/2007      |                  | VGLCHKS-8754               |                  | Jerry H. Vosen, Attorney at Law   | 337.50            |               | 337.50            | 337.50            |
| 7390-000       | Sub Totals:      |                            |                  |                                   | <u>\$337.50</u>   | <u>\$0.00</u> | <u>\$337.50</u>   | <u>\$337.50</u>   |
| 7420-000       | 1/1/2007         | Management Fees            |                  | Beginning Balance                 |                   |               |                   | 0.00              |
| 1/1/2007       |                  | VGLCHKS-536                |                  | AVMGH CORONA, LLC - AVMGHCCORO    | 4,687.50          |               | 4,687.50          | 4,687.50          |

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**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2007 to 12/31/2007

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference                              | Debits             | Credits       | Net Change         | Balance            |
|----------------------|------------------|---------------------|------------------|----------------------------------------------------|--------------------|---------------|--------------------|--------------------|
| 7420-000             |                  | Management Fees     |                  |                                                    |                    |               |                    |                    |
|                      | 1/22/2007        | VGLCHKS-8627        |                  | TBOaks                                             | 1,600.00           |               | 6,287.50           | 6,287.50           |
|                      | 2/1/2007         | VGLCHKS-8634        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 10,975.00          | 10,975.00          |
|                      | 3/1/2007         | VGLCHKS-8645        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 15,662.50          | 15,662.50          |
|                      | 3/11/2007        | VGLCHKS-8657        |                  | TBOaks                                             | 1,600.00           |               | 17,262.50          | 17,262.50          |
|                      | 4/2/2007         | VGLCHKS-8661        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 21,950.00          | 21,950.00          |
|                      | 4/26/2007        | VGLCHKS-8673        |                  | TBOaks MEMO: mgmt. fee                             | 1,600.00           |               | 23,550.00          | 23,550.00          |
|                      | 5/1/2007         | VGLCHKS-8675        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 28,237.50          | 28,237.50          |
|                      | 6/1/2007         | VGLCHKS-8689        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 32,925.00          | 32,925.00          |
|                      | 6/25/2007        | VGLCHKS-8700        |                  | TBOaks MEMO: mgmt. fee                             | 1,600.00           |               | 34,525.00          | 34,525.00          |
|                      | 7/2/2007         | VGLCHKS-8702        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 39,212.50          | 39,212.50          |
|                      | 8/1/2007         | VGLCHKS-8713        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 43,900.00          | 43,900.00          |
|                      | 9/5/2007         | VGLCHKS-8727        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 48,587.50          | 48,587.50          |
|                      | 10/1/2007        | VGLCHKS-8736        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 53,275.00          | 53,275.00          |
|                      | 11/1/2007        | VGLCHKS-8747        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 57,962.50          | 57,962.50          |
|                      | 12/6/2007        | VGLCHKS-8760        |                  | AVMGH CORONA, LLC -                                |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHCORO                                          | 4,687.50           |               | 62,650.00          | 62,650.00          |
|                      |                  |                     |                  |                                                    | <u>\$62,650.00</u> | <u>\$0.00</u> | <u>\$62,650.00</u> | <u>\$62,650.00</u> |
| 7420-000 Sub Totals: |                  |                     |                  |                                                    |                    |               |                    |                    |
| 7470-000             |                  | Office Expense      |                  |                                                    |                    |               |                    |                    |
|                      | 1/1/2007         |                     |                  | Beginning Balance                                  |                    |               | 0.00               | 0.00               |
|                      | 7/31/2007        | GJE-4               |                  | Record Ranch expense paid out of TBOaks petty cash | 322.78             |               | 322.78             | 322.78             |
|                      |                  |                     |                  |                                                    | <u>\$322.78</u>    | <u>\$0.00</u> | <u>\$322.78</u>    | <u>\$322.78</u>    |
| 7470-000 Sub Totals: |                  |                     |                  |                                                    |                    |               |                    |                    |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2007 to 12/31/2007

| Account Number                            | Transaction Date | Account Description | Source Reference | Transaction Reference        | Debits            | Credits       | Net Change        | Balance           |
|-------------------------------------------|------------------|---------------------|------------------|------------------------------|-------------------|---------------|-------------------|-------------------|
| <b>7570-000 Repairs &amp; Maintenance</b> |                  |                     |                  |                              |                   |               |                   |                   |
| 1/1/2007                                  |                  |                     |                  | Beginning Balance            |                   |               |                   | 0.00              |
| 1/8/2007                                  |                  | VGLCHKS-8622        |                  | S & B Sweeping               | 360.00            |               | 360.00            | 360.00            |
| 1/23/2007                                 |                  | VGLCHKS-8633        |                  | Firemaster                   | 45.00             |               | 405.00            | 405.00            |
| 1/31/2007                                 |                  | GJE-4               |                  | To record expense pd. by     |                   |               |                   |                   |
|                                           |                  |                     |                  | TBO-cleaning                 | 145.00            |               | 550.00            | 550.00            |
| 3/1/2007                                  |                  | VGLCHKS-8655        |                  | S & B Sweeping               | 360.00            |               | 910.00            | 910.00            |
| 3/31/2007                                 |                  | GJE-4               |                  | To record expense paid by    |                   |               |                   |                   |
|                                           |                  |                     |                  | TBO-petty cash-maint.        | 138.52            |               | 1,048.52          | 1,048.52          |
| 4/16/2007                                 |                  | VGLCHKS-8670        |                  | S & B Sweeping               | 180.00            |               | 1,228.52          | 1,228.52          |
| 5/1/2007                                  |                  | VGLCHKS-8677        |                  | Accurate Backflow            | 60.00             |               | 1,288.52          | 1,288.52          |
| 5/1/2007                                  |                  | VGLCHKS-8683        |                  | S & B Sweeping               | 180.00            |               | 1,468.52          | 1,468.52          |
| 7/24/2007                                 |                  | VGLCHKS-8712        |                  | S & B Sweeping               | 540.00            |               | 2,008.52          | 2,008.52          |
| 7/31/2007                                 |                  | GJE-4               |                  | Record Ranch expense paid    |                   |               |                   |                   |
|                                           |                  |                     |                  | out of TBOaks petty cash     | 104.57            |               | 2,113.09          | 2,113.09          |
| 8/21/2007                                 |                  | VGLCHKS-8722        |                  | S & B Sweeping               | 180.00            |               | 2,293.09          | 2,293.09          |
| 10/22/2007                                |                  | VGLCHKS-8743        |                  | S & B Sweeping               | 180.00            |               | 2,473.09          | 2,473.09          |
| 11/15/2007                                |                  | VGLCHKS-8757        |                  | S & B Sweeping               | 180.00            |               | 2,653.09          | 2,653.09          |
| 12/17/2007                                |                  | VGLCHKS-8768        |                  | S & B Sweeping               | 180.00            |               | 2,833.09          | 2,833.09          |
| 12/31/2007                                |                  | GJE-4               |                  | To record exp. pd. by TBOaks |                   |               |                   |                   |
|                                           |                  |                     |                  | -John's Painting             | 3,400.00          |               | 6,233.09          | 6,233.09          |
| <b>7570-000 Sub Totals:</b>               |                  |                     |                  |                              | <b>\$6,233.09</b> | <b>\$0.00</b> | <b>\$6,233.09</b> | <b>\$6,233.09</b> |
| <b>7600-000 Salaries</b>                  |                  |                     |                  |                              |                   |               |                   |                   |
| 1/1/2007                                  |                  |                     |                  | Beginning Balance            |                   |               |                   | 0.00              |
| 1/1/2007                                  |                  | VPRCHKS-7035        |                  | Marks, V - MarksVirg - REG   | 742.00            |               | 742.00            | 742.00            |
| 2/1/2007                                  |                  | VPRCHKS-7036        |                  | Marks, V - MarksVirg - REG   | 742.00            |               | 1,484.00          | 1,484.00          |
| 3/1/2007                                  |                  | VPRCHKS-7037        |                  | Marks, V - MarksVirg - REG   | 742.00            |               | 2,226.00          | 2,226.00          |
| 4/1/2007                                  |                  | VPRCHKS-7038        |                  | Marks, V - MarksVirg - REG   | 742.00            |               | 2,968.00          | 2,968.00          |
| 5/1/2007                                  |                  | VPRCHKS-7039        |                  | Marks, V - MarksVirg - REG   | 742.00            |               | 3,710.00          | 3,710.00          |
| 6/1/2007                                  |                  | VPRCHKS-7040        |                  | Marks, V - MarksVirg - REG   | 742.00            |               | 4,452.00          | 4,452.00          |
| 7/1/2007                                  |                  | VPRCHKS-7041        |                  | Marks, V - MarksVirg - REG   | 742.00            |               | 5,194.00          | 5,194.00          |
| 7/1/2007                                  |                  | VPRCHKS-7041        |                  | Marks, V - MarksVirg - REG   | 742.00            |               | 5,936.00          | 5,936.00          |
| 8/1/2007                                  |                  | VPRCHKS-7043        |                  | Wood, E - WoodEliza - REG    | 800.00            |               | 6,736.00          | 6,736.00          |
| 9/1/2007                                  |                  | VPRCHKS-7044        |                  | Wood, E - WoodEliza - REG    | 800.00            |               | 7,536.00          | 7,536.00          |
| 10/1/2007                                 |                  | VPRCHKS-7045        |                  | Wood, E - WoodEliza - REG    | 800.00            |               | 8,336.00          | 8,336.00          |
| 11/1/2007                                 |                  | VPRCHKS-7046        |                  | Wood, E - WoodEliza - REG    | 800.00            |               | 9,136.00          | 9,136.00          |

RAN00022

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2007 to 12/31/2007

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference                         | Debits     | Credits | Net Change | Balance    |
|----------------------|------------------|---------------------|------------------|-----------------------------------------------|------------|---------|------------|------------|
| 7600-000             | 12/1/2007        | Salaries            | VPRCHKS-7047     | Wood,E - WoodEliza - REG                      | 800.00     |         | 9,936.00   | 9,936.00   |
| 7600-000 Sub Totals: |                  |                     |                  |                                               | \$9,936.00 | \$0.00  | \$9,936.00 | \$9,936.00 |
| 7610-000             | 1/1/2007         | Rubbish             |                  | Beginning Balance                             |            |         |            | 0.00       |
|                      | 1/8/2007         | VGLCHKS-8619        |                  | G.I. Rubbish                                  | 419.17     |         | 419.17     | 419.17     |
|                      | 2/7/2007         | VGLCHKS-8637        |                  | G.I. Rubbish                                  | 419.17     |         | 838.34     | 838.34     |
|                      | 3/11/2007        | VGLCHKS-8653        |                  | G.I. Rubbish                                  | 419.17     |         | 1,257.51   | 1,257.51   |
|                      | 4/4/2007         | VGLCHKS-8667        |                  | G.I. Rubbish                                  | 419.17     |         | 1,676.68   | 1,676.68   |
|                      | 5/18/2007        | VGLCHKS-8685        |                  | G.I. Rubbish                                  | 419.17     |         | 2,095.85   | 2,095.85   |
|                      | 6/7/2007         | VGLCHKS-8690        |                  | G.I. Rubbish                                  | 419.17     |         | 2,515.02   | 2,515.02   |
|                      | 7/5/2007         | VGLCHKS-8705        |                  | G.I. Rubbish                                  | 419.17     |         | 2,934.19   | 2,934.19   |
|                      | 8/6/2007         | VGLCHKS-8714        |                  | G.I. Rubbish                                  | 419.17     |         | 3,353.36   | 3,353.36   |
|                      | 9/15/2007        | VGLCHKS-8730        |                  | G.I. Rubbish                                  | 419.17     |         | 3,772.53   | 3,772.53   |
|                      | 10/5/2007        | VGLCHKS-8739        |                  | G.I. Rubbish                                  | 419.17     |         | 4,191.70   | 4,191.70   |
|                      | 11/7/2007        | VGLCHKS-8753        |                  | G.I. Rubbish                                  | 419.17     |         | 4,610.87   | 4,610.87   |
|                      | 12/10/2007       | VGLCHKS-8766        |                  | G.I. Rubbish                                  | 419.17     |         | 5,030.04   | 5,030.04   |
| 7610-000 Sub Totals: |                  |                     |                  |                                               | \$5,030.04 | \$0.00  | \$5,030.04 | \$5,030.04 |
| 7640-000             | 1/1/2007         | Supplies            |                  | Beginning Balance                             |            |         |            | 0.00       |
|                      | 2/28/2007        | GJE-4               |                  | To record expense paid by TBO                 | 100.00     |         | 100.00     | 100.00     |
|                      | 6/30/2007        | GJE-4               |                  | To record petty cash paid by AVMGH Ltd. A NV. | 100.00     |         | 200.00     | 200.00     |
|                      | 10/31/2007       | GJE-4               |                  | To record petty cash paid out of TBOaks       | 100.00     |         | 300.00     | 300.00     |
| 7640-000 Sub Totals: |                  |                     |                  |                                               | \$300.00   | \$0.00  | \$300.00   | \$300.00   |
| 7650-000             | 1/1/2007         | Taxes & Licenses    |                  | Beginning Balance                             |            |         |            | 0.00       |
|                      | 1/23/2007        | VGLCHKS-8630        |                  | City of Thousand Oaks                         | 72.00      |         | 72.00      | 72.00      |
|                      | 3/11/2007        | VGLCHKS-8649        |                  | Department of Weights & Measures              | 376.00     |         | 448.00     | 448.00     |
|                      | 6/15/2007        | VGLCHKS-8695        |                  | State of Nevada Business License              | 100.00     |         | 548.00     | 548.00     |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description  | Source Reference | Transaction Reference                           | Debits      | Credits | Net Change  | Balance     |
|----------------|------------------|----------------------|------------------|-------------------------------------------------|-------------|---------|-------------|-------------|
| 7650-000       | 6/22/2007        | Taxes & Licenses     | VGLCHKS-8697     | HCD                                             | 644.00      |         | 1,192.00    | 1,192.00    |
|                | 6/30/2007        | GJE-S                |                  | Record exp. pd. by AVMGH LLC-St Agent & Tsf.fee | 225.00      |         | 1,417.00    | 1,417.00    |
|                |                  | 7650-000 Sub Totals: |                  |                                                 | \$1,417.00  | \$0.00  | \$1,417.00  | \$1,417.00  |
| 7670-000       | 1/1/2007         | Taxes - Property     |                  | Beginning Balance                               |             |         | 0.00        | 0.00        |
|                | 4/1/2007         | VGLCHKS-538          |                  | Lawrence L. Matheney-Tax Collector              | 7,066.22    |         | 7,066.22    | 7,066.22    |
|                | 11/16/2007       | VGLCHKS-539          |                  | Lawrence L. Matheney-Tax Collector              | 7,138.60    |         | 14,204.82   | 14,204.82   |
|                |                  | 7670-000 Sub Totals: |                  |                                                 | \$14,204.82 | \$0.00  | \$14,204.82 | \$14,204.82 |
| 7680-000       |                  | Taxes - Payroll      |                  |                                                 |             |         |             |             |
|                | 1/1/2007         | VPRCHKS -Summary     |                  | January 1, 2007 Payroll                         | 103.18      |         | 103.18      | 103.18      |
|                | 2/1/2007         | VPRCHKS -Summary     |                  | February 1, 2007 Payroll                        | 103.18      |         | 206.36      | 206.36      |
|                | 3/1/2007         | VPRCHKS -Summary     |                  | March 1, 2007 Payroll                           | 103.18      |         | 309.54      | 309.54      |
|                | 4/1/2007         | VPRCHKS -Summary     |                  | April 1, 2007 Payroll                           | 102.43      |         | 411.97      | 411.97      |
|                | 5/1/2007         | VPRCHKS -Summary     |                  | May 1, 2007 Payroll                             | 102.43      |         | 514.40      | 514.40      |
|                | 6/1/2007         | VPRCHKS -Summary     |                  | June 1, 2007 Payroll                            | 102.43      |         | 616.83      | 616.83      |
|                | 7/1/2007         | VPRCHKS -Summary     |                  | July 1, 2007 Payroll                            | 192.76      |         | 809.59      | 809.59      |
|                | 8/1/2007         | VPRCHKS -Summary     |                  | August 1, 2007 Payroll                          | 112.89      |         | 922.48      | 922.48      |
|                | 9/1/2007         | VPRCHKS -Summary     |                  | September 1, 2007 Payroll                       | 112.89      |         | 1,035.37    | 1,035.37    |
|                | 10/1/2007        | VPRCHKS -Summary     |                  | October 1, 2007 Payroll                         | 112.89      |         | 1,148.26    | 1,148.26    |
|                | 11/1/2007        | VPRCHKS -Summary     |                  | November 1, 2007 Payroll                        | 112.89      |         | 1,261.15    | 1,261.15    |
|                | 12/1/2007        | VPRCHKS -Summary     |                  | December 1, 2007 Payroll                        | 112.89      |         | 1,374.04    | 1,374.04    |
|                |                  | 7680-000 Sub Totals: |                  |                                                 | \$1,374.04  | \$0.00  | \$1,374.04  | \$1,374.04  |
| 7690-000       |                  | Telephone            |                  |                                                 |             |         |             |             |
|                | 1/1/2007         |                      |                  | Beginning Balance                               |             |         | 0.00        | 0.00        |
|                | 1/8/2007         | VGLCHKS-8621         |                  | Verizon-CA                                      | 73.88       |         | 73.88       | 73.88       |
|                | 2/1/2007         | VGLCHKS-8636         |                  | Verizon-CA                                      | 74.66       |         | 148.54      | 148.54      |
|                | 3/11/2007        | VGLCHKS-8654         |                  | Verizon-CA                                      | 77.54       |         | 226.08      | 226.08      |
|                | 4/3/2007         | VGLCHKS-8664         |                  | Verizon-CA                                      | 82.52       |         | 308.60      | 308.60      |

RAN00024

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2007 to 12/31/2007

| Account Number              | Transaction Date | Account Description | Source Reference | Transaction Reference           | Debits          | Credits       | Net Change      | Balance         |
|-----------------------------|------------------|---------------------|------------------|---------------------------------|-----------------|---------------|-----------------|-----------------|
| <b>7690-000</b>             |                  |                     |                  |                                 |                 |               |                 |                 |
|                             | 5/11/2007        | Telephone           | VGLCHKS-8682     | Verizon-CA                      | 80.79           |               | 389.39          | 389.39          |
|                             | 6/7/2007         |                     | VGLCHKS-8691     | Verizon-CA                      | 79.73           |               | 469.12          | 469.12          |
|                             | 7/5/2007         |                     | VGLCHKS-8706     | Verizon-CA                      | 81.40           |               | 550.52          | 550.52          |
|                             | 8/6/2007         |                     | VGLCHKS-8717     | Verizon-CA                      | 52.14           |               | 602.66          | 602.66          |
|                             | 9/1/2007         |                     | VGLCHKS-8725     | Verizon-CA                      | 57.43           |               | 660.09          | 660.09          |
|                             | 10/1/2007        |                     | VGLCHKS-8734     | Verizon-CA                      | 59.42           |               | 719.51          | 719.51          |
|                             | 11/5/2007        |                     | VGLCHKS-8749     | Verizon-CA                      | 59.33           |               | 778.84          | 778.84          |
|                             | 12/1/2007        |                     | VGLCHKS-8762     | Verizon-CA                      | 57.72           |               | 836.56          | 836.56          |
| <b>7690-000 Sub Totals:</b> |                  |                     |                  |                                 | <b>\$836.56</b> | <b>\$0.00</b> | <b>\$836.56</b> | <b>\$836.56</b> |
| <b>7810-000</b>             |                  |                     |                  |                                 |                 |               |                 |                 |
|                             | 1/1/2007         | Utilities           |                  | Beginning Balance               |                 |               |                 | 0.00            |
|                             | 1/1/2007         |                     | VGLCHKS-8616     | Time Warner Cable               | 41.46           |               | 41.46           | 41.46           |
|                             | 1/1/2007         |                     | VGLCHKS-8617     | Meterman, Inc.                  | 155.80          |               | 197.26          | 197.26          |
|                             | 1/8/2007         |                     | VGLCHKS-8620     | Southern California Edison      | 1,843.51        |               | 2,040.77        | 2,040.77        |
|                             | 1/22/2007        |                     | VGLCHKS-8626     | City of Thousand Oaks           | 2,390.51        |               | 4,431.28        | 4,431.28        |
|                             | 1/23/2007        |                     | VGLCHKS-8631     | The Gas Company                 | 2,156.39        |               | 6,587.67        | 6,587.67        |
|                             | 1/23/2007        |                     | VGLCHKS-8632     | Time Warner Cable               | 41.46           |               | 6,629.13        | 6,629.13        |
|                             | 1/31/2007        |                     | GJE-1            | To record revenue January 2007  |                 | 5,093.08      | 1,536.05        | 1,536.05        |
|                             | 2/1/2007         |                     | VGLCHKS-8635     | Meterman, Inc.                  | 155.80          |               | 1,691.85        | 1,691.85        |
|                             | 2/7/2007         |                     | VGLCHKS-8638     | Southern California Edison      | 1,902.78        |               | 3,594.63        | 3,594.63        |
|                             | 2/14/2007        |                     | VGLCHKS-8641     | City of Thousand Oaks           | 2,602.67        |               | 6,197.30        | 6,197.30        |
|                             | 2/21/2007        |                     | VGLCHKS-8643     | The Gas Company                 | 2,411.78        |               | 8,609.08        | 8,609.08        |
|                             | 2/28/2007        |                     | GJE-1            | To record revenue February 2007 |                 | 6,520.37      | 2,088.71        | 2,088.71        |
|                             | 3/1/2007         |                     | VGLCHKS-8646     | Time Warner Cable               | 41.46           |               | 2,130.17        | 2,130.17        |
|                             | 3/1/2007         |                     | VGLCHKS-8650     | Meterman, Inc.                  | 155.80          |               | 2,285.97        | 2,285.97        |
|                             | 3/11/2007        |                     | VGLCHKS-8651     | Southern California Edison      | 1,945.98        |               | 4,231.95        | 4,231.95        |
|                             | 3/11/2007        |                     | VGLCHKS-8652     | City of Thousand Oaks           | 2,441.51        |               | 6,673.46        | 6,673.46        |
|                             | 3/23/2007        |                     | VGLCHKS-8659     | The Gas Company                 | 1,953.03        |               | 8,626.49        | 8,626.49        |
|                             | 3/31/2007        |                     | GJE-1            | To record revenue March 2007    |                 | 6,386.20      | 2,240.29        | 2,240.29        |
|                             | 4/2/2007         |                     | VGLCHKS-8662     | Time Warner Cable               | 41.46           |               | 2,281.75        | 2,281.75        |
|                             | 4/3/2007         |                     | VGLCHKS-8663     | Meterman, Inc.                  | 155.80          |               | 2,437.55        | 2,437.55        |
|                             | 4/4/2007         |                     | VGLCHKS-8668     | Southern California Edison      | 1,598.95        |               | 4,036.50        | 4,036.50        |
|                             | 4/16/2007        |                     | VGLCHKS-8669     | City of Thousand Oaks           | 2,567.99        |               | 6,604.49        | 6,604.49        |
|                             | 4/23/2007        |                     | VGLCHKS-8671     | The Gas Company                 | 1,284.89        |               | 7,889.38        | 7,889.38        |
|                             | 4/23/2007        |                     | VGLCHKS-8672     | Time Warner Cable               | 41.46           |               | 7,930.84        | 7,930.84        |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2007 to 12/31/2007

| Account Number | Transaction Date | Account Description | Source Reference | Transaction Reference            | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|---------------------|------------------|----------------------------------|----------|----------|------------|-----------|
| 7810-000       |                  | Utilities           |                  |                                  |          |          |            |           |
| 4/30/2007      |                  | GJE-1               |                  | To record revenue April 2007     |          | 5,702.93 | 2,227.91   | 2,227.91  |
| 5/1/2007       |                  | VGLCHKS-8676        |                  | Meterman, Inc.                   | 155.80   |          | 2,383.71   | 2,383.71  |
| 5/1/2007       |                  | VGLCHKS-8680        |                  | Southern California Edison       | 1,434.61 |          | 3,818.32   | 3,818.32  |
| 5/1/2007       |                  | VGLCHKS-8681        |                  | Meterman, Inc.                   | 250.00   |          | 4,068.32   | 4,068.32  |
| 5/18/2007      |                  | VGLCHKS-8684        |                  | City of Thousand Oaks            | 2,499.03 |          | 6,567.35   | 6,567.35  |
| 5/31/2007      |                  | GJE-1               |                  | To record revenue May 2007       |          | 5,200.53 | 1,366.82   | 1,366.82  |
| 6/1/2007       |                  | VGLCHKS-8686        |                  | The Gas Company                  | 1,093.00 |          | 2,459.82   | 2,459.82  |
| 6/1/2007       |                  | VGLCHKS-8687        |                  | Meterman, Inc.                   | 155.80   |          | 2,615.62   | 2,615.62  |
| 6/1/2007       |                  | VGLCHKS-8688        |                  | Time Warner Cable                | 41.47    |          | 2,657.09   | 2,657.09  |
| 6/7/2007       |                  | VGLCHKS-8692        |                  | Southern California Edison       | 1,564.61 |          | 4,221.70   | 4,221.70  |
| 6/15/2007      |                  | VGLCHKS-8696        |                  | City of Thousand Oaks            | 2,690.39 |          | 6,912.09   | 6,912.09  |
| 6/22/2007      |                  | VGLCHKS-8698        |                  | The Gas Company                  | 1,022.96 |          | 7,935.05   | 7,935.05  |
| 6/22/2007      |                  | VGLCHKS-8699        |                  | Time Warner Cable                | 41.47    |          | 7,976.52   | 7,976.52  |
| 6/30/2007      |                  | GJE-1               |                  | To record revenue June 2007      |          | 4,784.84 | 3,191.68   | 3,191.68  |
| 7/5/2007       |                  | VGLCHKS-8703        |                  | Meterman, Inc.                   | 163.10   |          | 3,354.78   | 3,354.78  |
| 7/5/2007       |                  | VGLCHKS-8704        |                  | Southern California Edison       | 1,946.22 |          | 5,301.00   | 5,301.00  |
| 7/10/2007      |                  | VGLCHKS-8709        |                  | City of Thousand Oaks            | 2,400.71 |          | 7,701.71   | 7,701.71  |
| 7/23/2007      |                  | VGLCHKS-8710        |                  | Time Warner Cable                | 41.47    |          | 7,743.18   | 7,743.18  |
| 7/23/2007      |                  | VGLCHKS-8711        |                  | The Gas Company                  | 638.06   |          | 8,381.24   | 8,381.24  |
| 7/31/2007      |                  | GJE-1               |                  | To record revenue July 2007      |          | 4,702.44 | 3,678.80   | 3,678.80  |
| 8/6/2007       |                  | VGLCHKS-8715        |                  | Meterman, Inc.                   | 163.10   |          | 3,841.90   | 3,841.90  |
| 8/6/2007       |                  | VGLCHKS-8716        |                  | Southern California Edison       | 2,837.39 |          | 6,679.29   | 6,679.29  |
| 8/13/2007      |                  | VGLCHKS-8720        |                  | City of Thousand Oaks            | 2,580.23 |          | 9,259.52   | 9,259.52  |
| 8/21/2007      |                  | VGLCHKS-8721        |                  | The Gas Company                  | 490.80   |          | 9,750.32   | 9,750.32  |
| 8/31/2007      |                  | GJE-1               |                  | To record revenue August 2007    |          | 4,592.19 | 5,158.13   | 5,158.13  |
| 9/1/2007       |                  | VGLCHKS-8723        |                  | Meterman, Inc.                   | 163.10   |          | 5,321.23   | 5,321.23  |
| 9/1/2007       |                  | VGLCHKS-8724        |                  | Southern California Edison       | 2,890.60 |          | 8,211.83   | 8,211.83  |
| 9/1/2007       |                  | VGLCHKS-8726        |                  | Time Warner Cable                | 41.47    |          | 8,253.30   | 8,253.30  |
| 9/15/2007      |                  | VGLCHKS-8731        |                  | City of Thousand Oaks            | 2,682.23 |          | 10,935.53  | 10,935.53 |
| 9/18/2007      |                  | VGLCHKS-8732        |                  | The Gas Company                  | 448.55   |          | 11,384.08  | 11,384.08 |
| 9/18/2007      |                  | VGLCHKS-8733        |                  | Time Warner Cable                | 41.47    |          | 11,425.55  | 11,425.55 |
| 9/30/2007      |                  | GJE-1               |                  | To record revenue September 2007 |          | 5,150.52 | 6,275.03   | 6,275.03  |
| 10/5/2007      |                  | VGLCHKS-8739        |                  | Meterman, Inc.                   | 163.10   |          | 6,438.13   | 6,438.13  |
| 10/5/2007      |                  | VGLCHKS-8740        |                  | Southern California Edison       | 2,801.89 |          | 9,240.02   | 9,240.02  |
| 10/22/2007     |                  | VGLCHKS-8744        |                  | City of Thousand Oaks            | 2,555.75 |          | 11,795.77  | 11,795.77 |
| 10/22/2007     |                  | VGLCHKS-8745        |                  | Time Warner Cable                | 41.46    |          | 11,837.23  | 11,837.23 |

RAN00026

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2007 to 12/31/2007

| Account Number              | Account Description       | Transaction Date | Source Reference | Transaction Reference                       | Debits             | Credits            | Net Change        | Balance           |
|-----------------------------|---------------------------|------------------|------------------|---------------------------------------------|--------------------|--------------------|-------------------|-------------------|
| <b>7810-000</b>             | <b>Utilities</b>          |                  |                  |                                             |                    |                    |                   |                   |
| 10/31/2007                  | GJE-1                     |                  |                  | To record revenue October 2007              |                    | 5,928.13           | 5,908.10          | 5,908.10          |
| 11/1/2007                   | VGLCHKS-8746              |                  |                  | Meterman, Inc.                              | 60.00              |                    | 5,968.10          | 5,968.10          |
| 11/5/2007                   | VGLCHKS-8748              |                  |                  | Southern California Edison                  | 1,658.60           |                    | 7,626.70          | 7,626.70          |
| 11/7/2007                   | VGLCHKS-8752              |                  |                  | Meterman, Inc.                              | 163.10             |                    | 7,789.80          | 7,789.80          |
| 11/15/2007                  | VGLCHKS-8755              |                  |                  | City of Thousand Oaks                       | 2,527.19           |                    | 10,316.99         | 10,316.99         |
| 11/15/2007                  | VGLCHKS-8756              |                  |                  | The Gas Company                             | 1,263.23           |                    | 11,580.22         | 11,580.22         |
| 11/24/2007                  | VGLCHKS-8759              |                  |                  | Time Warner Cable                           | 41.46              |                    | 11,621.68         | 11,621.68         |
| 11/30/2007                  | GJE-1                     |                  |                  | To record revenue November 2007             |                    | 4,932.47           | 6,589.21          | 6,589.21          |
| 12/1/2007                   | VGLCHKS-8761              |                  |                  | Meterman, Inc.                              | 163.10             |                    | 6,852.31          | 6,852.31          |
| 12/10/2007                  | VGLCHKS-8765              |                  |                  | Southern California Edison                  | 1,885.44           |                    | 8,737.75          | 8,737.75          |
| 12/17/2007                  | VGLCHKS-8767              |                  |                  | City of Thousand Oaks                       | 2,517.42           |                    | 11,255.17         | 11,255.17         |
| 12/21/2007                  | VGLCHKS-8769              |                  |                  | The Gas Company                             | 1,495.25           |                    | 12,750.42         | 12,750.42         |
| 12/21/2007                  | VGLCHKS-8770              |                  |                  | Time Warner Cable                           | 41.46              |                    | 12,791.88         | 12,791.88         |
| 12/31/2007                  | GJE-1                     |                  |                  | To record revenue December 2007             |                    | 4,965.55           | 7,825.23          | 7,825.23          |
| <b>7810-000 Sub Totals:</b> |                           |                  |                  |                                             | <b>\$71,786.58</b> | <b>\$63,961.35</b> | <b>\$7,825.23</b> | <b>\$7,825.23</b> |
| <b>9200-000</b>             | <b>Other Income</b>       |                  |                  |                                             |                    |                    |                   |                   |
| 1/1/2007                    |                           |                  |                  | Beginning Balance                           |                    |                    | 0.00              | 0.00              |
| 5/14/2007                   | VGLCHKS-Deposit           |                  |                  | Deposit                                     |                    | 98.00              | -98.00            | -98.00            |
| <b>9200-000 Sub Totals:</b> |                           |                  |                  |                                             | <b>\$0.00</b>      | <b>\$98.00</b>     | <b>-\$98.00</b>   | <b>-\$98.00</b>   |
| <b>9400-000</b>             | <b>Interest Expense</b>   |                  |                  |                                             |                    |                    |                   |                   |
| 1/1/2007                    |                           |                  |                  | Beginning Balance                           |                    |                    | 0.00              | 0.00              |
| 1/22/2007                   | VGLCHKS-8628              |                  |                  | TBOaks                                      | 183.86             |                    | 183.86            | 183.86            |
| 3/11/2007                   | VGLCHKS-8658              |                  |                  | TBOaks MEMO: March interest                 | 182.64             |                    | 366.50            | 366.50            |
| 4/26/2007                   | VGLCHKS-8673              |                  |                  | TBOaks MEMO: April interest                 | 181.41             |                    | 547.91            | 547.91            |
| 6/25/2007                   | VGLCHKS-8700              |                  |                  | TBOaks MEMO: interest                       | 180.18             |                    | 728.09            | 728.09            |
| <b>9400-000 Sub Totals:</b> |                           |                  |                  |                                             | <b>\$728.09</b>    | <b>\$0.00</b>      | <b>\$728.09</b>   | <b>\$728.09</b>   |
| <b>9610-000</b>             | <b>State Income Taxes</b> |                  |                  |                                             |                    |                    |                   |                   |
| 1/1/2007                    |                           |                  |                  | Beginning Balance                           |                    |                    | 0.00              | 0.00              |
| 2/28/2007                   | GJE-5                     |                  |                  | To record expense paid by AVMGH LLC-St. Tax | 800.00             |                    | 800.00            | 800.00            |

AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP  
Detail General Ledger  
Period: 1/1/2007 to 12/31/2007

CTO 00301

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference | Debits          | Credits           | Net Change        | Balance           |
|----------------------|------------------|---------------------|------------------|-----------------------|-----------------|-------------------|-------------------|-------------------|
| 9610-000 Sub Totals: |                  |                     |                  |                       | <u>\$800.00</u> | <u>\$0.00</u>     | <u>\$800.00</u>   | <u>\$800.00</u>   |
| Net Loss:            |                  |                     |                  |                       | <u>\$0.00</u>   | <u>\$7,389.31</u> | <u>\$7,389.31</u> | <u>\$7,389.31</u> |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number | Transaction Date | Account Description              | Source Reference | Transaction Reference | Debits    | Credits  | Net Change | Balance   |
|----------------|------------------|----------------------------------|------------------|-----------------------|-----------|----------|------------|-----------|
| 1010-000       |                  | Cash in Checking-10110-05114     |                  |                       |           |          |            |           |
| 1/1/2008       |                  | Beginning Balance                |                  |                       |           |          |            | 13,980.79 |
| 1/1/2008       |                  | Elizabeth A. Wood                |                  |                       |           |          |            | 13,276.17 |
| 1/2/2008       |                  | Deposit                          |                  |                       | 6,616.86  | 704.62   | -704.62    | 19,893.03 |
| 1/2/2008       |                  | Meterman, Inc. MEMO:             |                  |                       |           | 163.10   | 5,749.14   | 19,729.93 |
| 1/2/2008       |                  | Bank of America MEMO: PR         |                  |                       |           |          |            |           |
|                |                  | Tax 941                          |                  |                       |           | 150.40   | 5,598.74   | 19,579.53 |
| 1/2/2008       |                  | Bank of America MEMO: PR         |                  |                       |           |          |            |           |
|                |                  | Tax 940                          |                  |                       |           | 79.49    | 5,519.25   | 19,500.04 |
| 1/2/2008       |                  | EDD MEMO: PR Tax                 |                  |                       |           | 51.46    | 5,467.79   | 19,448.58 |
| 1/2/2008       |                  | AVMGH CORONA, LLC -              |                  |                       |           |          |            |           |
| 1/5/2008       |                  | AVMGHCORO MEMO: January 2008     |                  |                       |           | 4,687.50 | 780.29     | 14,761.08 |
| 1/5/2008       |                  | Southern California Edison       |                  |                       |           | 1,895.52 | -1,115.23  | 12,865.56 |
| 1/5/2008       |                  | Verizon-CA                       |                  |                       |           | 56.91    | -1,172.14  | 12,808.65 |
|                |                  | Pacific Water Conditioner        |                  |                       |           |          |            |           |
|                |                  | MEMO: 1 yr                       |                  |                       |           |          |            |           |
| 1/7/2008       |                  | Deposit                          |                  |                       | 7,558.44  | 370.50   | -1,542.64  | 12,438.15 |
| 1/9/2008       |                  | City of Thousand Oaks MEMO:      |                  |                       |           |          | 6,015.80   | 19,996.59 |
|                |                  | business license                 |                  |                       |           |          |            |           |
| 1/9/2008       |                  | Adv Power Sys MEMO: Sp. 72       |                  |                       |           | 72.00    | 5,943.80   | 19,924.59 |
| 1/9/2008       |                  | City of Thousand Oaks MEMO:      |                  |                       |           | 151.10   | 5,792.70   | 19,773.49 |
|                |                  | water/sewer                      |                  |                       |           |          |            |           |
| 1/9/2008       |                  | G.I. Rubbish                     |                  |                       |           | 2,438.02 | 3,354.68   | 17,335.47 |
| 1/22/2008      |                  | The Gas Company                  |                  |                       |           | 430.20   | 2,924.48   | 16,905.27 |
| 1/22/2008      |                  | S & B Sweeping                   |                  |                       |           | 2,251.82 | 672.66     | 14,653.45 |
| 2/1/2008       |                  | Elizabeth A. Wood                |                  |                       |           | 180.00   | 492.66     | 14,473.45 |
| 2/1/2008       |                  | Time Warner Cable                |                  |                       |           | 704.40   | -211.74    | 13,769.05 |
| 2/1/2008       |                  | Firemaster MEMO: Fire ext.       |                  |                       |           | 41.46    | -253.20    | 13,727.59 |
| 2/1/2008       |                  | Jerry H. Vosen, Attorney at      |                  |                       |           | 75.00    | -328.20    | 13,652.59 |
|                |                  | Law MEMO: eviction               |                  |                       |           |          |            |           |
| 2/1/2008       |                  | AVMGH Management, LLC -          |                  |                       |           | 1,070.50 | -1,398.70  | 12,582.09 |
|                |                  | AVMGHMgmt MEMO: February 2008    |                  |                       |           |          |            |           |
| 2/3/2008       |                  | Deposit                          |                  |                       | 10,361.86 | 4,687.50 | -6,086.20  | 7,894.59  |
| 2/3/2008       |                  | Meterman, Inc. MEMO:             |                  |                       |           | 166.85   | 4,275.66   | 18,256.45 |
| 2/3/2008       |                  | Verizon-CA                       |                  |                       |           | 59.25    | 4,108.81   | 18,089.60 |
| 2/3/2008       |                  | Joy Equipment MEMO: fire hydrant |                  |                       |           | 100.00   | 4,049.56   | 18,030.35 |
| 2/3/2008       |                  | Bank of America MEMO: PR         |                  |                       |           |          | 3,949.56   | 17,930.35 |
|                |                  | Tax 941                          |                  |                       |           | 148.35   | 3,801.21   | 17,782.00 |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number | Transaction Date | Account Description          | Source Reference | Transaction Reference                                  | Debits    | Credits  | Net Change | Balance   |
|----------------|------------------|------------------------------|------------------|--------------------------------------------------------|-----------|----------|------------|-----------|
| 1010-000       |                  |                              |                  |                                                        |           |          |            |           |
| 2/3/2008       |                  | Cash in Checking-10110-05114 |                  | EDD MEMO: PR Tax                                       |           | 46.32    | 3,754.89   | 17,735.68 |
| 2/10/2008      |                  | VGLCHKS-8793                 |                  | Southern California Edison                             |           | 1,673.10 | 2,081.79   | 16,062.58 |
| 2/10/2008      |                  | VGLCHKS-8794                 |                  | G.I. Rubbish                                           |           | 430.20   | 1,651.59   | 15,632.38 |
| 2/13/2008      |                  | VGLCHKS-Deposit              |                  | Deposit                                                |           |          | 8,922.24   | 22,903.03 |
| 2/18/2008      |                  | VGLCHKS-8796                 |                  | City of Thousand Oaks MEMO: water/sewer                | 7,270.65  |          |            |           |
| 2/26/2008      |                  | VGLCHKS-8797                 |                  | The Gas Company                                        |           | 2,470.08 | 6,452.16   | 20,432.95 |
| 2/26/2008      |                  | VGLCHKS-8798                 |                  | Adv Power Sys MEMO:                                    |           | 2,528.36 | 3,923.80   | 17,904.59 |
| 2/26/2008      |                  | VGLCHKS-8799                 |                  | Time Warner Cable MEMO: 9 mo. prepay                   |           | 329.74   | 3,594.06   | 17,574.85 |
| 2/26/2008      |                  | VGLCHKS-8800                 |                  | S & B Sweeping                                         |           | 373.14   | 3,220.92   | 17,201.71 |
| 3/1/2008       |                  | VGLCHKS-7050                 |                  | Elizabeth A. Wood                                      |           | 180.00   | 3,040.92   | 17,021.71 |
| 3/3/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                                                | 10,375.35 | 702.57   | 2,338.35   | 16,319.14 |
| 3/3/2008       |                  | VGLCHKS-8801                 |                  | AVMGH Management, LLC MEMO: mgmt. fee                  |           | 4,687.50 | 12,713.70  | 26,694.49 |
| 3/8/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                                                | 6,345.64  |          | 8,026.20   | 22,006.99 |
| 3/8/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                                                | 14.76     |          | 14,371.84  | 28,352.63 |
| 3/8/2008       |                  | VGLCHKS-8802                 |                  | G.I. Rubbish                                           |           | 430.20   | 14,386.60  | 28,367.39 |
| 3/8/2008       |                  | VGLCHKS-8803                 |                  | Meterman, Inc. MEMO:                                   |           | 163.10   | 13,956.40  | 27,937.19 |
| 3/8/2008       |                  | VGLCHKS-8804                 |                  | Southern California Edison                             |           | 1,494.56 | 13,793.30  | 27,774.09 |
| 3/8/2008       |                  | VGLCHKS-8805                 |                  | Verizon-CA                                             |           | 64.75    | 12,298.74  | 26,279.53 |
| 3/8/2008       |                  | VGLCHKS-8806                 |                  | Rapid-Rooter                                           |           | 183.50   | 12,233.99  | 26,214.78 |
| 3/8/2008       |                  | VGLCHKS-8807                 |                  | S & B Sweeping                                         |           | 180.00   | 12,050.49  | 26,031.28 |
| 3/13/2008      |                  | VGLCHKS-Transfer             |                  | Transfer MEMO: Ck. 8813                                |           | 3,000.00 | 11,870.49  | 25,851.28 |
| 3/13/2008      |                  | VGLCHKS-8808                 |                  | Department of Weights & Measures MEMO: permit          |           |          | 8,870.49   | 22,851.28 |
| 3/13/2008      |                  | VGLCHKS-8809                 |                  | City of Thousand Oaks MEMO: water/sewer                |           | 396.00   | 8,474.49   | 22,455.28 |
| 3/13/2008      |                  | VGLCHKS-8810                 |                  | Emergency Services Restoration, Inc. MEMO: sewer spill |           | 2,392.22 | 6,082.27   | 20,063.06 |
| 3/13/2008      |                  | VGLCHKS-8811                 |                  | Bank of America MEMO: PR Tax 941                       |           | 250.00   | 5,832.27   | 19,813.06 |
| 3/13/2008      |                  | VGLCHKS-8812                 |                  | EDD MEMO: PR Tax                                       |           | 148.35   | 5,683.92   | 19,664.71 |
| 3/25/2008      |                  | VGLCHKS-8814                 |                  | The Gas Company                                        |           | 46.31    | 5,637.61   | 19,618.40 |
| 4/1/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                                                | 8,214.30  | 1,852.12 | 3,785.49   | 17,766.28 |
| 4/1/2008       |                  | VGLCHKS-7051                 |                  | Elizabeth A. Wood                                      |           | 702.57   | 11,999.79  | 25,980.58 |
|                |                  |                              |                  |                                                        |           |          | 11,297.22  | 25,278.01 |

RAN00030

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number | Transaction Date | Account Description          | Source Reference | Transaction Reference        | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|------------------------------|------------------|------------------------------|----------|----------|------------|-----------|
| 1010-000       |                  |                              |                  |                              |          |          |            |           |
| 4/1/2008       |                  | Cash in Checking-10110-05114 |                  |                              |          |          |            |           |
|                |                  | VGLCHKS-8815                 |                  | AVMGH Management, LLC        |          | 2,687.50 | 8,609.72   | 22,590.51 |
|                |                  |                              |                  | MEMO: mgmt. fee              |          | 430.20   | 8,179.52   | 22,160.31 |
| 4/4/2008       |                  | VGLCHKS-8818                 |                  | G.I. Rubbish                 |          | 163.10   | 8,016.42   | 21,997.21 |
| 4/4/2008       |                  | VGLCHKS-8819                 |                  | Meterman, Inc. MEMO:         |          | 62.31    | 7,954.11   | 21,934.90 |
| 4/4/2008       |                  | VGLCHKS-8820                 |                  | Verizon-CA                   |          |          |            |           |
| 4/7/2008       |                  | VGLCHKS-8816                 |                  | Bank of America MEMO: PR     |          | 150.40   | 7,803.71   | 21,784.50 |
|                |                  |                              |                  | Tax 941                      |          | 46.32    | 7,757.39   | 21,738.18 |
| 4/7/2008       |                  | VGLCHKS-8817                 |                  | EDD MEMO: PR Tax             |          |          |            |           |
| 4/8/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                      | 7,037.15 |          | 14,794.54  | 28,775.33 |
| 4/11/2008      |                  | VGLCHKS-8821                 |                  | Southern California Edison   |          | 1,522.03 | 13,272.51  | 27,253.30 |
| 4/11/2008      |                  | VGLCHKS-8822                 |                  | City of Thousand Oaks MEMO:  |          |          |            |           |
|                |                  |                              |                  | water/sewer                  |          | 2,522.53 | 10,749.98  | 24,730.77 |
| 4/17/2008      |                  | VGLCHKS-8823                 |                  | The Gas Company              |          | 1,736.79 | 9,013.19   | 22,993.98 |
| 4/17/2008      |                  | VGLCHKS-8824                 |                  | Meterman, Inc. MEMO:         |          | 300.00   | 8,713.19   | 22,693.98 |
| 5/1/2008       |                  | VGLCHKS-7052                 |                  | Elizabeth A. Wood            |          | 702.57   | 8,010.62   | 21,991.41 |
| 5/1/2008       |                  | VGLCHKS-8825                 |                  | AVMGH Management, LLC        |          |          |            |           |
|                |                  |                              |                  | MEMO: mgmt. fee              |          | 2,687.50 | 5,323.12   | 19,303.91 |
| 5/2/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                      | 7,645.79 |          | 12,968.91  | 26,949.70 |
| 5/5/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                      | 5,725.67 |          | 18,694.58  | 32,675.37 |
| 5/6/2008       |                  | VGLCHKS-Transfer             |                  | Transfer MEMO: Ck. 8830      |          | 2,000.00 | 16,694.58  | 30,675.37 |
| 5/6/2008       |                  | VGLCHKS-8826                 |                  | Meterman, Inc. MEMO:         |          | 174.05   | 16,520.53  | 30,501.32 |
| 5/6/2008       |                  | VGLCHKS-8827                 |                  | Verizon-CA                   |          | 67.30    | 16,453.23  | 30,434.02 |
| 5/6/2008       |                  | VGLCHKS-8828                 |                  | Bank of America MEMO: PR     |          |          |            |           |
|                |                  |                              |                  | Tax 941                      |          | 150.40   | 16,302.83  | 30,283.62 |
| 5/6/2008       |                  | VGLCHKS-8829                 |                  | EDD MEMO: PR Tax             |          | 46.32    | 16,256.51  | 30,237.30 |
| 5/7/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                      | 2,177.50 |          | 18,434.01  | 32,414.80 |
| 5/12/2008      |                  | VGLCHKS-8831                 |                  | City of Thousand Oaks MEMO:  |          |          |            |           |
|                |                  |                              |                  | water/sewer                  |          | 2,538.34 | 15,895.67  | 29,876.46 |
| 5/12/2008      |                  | VGLCHKS-8832                 |                  | Southern California Edison   |          | 1,457.99 | 14,437.68  | 28,418.47 |
| 5/12/2008      |                  | VGLCHKS-8833                 |                  | G.I. Rubbish                 |          | 430.20   | 14,007.48  | 27,988.27 |
| 5/12/2008      |                  | VGLCHKS-8834                 |                  | S & B Sweeping               |          | 360.00   | 13,647.48  | 27,628.27 |
| 5/16/2008      |                  | VGLCHKS-8835                 |                  | TBOaks MEMO: So. Cal Gas Co. |          | 1,398.13 | 12,249.35  | 26,230.14 |
| 6/1/2008       |                  | VGLCHKS-7053                 |                  | Elizabeth A. Wood            |          | 702.57   | 11,546.78  | 25,527.57 |
| 6/1/2008       |                  | VGLCHKS-8836                 |                  | Meterman, Inc. MEMO:         |          | 174.05   | 11,372.73  | 25,353.52 |
| 6/2/2008       |                  | VGLCHKS-Deposit              |                  | Deposit                      | 6,160.52 |          | 17,533.25  | 31,514.04 |
| 6/2/2008       |                  | VGLCHKS-8837                 |                  | AVMGH Management, LLC        |          |          |            |           |
|                |                  |                              |                  | MEMO: mgmt. fee              |          | 2,687.50 | 14,845.75  | 28,826.54 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number | Account Description          | Transaction Date | Source Reference | Transaction Reference                      | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------------------|------------------|------------------|--------------------------------------------|----------|----------|------------|-----------|
| 1010-000       | Cash in Checking-10110-05114 |                  |                  |                                            |          |          |            |           |
| 6/4/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                                    | 5,705.61 |          | 20,551.36  | 34,532.15 |
| 6/4/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                                    | 14.92    |          | 20,566.28  | 34,547.07 |
| 6/6/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                                    | 2,530.08 |          | 23,096.36  | 37,077.15 |
| 6/8/2008       | VGLCHKS-8838                 |                  |                  | G.I. Rubbish                               |          | 430.20   | 22,666.16  | 36,646.95 |
| 6/8/2008       | VGLCHKS-8839                 |                  |                  | Southern California Edison                 |          | 1,534.67 | 21,131.49  | 35,112.28 |
| 6/8/2008       | VGLCHKS-8840                 |                  |                  | Verizon-CA                                 |          | 62.63    | 21,068.86  | 35,049.65 |
| 6/8/2008       | VGLCHKS-8841                 |                  |                  | S & B Sweeping                             |          | 180.00   | 20,888.86  | 34,869.65 |
| 6/8/2008       | VGLCHKS-8842                 |                  |                  | WMA MEMO: dues                             |          |          |            |           |
| 6/8/2008       | VGLCHKS-8843                 |                  |                  | Bank of America MEMO: PR Tax 941           |          | 1,054.50 | 19,834.36  | 33,815.15 |
| 6/8/2008       | VGLCHKS-8844                 |                  |                  | EDD MEMO: PR Tax                           |          | 150.40   | 19,683.96  | 33,664.75 |
| 6/10/2008      | VGLCHKS-8845                 |                  |                  | HCD MEMO: permit                           |          | 46.31    | 19,637.65  | 33,618.44 |
| 6/17/2008      | VGLCHKS-8847                 |                  |                  | City of Thousand Oaks MEMO: water/sewer    |          | 644.00   | 18,993.65  | 32,974.44 |
| 6/17/2008      | VGLCHKS-8848                 |                  |                  | Meterman, Inc. MEMO: gas leak repair       |          | 2,664.00 | 16,329.65  | 30,310.44 |
| 6/25/2008      | VGLCHKS-8846                 |                  |                  | The Gas Company                            |          | 267.00   | 16,062.65  | 30,043.44 |
| 7/1/2008       | VGLCHKS-7054                 |                  |                  | Elizabeth A. Wood                          |          | 1,322.18 | 14,740.47  | 28,721.26 |
| 7/1/2008       | VGLCHKS-8849                 |                  |                  | AVMGH Management, LLC MEMO: mgmt. fee      |          | 702.57   | 14,037.90  | 28,018.69 |
| 7/2/2008       | VGLCHKS-8850                 |                  |                  | Bank of America MEMO: PR Tax 941           |          | 2,687.50 | 11,350.40  | 25,331.19 |
| 7/2/2008       | VGLCHKS-8851                 |                  |                  | EDD MEMO: PR Tax                           |          | 150.40   | 11,200.00  | 25,180.79 |
| 7/2/2008       | VGLCHKS-8852                 |                  |                  | Joy Equipment MEMO: fire hydrant & kitchen |          | 46.32    | 11,153.68  | 25,134.47 |
| 7/4/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                                    |          | 270.00   | 10,883.68  | 24,864.47 |
| 7/7/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                                    | 8,502.12 |          | 19,385.80  | 33,366.59 |
| 7/9/2008       | VGLCHKS-Deposit              |                  |                  | Adjustment MEMO: deposit adjustment        | 5,990.63 |          | 25,376.43  | 39,357.22 |
| 7/11/2008      | VGLCHKS-Deposit              |                  |                  | Deposit                                    | 60.00    |          | 25,436.43  | 39,417.22 |
| 7/11/2008      | VGLCHKS-8854                 |                  |                  | City of Thousand Oaks MEMO: water/sewer    | 1,045.60 |          | 26,482.03  | 40,462.82 |
| 7/11/2008      | VGLCHKS-8855                 |                  |                  | Meterman, Inc. MEMO:                       |          | 2,683.04 | 23,798.99  | 37,779.78 |
| 7/11/2008      | VGLCHKS-8856                 |                  |                  | Southern California Edison                 |          | 174.05   | 23,624.94  | 37,605.73 |
| 7/11/2008      | VGLCHKS-8857                 |                  |                  | G.I. Rubbish                               |          | 1,722.80 | 21,902.14  | 35,882.93 |
| 7/11/2008      | VGLCHKS-8858                 |                  |                  | Verizon-CA                                 |          | 430.20   | 21,471.94  | 35,452.73 |
| 7/11/2008      | VGLCHKS-8859                 |                  |                  | S & B Sweeping                             |          | 61.77    | 21,410.17  | 35,390.96 |
| 7/11/2008      | VGLCHKS-8859                 |                  |                  |                                            |          | 180.00   | 21,230.17  | 35,210.96 |

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**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number | Account Description          | Transaction Date | Source Reference | Transaction Reference        | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------------------|------------------|------------------|------------------------------|----------|----------|------------|-----------|
| 1010-000       | Cash in Checking-10110-05114 |                  |                  |                              |          |          |            |           |
| 7/14/2008      | VGLCHKS-Transfer             |                  |                  | Transfer MEMO: Ck. # 8860    |          | 8,000.00 | 13,230.17  | 27,210.96 |
| 7/16/2008      | VGLCHKS-8853                 |                  |                  | The Gas Company              |          | 866.39   | 12,363.78  | 26,344.57 |
| 8/1/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                      | 7,155.22 |          | 19,519.00  | 33,499.79 |
| 8/1/2008       | VGLCHKS-7055                 |                  |                  | Elizabeth A. Wood            |          | 702.57   | 18,816.43  | 32,797.22 |
| 8/1/2008       | VGLCHKS-8861                 |                  |                  | AVMGH Management, LLC        |          |          |            |           |
|                |                              |                  |                  | MEMO: mgmt. fee              |          | 2,687.50 | 16,128.93  | 30,109.72 |
| 8/1/2008       | VGLCHKS-8862                 |                  |                  | The Gas Company              |          | 863.21   | 15,265.72  | 29,246.51 |
| 8/5/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                      | 4,460.86 |          | 19,726.58  | 33,707.37 |
| 8/5/2008       | VGLCHKS-8864                 |                  |                  | Meterman, Inc. MEMO:         |          | 178.40   | 19,548.18  | 33,528.97 |
| 8/5/2008       | VGLCHKS-8865                 |                  |                  | Verizon-CA                   |          | 63.41    | 19,484.77  | 33,465.56 |
| 8/6/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                      | 2,688.58 |          | 22,173.35  | 36,154.14 |
| 8/11/2008      | VGLCHKS-8866                 |                  |                  | Southern California Edison   |          | 2,212.55 | 19,960.80  | 33,941.59 |
| 8/11/2008      | VGLCHKS-8867                 |                  |                  | G.I. Rubbish                 |          | 430.20   | 19,530.60  | 33,511.39 |
| 8/11/2008      | VGLCHKS-8868                 |                  |                  | S & B Sweeping               |          | 180.00   | 19,350.60  | 33,331.39 |
| 8/12/2008      | VGLCHKS-8869                 |                  |                  | Bank of America MEMO: PR     |          |          |            |           |
|                |                              |                  |                  | Tax 941                      |          | 150.40   | 19,200.20  | 33,180.99 |
| 8/12/2008      | VGLCHKS-8870                 |                  |                  | EDD MEMO: PR Tax             |          | 38.71    | 19,161.49  | 33,142.28 |
| 8/15/2008      | VGLCHKS-8871                 |                  |                  | City of Thousand Oaks MEMO:  |          |          |            |           |
|                |                              |                  |                  | water/sewer                  |          | 2,663.78 | 16,497.71  | 30,478.50 |
| 8/22/2008      | VGLCHKS-8863                 |                  |                  | TBOaks MEMO: So. Cal Gas Co. |          | 1,339.98 | 15,157.73  | 29,138.52 |
| 9/1/2008       | VGLCHKS-7056                 |                  |                  | Elizabeth A. Wood            |          | 702.57   | 14,455.16  | 28,435.95 |
| 9/1/2008       | VGLCHKS-8872                 |                  |                  | AVMGH Management, LLC        |          |          |            |           |
|                |                              |                  |                  | MEMO: mgmt. fee              |          | 2,687.50 | 11,767.66  | 25,748.45 |
| 9/4/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                      | 6,993.78 |          | 18,761.44  | 32,742.23 |
| 9/5/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                      | 6,015.27 |          | 24,776.71  | 38,757.50 |
| 9/8/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                      | 2,072.11 |          | 26,848.82  | 40,829.61 |
| 9/8/2008       | VGLCHKS-EFT                  |                  |                  | Returned Item                |          | 164.47   | 26,684.35  | 40,665.14 |
| 9/8/2008       | VGLCHKS-Deposit              |                  |                  | Deposit                      | 15.08    |          | 26,699.43  | 40,680.22 |
| 9/8/2008       | VGLCHKS-8873                 |                  |                  | Bank of America MEMO: PR     |          |          |            |           |
|                |                              |                  |                  | Tax 941                      |          | 150.40   | 26,549.03  | 40,529.82 |
| 9/8/2008       | VGLCHKS-8874                 |                  |                  | EDD MEMO: PR Tax             |          | 8.23     | 26,540.80  | 40,521.59 |
| 9/8/2008       | VGLCHKS-8875                 |                  |                  | G.I. Rubbish                 |          | 430.20   | 26,110.60  | 40,091.39 |
| 9/8/2008       | VGLCHKS-8876                 |                  |                  | Verizon-CA                   |          | 64.46    | 26,046.14  | 40,026.93 |
| 9/8/2008       | VGLCHKS-8877                 |                  |                  | Southern California Edison   |          | 1,997.41 | 24,048.73  | 38,029.52 |
| 9/8/2008       | VGLCHKS-8878                 |                  |                  | Meterman, Inc. MEMO:         |          | 175.78   | 23,872.95  | 37,853.74 |
| 9/8/2008       | VGLCHKS-8879                 |                  |                  | S & B Sweeping               |          | 180.00   | 23,692.95  | 37,673.74 |
| 9/10/2008      | VGLCHKS-8880                 |                  |                  | City of Thousand Oaks MEMO:  |          |          |            |           |
|                |                              |                  |                  | water/sewer                  |          | 2,817.54 | 20,875.41  | 34,856.20 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number | Account Description          | Transaction Date | Source Reference | Transaction Reference       | Debits   | Credits   | Net Change | Balance   |
|----------------|------------------------------|------------------|------------------|-----------------------------|----------|-----------|------------|-----------|
| 1010-000       | Cash in Checking-10110-05114 |                  |                  |                             |          |           |            |           |
| 9/15/2008      | VGLCHKS-EFT                  |                  |                  | Returned item               |          | 208.20    | 20,667.21  | 34,648.00 |
| 9/24/2008      | VGLCHKS-Deposit              |                  |                  | Redeposit                   | 223.20   |           | 20,890.41  | 34,871.20 |
| 9/24/2008      | VGLCHKS-Deposit              |                  |                  | Redeposit                   | 179.47   |           | 21,069.88  | 35,050.67 |
| 10/1/2008      | VGLCHKS-7057                 |                  |                  | Elizabeth A. Wood           |          | 702.57    | 20,367.31  | 34,348.10 |
| 10/1/2008      | VGLCHKS-8881                 |                  |                  | AVMGH Management, LLC       |          |           |            |           |
|                |                              |                  |                  | MEMO: mgmt. fee             |          | 2,687.50  | 17,679.81  | 31,660.60 |
| 10/3/2008      | VGLCHKS-Deposit              |                  |                  | Deposit                     | 8,647.53 |           | 26,327.34  | 40,308.13 |
| 10/3/2008      | VGLCHKS-EFT                  |                  |                  | Deposit Correction          |          | 208.56    | 26,118.78  | 40,099.57 |
| 10/3/2008      | VGLCHKS-8882                 |                  |                  | Meternan, Inc. MEMO:        |          | 174.55    | 25,944.23  | 39,925.02 |
| 10/3/2008      | VGLCHKS-8883                 |                  |                  | Verizon-CA                  |          | 64.38     | 25,879.85  | 39,860.64 |
| 10/6/2008      | VGLCHKS-Deposit              |                  |                  | Deposit                     | 6,200.15 |           | 32,080.00  | 46,060.79 |
| 10/6/2008      | VGLCHKS-8884                 |                  |                  | EDD MEMO: PR Tax            |          | 8.23      | 32,071.77  | 46,052.56 |
| 10/6/2008      | VGLCHKS-8885                 |                  |                  | Bank of America MEMO: PR    |          |           |            |           |
|                |                              |                  |                  | Tax 941                     |          | 150.40    | 31,921.37  | 45,902.16 |
| 10/13/2008     | VGLCHKS-8886                 |                  |                  | City of Thousand Oaks MEMO: |          |           |            |           |
|                |                              |                  |                  | water/sewer                 |          | 2,699.64  | 29,221.73  | 43,202.52 |
| 10/13/2008     | VGLCHKS-8887                 |                  |                  | Southern California Edison  |          | 1,959.84  | 27,261.89  | 41,242.68 |
| 10/13/2008     | VGLCHKS-8888                 |                  |                  | G.I. Rubbish                |          | 430.20    | 26,831.69  | 40,812.48 |
| 10/22/2008     | VGLCHKS-Transfer             |                  |                  | Transfer MEMO: Ck. 8889     |          | 7,500.00  | 19,331.69  | 33,312.48 |
| 10/22/2008     | VGLCHKS-8890                 |                  |                  | TBOaks MEMO: repay 30mo.    |          |           |            |           |
|                |                              |                  |                  | loan from TBO               |          | 14,318.70 | 5,012.99   | 18,993.78 |
| 10/24/2008     | VGLCHKS-8891                 |                  |                  | Time Warner Cable MEMO:     |          | 22.15     | 4,990.84   | 18,971.63 |
| 10/24/2008     | VGLCHKS-8892                 |                  |                  | Accurate Backflow MEMO:     |          |           |            |           |
|                |                              |                  |                  | resting                     |          | 60.00     | 4,930.84   | 18,911.63 |
| 11/1/2008      | VGLCHKS-7058                 |                  |                  | Elizabeth A. Wood           |          | 702.57    | 4,228.27   | 18,209.06 |
| 11/3/2008      | VGLCHKS-Deposit              |                  |                  | Deposit                     |          |           | 12,305.71  | 26,286.50 |
| 11/3/2008      | VGLCHKS-8893                 |                  |                  | AVMGH Management, LLC       |          |           |            |           |
|                |                              |                  |                  | MEMO: mgmt. fee             |          | 2,687.50  | 9,618.21   | 23,599.00 |
| 11/3/2008      | VGLCHKS-8894                 |                  |                  | Bank of America MEMO: PR    |          |           |            |           |
|                |                              |                  |                  | Tax 941                     |          | 150.40    | 9,467.81   | 23,448.60 |
| 11/3/2008      | VGLCHKS-8895                 |                  |                  | EDD MEMO: PR Tax            |          | 8.23      | 9,459.58   | 23,440.37 |
| 11/3/2008      | VGLCHKS-8896                 |                  |                  | Meternan, Inc. MEMO:        |          | 174.55    | 9,285.03   | 23,265.82 |
| 11/3/2008      | VGLCHKS-8897                 |                  |                  | Verizon-CA                  |          | 62.10     | 9,222.93   | 23,203.72 |
| 11/3/2008      | VGLCHKS-8898                 |                  |                  | WMA MEMO: civil codes       |          | 28.50     | 9,194.43   | 23,175.22 |
| 11/5/2008      | VGLCHKS-Deposit              |                  |                  | Deposit                     | 4,890.16 |           | 14,084.59  | 28,065.38 |
| 11/7/2008      | VGLCHKS-Deposit              |                  |                  | Deposit                     | 1,236.66 |           | 15,321.25  | 29,302.04 |
| 11/7/2008      | VGLCHKS-8899                 |                  |                  | Southern California Edison  |          | 1,784.61  | 13,536.64  | 27,517.43 |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description          | Source Reference | Transaction Reference                    | Debits       | Credits      | Net Change  | Balance     |
|----------------------|------------------|------------------------------|------------------|------------------------------------------|--------------|--------------|-------------|-------------|
| 1010-000             |                  | Cash In Checking-10110-05114 |                  |                                          |              |              |             |             |
|                      | 11/7/2008        | VGLCHKS-8900                 |                  | G.I. Rubbish                             |              | 430.20       | 13,106.44   | 27,087.23   |
|                      | 11/7/2008        | VGLCHKS-8901                 |                  | Venco Power Sweeping, Inc.               |              | 200.00       | 12,906.44   | 26,887.23   |
|                      | 11/11/2008       | VGLCHKS-8902                 |                  | City of Thousand Oaks MEMO: water/sewer  |              |              |             |             |
|                      | 11/18/2008       | VGLCHKS-8903                 |                  | The Gas Company                          |              | 2,516.24     | 10,390.20   | 24,370.99   |
|                      | 11/24/2008       | VGLCHKS-8904                 |                  | Venco Power Sweeping, Inc.               |              | 484.88       | 9,905.32    | 23,886.11   |
|                      | 11/24/2008       | VGLCHKS-8905                 |                  | Time Warner Cable MEMO: club house       |              | 100.00       | 9,805.32    | 23,786.11   |
|                      | 12/1/2008        | VGLCHKS-7059                 |                  | Elizabeth A. Wood                        |              | 540.00       | 9,265.32    | 23,246.11   |
|                      | 12/1/2008        | VGLCHKS-8906                 |                  | Verizon-CA                               |              | 702.57       | 8,562.75    | 22,543.54   |
|                      | 12/1/2008        | VGLCHKS-8907                 |                  | AVMGH Management, LLC MEMO: mgmt. fee    |              | 62.07        | 8,500.68    | 22,481.47   |
|                      | 12/2/2008        | VGLCHKS-Deposit              |                  | Deposit                                  | 6,227.02     | 2,687.50     | 5,813.18    | 19,793.97   |
|                      | 12/2/2008        | VGLCHKS-Deposit              |                  | Deposit                                  | 15.08        |              | 12,040.20   | 26,020.99   |
|                      | 12/5/2008        | VGLCHKS-Deposit              |                  | Deposit                                  | 4,368.47     |              | 12,055.28   | 26,036.07   |
|                      | 12/8/2008        | VGLCHKS-Deposit              |                  | Deposit                                  | 3,991.55     |              | 16,423.75   | 30,404.54   |
|                      | 12/8/2008        | VGLCHKS-8908                 |                  | Meterman, Inc. MEMO:                     |              | 174.05       | 20,415.30   | 34,396.09   |
|                      | 12/8/2008        | VGLCHKS-8909                 |                  | G.I. Rubbish                             |              | 430.20       | 20,241.25   | 34,222.04   |
|                      | 12/8/2008        | VGLCHKS-8910                 |                  | Bank of America MEMO: PR Tax 941         |              |              | 19,811.05   | 33,791.84   |
|                      | 12/8/2008        | VGLCHKS-8911                 |                  | EDD MEMO: PR Tax                         |              | 150.40       | 19,660.65   | 33,641.44   |
|                      | 12/10/2008       | VGLCHKS-8912                 |                  | Southern California Edison               |              | 8.23         | 19,652.42   | 33,633.21   |
|                      | 12/11/2008       | VGLCHKS-EFT                  |                  | Returned item                            |              | 1,487.43     | 18,164.99   | 32,145.78   |
|                      | 12/15/2008       | VGLCHKS-8913                 |                  | City of Thousand Oaks MEMO: water/sewer  |              | 175.11       | 17,989.88   | 31,970.67   |
|                      | 12/16/2008       | VGLCHKS-Transfer             |                  | Transfer MEMO: Ck. #8914                 |              | 2,649.86     | 15,340.02   | 29,320.81   |
|                      | 12/16/2008       | VGLCHKS-8915                 |                  | TBOaks MEMO: repay loan                  |              | 2,000.00     | 13,340.02   | 27,320.81   |
|                      | 12/20/2008       | VGLCHKS-8916                 |                  | The Gas Company                          |              | 477.29       | 12,862.73   | 26,843.52   |
|                      | 12/20/2008       | VGLCHKS-8917                 |                  | Venco Power Sweeping, Inc.               |              | 828.83       | 12,033.90   | 26,014.69   |
|                      | 12/26/2008       | VGLCHKS-8918                 |                  | City of Thousand Oaks MEMO: business tax |              | 100.00       | 11,933.90   | 25,914.69   |
|                      |                  |                              |                  |                                          |              | 72.00        | 11,861.90   | 25,842.69   |
| 1010-000 Sub Totals: |                  |                              |                  |                                          | \$182,811.08 | \$170,949.18 | \$11,861.90 | \$25,842.69 |
| 1035-000             |                  | Savings-10118-05115          |                  |                                          |              |              |             |             |
|                      | 1/1/2008         |                              |                  | Beginning Balance                        |              |              |             | 7,532.61    |
|                      | 3/13/2008        | VGLCHKS-Transfer             |                  | Transfer                                 | 3,000.00     |              | 3,000.00    | 10,532.61   |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description                | Source Reference | Transaction Reference                                                | Debits      | Credits     | Net Change | Balance      |
|----------------------|------------------|------------------------------------|------------------|----------------------------------------------------------------------|-------------|-------------|------------|--------------|
| 1035-000             | 4/1/2008         | Savings-10118-05115<br>VGLCHKS-540 |                  | Lawrence L. Matheney-Tax<br>Collector MEMO: Property Tax<br>Transfer |             | 7,138.60    | -4,138.60  | 3,394.01     |
|                      | 5/6/2008         | VGLCHKS-Transfer                   |                  | Transfer                                                             | 2,000.00    |             | -2,138.60  | 5,394.01     |
|                      | 7/14/2008        | VGLCHKS-Transfer                   |                  | Transfer                                                             | 8,000.00    |             | 5,861.40   | 13,394.01    |
|                      | 10/22/2008       | VGLCHKS-Transfer                   |                  | Transfer                                                             | 7,500.00    |             | 13,361.40  | 20,894.01    |
|                      | 12/1/2008        | VGLCHKS-541                        |                  | Lawrence L. Matheney-Tax<br>Collector MEMO: Property Tax<br>Transfer | 2,000.00    | 7,330.86    | 6,030.54   | 13,563.15    |
|                      | 12/16/2008       | VGLCHKS-Transfer                   |                  | Transfer                                                             |             |             | 8,030.54   | 15,563.15    |
| 1035-000 Sub Totals: |                  |                                    |                  |                                                                      | \$22,500.00 | \$14,469.46 | \$8,030.54 | \$15,563.15  |
| 1500-000             | 1/1/2008         | Land                               |                  | Beginning Balance                                                    |             |             |            | 126,395.17   |
| 1500-000 Sub Totals: |                  |                                    |                  |                                                                      | \$0.00      | \$0.00      | \$0.00     | \$126,395.17 |
| 1510-000             | 1/1/2008         | Buildings & Improvements           |                  | Beginning Balance                                                    |             |             |            | 398,028.92   |
| 1510-000 Sub Totals: |                  |                                    |                  |                                                                      | \$0.00      | \$0.00      | \$0.00     | \$398,028.92 |
| 1520-000             | 1/1/2008         | Office Equipment                   |                  | Beginning Balance                                                    |             |             |            | 1,665.00     |
| 1520-000 Sub Totals: |                  |                                    |                  |                                                                      | \$0.00      | \$0.00      | \$0.00     | \$1,665.00   |
| 1530-000             | 1/1/2008         | Furniture & Fixtures               |                  | Beginning Balance                                                    |             |             |            | 3,656.42     |
| 1530-000 Sub Totals: |                  |                                    |                  |                                                                      | \$0.00      | \$0.00      | \$0.00     | \$3,656.42   |
| 1600-000             | 1/1/2008         | Accumulated Depreciation           |                  | Beginning Balance                                                    |             |             |            | -347,657.00  |
|                      | 1/31/2008        | GJE-2                              |                  | To record depreciation January<br>2008                               |             | 476.75      | -476.75    | -348,133.75  |
|                      | 2/29/2008        | GJE-2                              |                  | To record depreciation<br>February 2008                              |             | 476.75      | -953.50    | -348,610.50  |

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**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description      | Source Reference | Transaction Reference                                   | Debits   | Credits    | Net Change  | Balance       |
|----------------------|------------------|--------------------------|------------------|---------------------------------------------------------|----------|------------|-------------|---------------|
| 1600-000             |                  | Accumulated Depreciation |                  |                                                         |          |            |             |               |
| 3/31/2008            |                  | GJE-2                    |                  | To record depreciation March 2008                       |          | 476.75     | -1,430.25   | -349,087.25   |
| 4/30/2008            |                  | GJE-2                    |                  | To record depreciation April 2008                       |          | 476.75     | -1,907.00   | -349,564.00   |
| 5/31/2008            |                  | GJE-2                    |                  | To record revenue May 2008                              |          | 476.75     | -2,383.75   | -350,040.75   |
| 6/30/2008            |                  | GJE-2                    |                  | To record depreciation June 2008                        |          | 476.75     | -2,860.50   | -350,517.50   |
| 7/31/2008            |                  | GJE-2                    |                  | To record depreciation July 2008                        |          | 476.75     | -3,337.25   | -350,994.25   |
| 8/31/2008            |                  | GJE-2                    |                  | To record depreciation August 2008                      |          | 476.75     | -3,814.00   | -351,471.00   |
| 9/30/2008            |                  | GJE-2                    |                  | To record depreciation September 2008                   |          | 476.75     | -4,290.75   | -351,947.75   |
| 10/31/2008           |                  | GJE-2                    |                  | To record depreciation October 2008                     |          | 476.75     | -4,767.50   | -352,424.50   |
| 11/30/2008           |                  | GJE-2                    |                  | To record depreciation November 2008                    |          | 476.75     | -5,244.25   | -352,901.25   |
| 12/31/2008           |                  | GJE-2                    |                  | To record depreciation December 2008                    |          | 476.75     | -5,721.00   | -353,378.00   |
| 1600-000 Sub Totals: |                  |                          |                  |                                                         | \$0.00   | \$5,721.00 | -\$5,721.00 | -\$353,378.00 |
| 2050-000             |                  | Due to AVMGH, LLC        |                  |                                                         |          |            |             |               |
| 1/1/2008             |                  | GJE-5                    |                  | Beginning Balance                                       |          |            |             | -3,275.00     |
| 3/31/2008            |                  | GJE-5                    |                  | To record exp. pd. by AVMGH LLC-FTB                     |          | 800.00     | -800.00     | -4,075.00     |
| 6/30/2008            |                  | GJE-5                    |                  | To record expenses pd. by AVMGH LLC- Ranch-taxes        |          | 325.00     | -1,125.00   | -4,400.00     |
| 2050-000 Sub Totals: |                  |                          |                  |                                                         | \$0.00   | \$1,125.00 | -\$1,125.00 | -\$4,400.00   |
| 2060-000             |                  | Due to AVMGH Ltd. A NV   |                  |                                                         |          |            |             |               |
| 1/1/2008             |                  | GJE-4                    |                  | Beginning Balance                                       |          |            |             | -19,369.42    |
| 1/31/2008            |                  | GJE-4                    |                  | To record petty cash MEMO: Pd. out of TBOaks petty cash |          | 100.00     | -100.00     | -19,469.42    |
| 4/30/2008            |                  | GJE-5                    |                  | To record expense pd. by TBOaks-WMA Prop. Rights        |          | 1,480.00   | -1,580.00   | -20,949.42    |
| 5/16/2008            |                  | VGLCHKS-8835             |                  | TBOaks MEMO: repaid TBOaks for So. Cal Gas Co.          | 1,398.13 |            | -181.87     | -19,551.29    |
| 5/31/2008            |                  | GJE-5                    |                  | Record exp. pd. by TBOaks for Ranch-So Cal Gas Co       |          | 1,398.13   | -1,580.00   | -20,949.42    |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description    | Source Reference | Transaction Reference                                                                                      | Debits            | Credits           | Net Change         | Balance             |
|----------------------|------------------|------------------------|------------------|------------------------------------------------------------------------------------------------------------|-------------------|-------------------|--------------------|---------------------|
| 2060-000             |                  | Due to AVMGH Ltd. A NV |                  |                                                                                                            |                   |                   |                    |                     |
|                      | 6/30/2008        | GJE-6                  |                  | To record exp. pd. by TBOaks for Ranch                                                                     |                   | 143.86            | -1,723.86          | -21,093.28          |
|                      | 7/31/2008        | GJE-5                  |                  | Rec. exp. pd. by TBOaks-Vallecito Mobile Estates MEMO: Vallecito Mobile Estates-\$24 per unit "Initiative" |                   |                   |                    |                     |
|                      | 12/31/2008       | GJE-6                  |                  | To record petty cash pd. from TBO's petty cash                                                             |                   | 1,752.00          | -3,475.86          | -22,845.28          |
|                      |                  |                        |                  |                                                                                                            | 100.00            |                   | -3,575.86          | -22,945.28          |
|                      |                  |                        |                  |                                                                                                            | <u>\$1,398.13</u> | <u>\$4,973.99</u> | <u>-\$3,575.86</u> | <u>-\$22,945.28</u> |
| 2060-000 Sub Totals: |                  |                        |                  |                                                                                                            |                   |                   |                    |                     |
| 2110-000             |                  | Payroll Taxes Payable  |                  |                                                                                                            |                   |                   |                    |                     |
|                      | 1/1/2008         |                        |                  | Beginning Balance                                                                                          |                   |                   |                    | -281.28             |
|                      | 1/2/2008         | VGLCHKS-8772           |                  | Bank of America                                                                                            | 150.40            |                   | 150.40             | -130.88             |
|                      | 1/2/2008         | VGLCHKS-8773           |                  | Bank of America                                                                                            | 79.49             |                   | 229.89             | -51.39              |
|                      | 1/2/2008         | VGLCHKS-8774           |                  | EDD                                                                                                        | 51.46             |                   | 281.35             | 0.07                |
|                      | 1/31/2008        | GJE-3                  |                  | To record payroll January 2008                                                                             |                   | 201.07            | 80.28              | -201.00             |
|                      | 2/3/2008         | VGLCHKS-8792           |                  | Bank of America                                                                                            | 148.35            |                   | 228.63             | -52.65              |
|                      | 2/3/2008         | VGLCHKS-8793           |                  | EDD                                                                                                        | 46.32             |                   | 274.95             | -6.33               |
|                      | 2/29/2008        | GJE-3                  |                  | To record payroll February 2008                                                                            |                   | 201.06            | 73.89              | -207.39             |
|                      | 2/29/2008        | GJE-6                  |                  | To adjust 2007 payroll tax liability to actual                                                             |                   | 0.07              | 73.82              | -207.46             |
|                      | 3/13/2008        | VGLCHKS-8811           |                  | Bank of America                                                                                            | 148.35            |                   | 222.17             | -59.11              |
|                      | 3/13/2008        | VGLCHKS-8812           |                  | EDD                                                                                                        | 46.31             |                   | 268.48             | -12.80              |
|                      | 3/31/2008        | GJE-3                  |                  | To record payroll March 2008                                                                               |                   | 203.12            | 65.36              | -215.92             |
|                      | 4/7/2008         | VGLCHKS-8816           |                  | Bank of America                                                                                            | 150.40            |                   | 215.76             | -65.52              |
|                      | 4/7/2008         | VGLCHKS-8817           |                  | EDD                                                                                                        | 46.32             |                   | 262.08             | -19.20              |
|                      | 4/30/2008        | GJE-3                  |                  | To record payroll April 2008                                                                               |                   | 203.12            | 58.96              | -222.32             |
|                      | 5/6/2008         | VGLCHKS-8828           |                  | Bank of America                                                                                            | 150.40            |                   | 209.36             | -71.92              |
|                      | 5/6/2008         | VGLCHKS-8829           |                  | EDD                                                                                                        | 46.32             |                   | 255.68             | -25.60              |
|                      | 5/31/2008        | GJE-3                  |                  | To record payroll May 2008                                                                                 |                   | 203.11            | 52.57              | -228.71             |
|                      | 6/8/2008         | VGLCHKS-8843           |                  | Bank of America                                                                                            | 150.40            |                   | 202.97             | -78.31              |
|                      | 6/8/2008         | VGLCHKS-8844           |                  | EDD                                                                                                        | 46.31             |                   | 249.28             | -32.00              |
|                      | 6/30/2008        | GJE-3                  |                  | To record payroll June 2008                                                                                |                   | 203.12            | 46.16              | -235.12             |
|                      | 7/2/2008         | VGLCHKS-8850           |                  | Bank of America                                                                                            | 150.40            |                   | 196.56             | -84.72              |
|                      | 7/2/2008         | VGLCHKS-8851           |                  | EDD                                                                                                        | 46.32             |                   | 242.88             | -38.40              |
|                      | 7/31/2008        | GJE-3                  |                  | To record payroll July 2008                                                                                |                   | 195.51            | 47.37              | -233.91             |

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## AVMFGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description   | Source Reference | Transaction Reference            | Debits     | Credits    | Net Change | Balance   |
|----------------------|------------------|-----------------------|------------------|----------------------------------|------------|------------|------------|-----------|
| 2110-000             |                  | Payroll Taxes Payable |                  |                                  |            |            |            |           |
|                      | 8/12/2008        | VGLCHKS-8869          |                  | Bank of America                  | 150.40     |            | 197.77     | -83.51    |
|                      | 8/12/2008        | VGLCHKS-8870          |                  | EDD                              | 38.71      |            | 236.48     | -44.80    |
|                      | 8/31/2008        | GJE-3                 |                  | To record payroll August 2008    |            | 165.03     | 71.45      | -209.83   |
|                      | 9/8/2008         | VGLCHKS-8873          |                  | Bank of America                  | 150.40     |            | 221.85     | -59.43    |
|                      | 9/8/2008         | VGLCHKS-8874          |                  | EDD                              | 8.23       |            | 230.08     | -51.20    |
|                      | 9/30/2008        | GJE-3                 |                  | To record payroll September 2008 |            | 163.43     | 66.65      | -214.63   |
|                      | 10/6/2008        | VGLCHKS-8884          |                  | EDD                              | 8.23       |            | 74.88      | -206.40   |
|                      | 10/6/2008        | VGLCHKS-8885          |                  | Bank of America                  | 150.40     |            | 225.28     | -56.00    |
|                      | 10/31/2008       | GJE-3                 |                  | To record payroll October 2008   |            | 158.63     | 66.65      | -214.63   |
|                      | 11/3/2008        | VGLCHKS-8894          |                  | Bank of America                  | 150.40     |            | 217.05     | -64.23    |
|                      | 11/3/2008        | VGLCHKS-8895          |                  | EDD                              | 8.23       |            | 225.28     | -56.00    |
|                      | 11/30/2008       | GJE-3                 |                  | To record payroll November 2008  |            | 158.63     | 66.65      | -214.63   |
|                      | 12/8/2008        | VGLCHKS-8910          |                  | Bank of America                  | 150.40     |            | 217.05     | -64.23    |
|                      | 12/8/2008        | VGLCHKS-8911          |                  | EDD                              | 8.23       |            | 225.28     | -56.00    |
|                      | 12/31/2008       | GJE-3                 |                  | To record payroll December 2008  |            | 158.63     | 66.65      | -214.63   |
| 2110-000 Sub Totals: |                  |                       |                  |                                  | \$2,281.18 | \$2,214.53 | \$66.65    | -\$214.63 |
| 2120-000             |                  | Payroll Clearing      |                  |                                  |            |            |            |           |
|                      | 1/1/2008         |                       |                  | Beginning Balance                |            |            |            | 0.00      |
|                      | 1/1/2008         | VGLCHKS-7048          |                  | Elizabeth A. Wood                | 704.62     |            | 704.62     | 704.62    |
|                      | 1/31/2008        | GJE-3                 |                  | To record payroll January 2008   |            |            | 0.00       | 0.00      |
|                      | 2/1/2008         | VGLCHKS-7049          |                  | Elizabeth A. Wood                | 704.40     |            | 704.40     | 704.40    |
|                      | 2/29/2008        | GJE-3                 |                  | To record payroll February 2008  |            | 704.62     | -0.22      | -0.22     |
|                      | 2/29/2008        | GJE-5                 |                  | To adjust payroll to actual      | 0.22       |            | 0.00       | 0.00      |
|                      | 3/1/2008         | VGLCHKS-7050          |                  | Elizabeth A. Wood                | 702.57     |            | 702.57     | 702.57    |
|                      | 3/31/2008        | GJE-3                 |                  | To record payroll March 2008     |            |            | 0.00       | 0.00      |
|                      | 4/1/2008         | VGLCHKS-7051          |                  | Elizabeth A. Wood                | 702.57     |            | 702.57     | 702.57    |
|                      | 4/30/2008        | GJE-3                 |                  | To record payroll April 2008     |            |            | 0.00       | 0.00      |
|                      | 5/1/2008         | VGLCHKS-7052          |                  | Elizabeth A. Wood                | 702.57     |            | 702.57     | 702.57    |
|                      | 5/31/2008        | GJE-3                 |                  | To record payroll May 2008       |            | 702.57     | 0.00       | 0.00      |
|                      | 6/1/2008         | VGLCHKS-7053          |                  | Elizabeth A. Wood                | 702.57     |            | 702.57     | 702.57    |
|                      | 6/30/2008        | GJE-3                 |                  | To record payroll June 2008      |            |            | 0.00       | 0.00      |
|                      | 7/1/2008         | VGLCHKS-7054          |                  | Elizabeth A. Wood                | 702.57     |            | 702.57     | 702.57    |
|                      | 7/31/2008        | GJE-3                 |                  | To record payroll July 2008      |            | 702.57     | 0.00       | 0.00      |
|                      | 8/1/2008         | VGLCHKS-7055          |                  | Elizabeth A. Wood                | 702.57     |            | 702.57     | 702.57    |
|                      | 8/31/2008        | GJE-3                 |                  | To record payroll August 2008    |            | 702.57     | 0.00       | 0.00      |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description            | Source Reference | Transaction Reference                | Debits            | Credits           | Net Change        | Balance       |
|----------------------|------------------|--------------------------------|------------------|--------------------------------------|-------------------|-------------------|-------------------|---------------|
| 2120-000             | 9/1/2008         | Payroll Clearing               |                  |                                      |                   |                   |                   |               |
|                      | 9/30/2008        | VGLCHKS-7056                   | GJE-3            | Elizabeth A. Wood                    | 702.57            | 702.57            | 702.57            | 702.57        |
|                      | 10/1/2008        | VGLCHKS-7057                   | GJE-3            | To record payroll September 2008     |                   |                   | 0.00              | 0.00          |
|                      | 10/31/2008       |                                | GJE-3            | Elizabeth A. Wood                    | 702.57            | 702.57            | 702.57            | 702.57        |
|                      | 11/1/2008        | VGLCHKS-7058                   | GJE-3            | To record payroll October 2008       |                   |                   | 0.00              | 0.00          |
|                      | 11/30/2008       |                                | GJE-3            | Elizabeth A. Wood                    | 702.57            | 702.57            | 702.57            | 702.57        |
|                      | 12/1/2008        | VGLCHKS-7059                   | GJE-3            | To record payroll November 2008      |                   |                   | 0.00              | 0.00          |
|                      | 12/31/2008       |                                | GJE-3            | Elizabeth A. Wood                    | 702.57            | 702.57            | 702.57            | 702.57        |
|                      |                  |                                |                  | To record payroll December 2008      |                   |                   | 0.00              | 0.00          |
| 2120-000 Sub Totals: |                  |                                |                  |                                      | <u>\$8,434.94</u> | <u>\$8,434.94</u> | <u>\$0.00</u>     | <u>\$0.00</u> |
| 2490-000             | 1/1/2008         | Current Portion Long Term Debt |                  | Beginning Balance                    |                   |                   |                   |               |
|                      | 1/31/2008        | GJE-5                          |                  | To adjust CP of NP-TBOaks-no payment |                   | 325.57            | -325.57           | -6,533.40     |
|                      | 2/29/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment |                   | 326.93            | -652.50           | -6,858.97     |
|                      | 3/31/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment |                   | 328.29            | -980.79           | -7,185.90     |
|                      | 4/30/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment |                   | 329.66            | -1,310.45         | -7,514.19     |
|                      | 5/31/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment |                   | 331.03            | -1,641.48         | -7,843.85     |
|                      | 6/30/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment |                   | 332.41            | -1,973.89         | -8,174.88     |
|                      | 7/31/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment |                   | 333.80            | -2,307.69         | -8,507.29     |
|                      | 8/31/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks            |                   | 335.19            | -2,642.88         | -8,841.09     |
|                      | 9/30/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment |                   | 336.58            | -2,979.46         | -9,176.28     |
|                      | 10/31/2008       | GJE-4                          |                  | To adj. CP of LT Debt next due 10/09 | 9,512.86          |                   | 6,533.40          | -9,512.86     |
| 2490-000 Sub Totals: |                  |                                |                  |                                      | <u>\$9,512.86</u> | <u>\$2,979.46</u> | <u>\$6,533.40</u> | <u>\$0.00</u> |
| 2500-000             | 1/1/2008         | Note Payable-Thunder Bird Oaks |                  | Beginning Balance                    |                   |                   |                   |               |
|                      |                  |                                |                  |                                      |                   |                   |                   | -42,945.93    |

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**AVM GH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description            | Source Reference | Transaction Reference                        | Debits     | Credits    | Net Change  | Balance      |
|----------------------|------------------|--------------------------------|------------------|----------------------------------------------|------------|------------|-------------|--------------|
| 2500-000             | 10/22/2008       | Note Payable-Thunder Bird Oaks |                  |                                              |            |            |             |              |
|                      |                  | VGLCHKS-8890                   |                  | TBOaks MEMO: 30 mo. pmt. on loan from TBOaks | 9,512.86   |            | 9,512.86    | -33,433.07   |
|                      | 12/16/2008       | VGLCHKS-8915                   |                  | TBOaks                                       | 337.99     |            | 9,850.85    | -33,095.08   |
| 2500-000 Sub Totals: |                  |                                |                  |                                              | \$9,850.85 | \$0.00     | \$9,850.85  | -\$33,095.08 |
| 2790-000             | 1/1/2008         | Less CP of LT Debt             |                  | Beginning Balance                            |            |            |             | 6,533.40     |
|                      | 1/31/2008        | GJE-5                          |                  | To adjust CP of NP-TBOaks-no payment         | 325.57     |            | 325.57      | 6,858.97     |
|                      | 2/29/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment         | 326.93     |            | 652.50      | 7,185.90     |
|                      | 3/31/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment         | 328.29     |            | 980.79      | 7,514.19     |
|                      | 4/30/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment         | 329.66     |            | 1,310.45    | 7,843.85     |
|                      | 5/31/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment         | 331.03     |            | 1,641.48    | 8,174.88     |
|                      | 6/30/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment         | 332.41     |            | 1,973.89    | 8,507.29     |
|                      | 7/31/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment         | 333.80     |            | 2,307.69    | 8,841.09     |
|                      | 8/31/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks                    | 335.19     |            | 2,642.88    | 9,176.28     |
|                      | 9/30/2008        | GJE-4                          |                  | To adjust CP of NP-TBOaks-no payment         | 336.58     |            | 2,979.46    | 9,512.86     |
|                      | 10/31/2008       | GJE-4                          |                  | To adj. CP of LT Debt next due 10/09         |            | 9,512.86   | -6,533.40   | 0.00         |
| 2790-000 Sub Totals: |                  |                                |                  |                                              | \$2,979.46 | \$9,512.86 | -\$6,533.40 | \$0.00       |

**AVMIGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number  | Transaction Date | Account Description | Source Reference | Transaction Reference            | Debits | Credits   | Net Change  | Balance     |
|-----------------|------------------|---------------------|------------------|----------------------------------|--------|-----------|-------------|-------------|
| <b>4000-000</b> |                  |                     |                  |                                  |        |           |             |             |
|                 | 1/1/2008         | Rental Income       |                  | Beginning Balance                |        | 15.00     | -15.00      | 0.00        |
|                 | 1/31/2008        |                     | GJE-1            | To record revenue January 2008   |        | 8,792.77  | -8,807.77   | -8,807.77   |
|                 | 1/31/2008        |                     | GJE-1            | To record revenue January 2008   |        | 10,505.21 | -19,312.98  | -19,312.98  |
|                 | 2/29/2008        |                     | GJE-1            | To record revenue February 2008  |        | 60.00     | -19,372.98  | -19,372.98  |
|                 | 2/29/2008        |                     | GJE-1            | To record revenue February 2008  |        | 9,706.20  | -29,079.18  | -29,079.18  |
|                 | 3/31/2008        |                     | GJE-1            | To record revenue March 2008     |        | 9,278.26  | -38,357.44  | -38,357.44  |
|                 | 4/30/2008        |                     | GJE-1            | To record revenue April 2008     |        | 9,533.16  | -47,890.60  | -47,890.60  |
|                 | 5/31/2008        |                     | GJE-1            | To record revenue May 2008       |        | 15.00     | -47,905.60  | -47,905.60  |
|                 | 5/31/2008        |                     | GJE-1            | To record revenue May 2008       |        | 9,016.12  | -56,921.72  | -56,921.72  |
|                 | 6/30/2008        |                     | GJE-1            | Record Revenue June 2008         |        | 9,809.55  | -66,731.27  | -66,731.27  |
|                 | 7/31/2008        |                     | GJE-1            | To record revenue July 2008      |        | 8,978.67  | -75,709.94  | -75,709.94  |
|                 | 8/31/2008        |                     | GJE-1            | To record revenue August 2008    |        |           |             |             |
|                 | 9/30/2008        |                     | GJE-1            | To record revenue September 2008 |        |           |             |             |
|                 | 10/31/2008       |                     | GJE-1            | To record revenue October 2008   |        | 9,439.15  | -85,149.09  | -85,149.09  |
|                 | 10/31/2008       |                     | GJE-1            | To record revenue October 2008   |        | 9,284.41  | -94,433.50  | -94,433.50  |
|                 | 11/30/2008       |                     | GJE-1            | To record revenue November 2008  |        | 30.00     | -94,463.50  | -94,463.50  |
|                 |                  |                     |                  |                                  |        | 9,264.55  | -103,728.05 | -103,728.05 |

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**AVM GH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number              | Transaction Date | Account Description | Source Reference | Transaction Reference                           | Debits          | Credits             | Net Change           | Balance              |
|-----------------------------|------------------|---------------------|------------------|-------------------------------------------------|-----------------|---------------------|----------------------|----------------------|
| <b>4000-000</b>             |                  |                     |                  |                                                 |                 |                     |                      |                      |
|                             | 12/31/2008       | Rental Income       | GJE-1            | To record revenue December 2008                 |                 | 9,779.87            | -113,507.92          | -113,507.92          |
|                             | 12/31/2008       |                     | GJE-1            | To record revenue December 2008 MEMO: late fees |                 | 45.00               | -113,552.92          | -113,552.92          |
|                             | 12/31/2008       |                     | GJE-4            | Returned deposit item for re-deposit in January | 175.11          |                     | -113,377.81          | -113,377.81          |
| <b>4000-000 Sub Totals:</b> |                  |                     |                  |                                                 | <b>\$175.11</b> | <b>\$113,552.92</b> | <b>-\$113,377.81</b> | <b>-\$113,377.81</b> |
| <b>4200-000</b>             |                  |                     |                  |                                                 |                 |                     |                      |                      |
|                             | 1/1/2008         | Laundry Income      |                  | Beginning Balance                               |                 |                     |                      | 0.00                 |
|                             | 3/31/2008        |                     | GJE-1            | To record revenue March 2008                    |                 | 14.76               | -14.76               | -14.76               |
|                             | 6/30/2008        |                     | GJE-1            | Record Revenue June 2008                        |                 | 14.92               | -29.68               | -29.68               |
|                             | 9/30/2008        |                     | GJE-1            | To record revenue September 2008                |                 | 15.08               | -44.76               | -44.76               |
|                             | 12/31/2008       |                     | GJE-1            | To record revenue December 2008                 |                 | 15.08               | -59.84               | -59.84               |
| <b>4200-000 Sub Totals:</b> |                  |                     |                  |                                                 | <b>\$0.00</b>   | <b>\$59.84</b>      | <b>-\$59.84</b>      | <b>-\$59.84</b>      |
| <b>4800-000</b>             |                  |                     |                  |                                                 |                 |                     |                      |                      |
|                             | 1/1/2008         | Housing Allowance   |                  | Beginning Balance                               |                 |                     |                      | 0.00                 |
|                             | 1/31/2008        |                     | GJE-3            | To record payroll January 2008                  |                 | 229.36              | -229.36              | -229.36              |
|                             | 2/29/2008        |                     | GJE-3            | To record payroll February 2008                 |                 | 229.36              | -458.72              | -458.72              |
|                             | 3/31/2008        |                     | GJE-3            | To record payroll March 2008                    |                 | 229.36              | -688.08              | -688.08              |
|                             | 4/30/2008        |                     | GJE-3            | To record payroll April 2008                    |                 | 229.36              | -917.44              | -917.44              |
|                             | 5/31/2008        |                     | GJE-3            | To record payroll May 2008                      |                 | 229.36              | -1,146.80            | -1,146.80            |
|                             | 6/30/2008        |                     | GJE-3            | To record payroll June 2008                     |                 | 229.36              | -1,376.16            | -1,376.16            |
|                             | 7/31/2008        |                     | GJE-3            | To record payroll July 2008                     |                 | 229.36              | -1,605.52            | -1,605.52            |
|                             | 8/31/2008        |                     | GJE-3            | To record payroll August 2008                   |                 | 229.36              | -1,834.88            | -1,834.88            |
|                             | 9/30/2008        |                     | GJE-3            | To record payroll September 2008                |                 | 229.36              | -2,064.24            | -2,064.24            |
|                             | 10/31/2008       |                     | GJE-3            | To record payroll October 2008                  |                 | 229.36              | -2,293.60            | -2,293.60            |
|                             | 11/30/2008       |                     | GJE-3            | To record payroll November 2008                 |                 | 229.36              | -2,522.96            | -2,522.96            |
|                             | 12/31/2008       |                     | GJE-3            | To record payroll December 2008                 |                 | 229.36              | -2,752.32            | -2,752.32            |
| <b>4800-000 Sub Totals:</b> |                  |                     |                  |                                                 | <b>\$0.00</b>   | <b>\$2,752.32</b>   | <b>-\$2,752.32</b>   | <b>-\$2,752.32</b>   |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference                            | Debits     | Credits | Net Change | Balance    |
|----------------------|------------------|---------------------|------------------|--------------------------------------------------|------------|---------|------------|------------|
| 7110-000             | 1/1/2008         | Bank Charges        |                  | Beginning Balance                                |            |         |            | 0.00       |
|                      | 9/30/2008        |                     | GJE-1            | To record revenue September 2008                 |            | 30.00   | -30.00     | -30.00     |
| 7110-000 Sub Totals: |                  |                     |                  |                                                  | \$0.00     | \$30.00 | -\$30.00   | -\$30.00   |
| 7170-000             | 1/1/2008         | Contributions       |                  | Beginning Balance                                |            |         |            | 0.00       |
|                      | 4/30/2008        |                     | GJE-5            | To record expense pd. by TBOaks-WMA Prop. Rights | 1,480.00   |         | 1,480.00   | 1,480.00   |
| 7170-000 Sub Totals: |                  |                     |                  |                                                  | \$1,480.00 | \$0.00  | \$1,480.00 | \$1,480.00 |
| 7230-000             | 1/1/2008         | Depreciation        |                  | Beginning Balance                                |            |         |            | 0.00       |
|                      | 1/31/2008        |                     | GJE-2            | To record depreciation January 2008              | 476.75     |         | 476.75     | 476.75     |
|                      | 2/29/2008        |                     | GJE-2            | To record depreciation February 2008             | 476.75     |         | 953.50     | 953.50     |
|                      | 3/31/2008        |                     | GJE-2            | To record depreciation March 2008                | 476.75     |         | 1,430.25   | 1,430.25   |
|                      | 4/30/2008        |                     | GJE-2            | To record depreciation April 2008                | 476.75     |         | 1,907.00   | 1,907.00   |
|                      | 5/31/2008        |                     | GJE-2            | To record revenue May 2008                       | 476.75     |         | 2,383.75   | 2,383.75   |
|                      | 6/30/2008        |                     | GJE-2            | To record depreciation June 2008                 | 476.75     |         | 2,860.50   | 2,860.50   |
|                      | 7/31/2008        |                     | GJE-2            | To record depreciation July 2008                 | 476.75     |         | 3,337.25   | 3,337.25   |
|                      | 8/31/2008        |                     | GJE-2            | To record depreciation August 2008               | 476.75     |         | 3,814.00   | 3,814.00   |
|                      | 9/30/2008        |                     | GJE-2            | To record depreciation September 2008            | 476.75     |         | 4,290.75   | 4,290.75   |
|                      | 10/31/2008       |                     | GJE-2            | To record depreciation October 2008              | 476.75     |         | 4,767.50   | 4,767.50   |
|                      | 11/30/2008       |                     | GJE-2            | To record depreciation November 2008             | 476.75     |         | 5,244.25   | 5,244.25   |
|                      | 12/31/2008       |                     | GJE-2            | To record depreciation December 2008             | 476.75     |         | 5,721.00   | 5,721.00   |
| 7230-000 Sub Totals: |                  |                     |                  |                                                  | \$5,721.00 | \$0.00  | \$5,721.00 | \$5,721.00 |

7230-000 Sub Totals:

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**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number       | Account Description            | Transaction Date | Source Reference | Transaction Reference            | Debits            | Credits       | Net Change        | Balance           |
|----------------------|--------------------------------|------------------|------------------|----------------------------------|-------------------|---------------|-------------------|-------------------|
| 7250-000             | Dues & Subscriptions           | 1/1/2008         |                  | Beginning Balance                |                   |               |                   | 0.00              |
|                      |                                | 6/8/2008         | VGLCHKS-8842     | WMA                              | 1,054.50          |               | 1,054.50          | 1,054.50          |
| 7250-000 Sub Totals: |                                |                  |                  |                                  | <u>\$1,054.50</u> | <u>\$0.00</u> | <u>\$1,054.50</u> | <u>\$1,054.50</u> |
| 7280-000             | Equipment Repair & Maintenance | 1/1/2008         |                  | Beginning Balance                |                   |               |                   | 0.00              |
|                      |                                | 2/1/2008         | VGLCHKS-8786     | Firemaster                       | 75.00             |               | 75.00             | 75.00             |
|                      |                                | 2/3/2008         | VGLCHKS-8791     | Joy Equipment                    | 100.00            |               | 175.00            | 175.00            |
|                      |                                | 7/2/2008         | VGLCHKS-8852     | Joy Equipment                    | 270.00            |               | 445.00            | 445.00            |
| 7280-000 Sub Totals: |                                |                  |                  |                                  | <u>\$445.00</u>   | <u>\$0.00</u> | <u>\$445.00</u>   | <u>\$445.00</u>   |
| 7290-000             | Equipment Rental               | 1/1/2008         |                  | Beginning Balance                |                   |               |                   | 0.00              |
|                      |                                | 1/5/2008         | VGLCHKS-8778     | Pacific Water Conditioner        | 370.50            |               | 370.50            | 370.50            |
| 7290-000 Sub Totals: |                                |                  |                  |                                  | <u>\$370.50</u>   | <u>\$0.00</u> | <u>\$370.50</u>   | <u>\$370.50</u>   |
| 7330-000             | Housing Allowance              | 1/1/2008         |                  | Beginning Balance                |                   |               |                   | 0.00              |
|                      |                                | 1/31/2008        | GJE-3            | To record payroll January 2008   | 229.36            |               | 229.36            | 229.36            |
|                      |                                | 2/29/2008        | GJE-3            | To record payroll February 2008  | 229.36            |               | 458.72            | 458.72            |
|                      |                                | 3/31/2008        | GJE-3            | To record payroll March 2008     | 229.36            |               | 688.08            | 688.08            |
|                      |                                | 4/30/2008        | GJE-3            | To record payroll April 2008     | 229.36            |               | 917.44            | 917.44            |
|                      |                                | 5/31/2008        | GJE-3            | To record payroll May 2008       | 229.36            |               | 1,146.80          | 1,146.80          |
|                      |                                | 6/30/2008        | GJE-3            | To record payroll June 2008      | 229.36            |               | 1,376.16          | 1,376.16          |
|                      |                                | 7/31/2008        | GJE-3            | To record payroll July 2008      | 229.36            |               | 1,605.52          | 1,605.52          |
|                      |                                | 8/31/2008        | GJE-3            | To record payroll August 2008    | 229.36            |               | 1,834.88          | 1,834.88          |
|                      |                                | 9/30/2008        | GJE-3            | To record payroll September 2008 | 229.36            |               | 2,064.24          | 2,064.24          |
|                      |                                | 10/31/2008       | GJE-3            | To record payroll October 2008   | 229.36            |               | 2,293.60          | 2,293.60          |
|                      |                                | 11/30/2008       | GJE-3            | To record payroll November 2008  | 229.36            |               | 2,522.96          | 2,522.96          |
|                      |                                | 12/31/2008       | GJE-3            | To record payroll December 2008  | 229.36            |               | 2,752.32          | 2,752.32          |
| 7330-000 Sub Totals: |                                |                  |                  |                                  | <u>\$2,752.32</u> | <u>\$0.00</u> | <u>\$2,752.32</u> | <u>\$2,752.32</u> |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference                            | Debits             | Credits       | Net Change         | Balance            |
|----------------------|------------------|---------------------|------------------|--------------------------------------------------|--------------------|---------------|--------------------|--------------------|
| 7390-000             | 1/1/2008         | Legal & Accounting  |                  | Beginning Balance                                |                    |               |                    | 0.00               |
|                      | 2/1/2008         |                     |                  | Jerry H. Vosen, Attorney at Law                  | 1,070.50           |               | 1,070.50           | 1,070.50           |
| 7390-000 Sub Totals: |                  |                     |                  |                                                  | <u>\$1,070.50</u>  | <u>\$0.00</u> | <u>\$1,070.50</u>  | <u>\$1,070.50</u>  |
| 7420-000             | 1/1/2008         | Management Fees     |                  | Beginning Balance                                |                    |               |                    | 0.00               |
|                      | 1/2/2008         |                     |                  | AVMGH CORONA, LLC -                              |                    |               |                    |                    |
|                      | 2/1/2008         |                     |                  | AVMGHCORO                                        | 4,687.50           |               | 4,687.50           | 4,687.50           |
|                      |                  |                     |                  | AVMGH Management, LLC -                          |                    |               |                    |                    |
|                      |                  |                     |                  | AVMGHMgmt                                        | 4,687.50           |               | 9,375.00           | 9,375.00           |
|                      | 3/3/2008         |                     |                  | AVMGH Management, LLC                            | 4,687.50           |               | 14,062.50          | 14,062.50          |
|                      | 4/1/2008         |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 16,750.00          | 16,750.00          |
|                      | 5/1/2008         |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 19,437.50          | 19,437.50          |
|                      | 6/2/2008         |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 22,125.00          | 22,125.00          |
|                      | 7/1/2008         |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 24,812.50          | 24,812.50          |
|                      | 8/1/2008         |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 27,500.00          | 27,500.00          |
|                      | 9/1/2008         |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 30,187.50          | 30,187.50          |
|                      | 10/1/2008        |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 32,875.00          | 32,875.00          |
|                      | 11/3/2008        |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 35,562.50          | 35,562.50          |
|                      | 12/1/2008        |                     |                  | AVMGH Management, LLC                            | 2,687.50           |               | 38,250.00          | 38,250.00          |
| 7420-000 Sub Totals: |                  |                     |                  |                                                  | <u>\$38,250.00</u> | <u>\$0.00</u> | <u>\$38,250.00</u> | <u>\$38,250.00</u> |
| 7470-000             | 1/1/2008         | Office Expense      |                  | Beginning Balance                                |                    |               |                    | 0.00               |
|                      | 2/29/2008        |                     |                  | To adjust payroll to actual                      |                    | 0.22          | -0.22              | -0.22              |
|                      | 6/30/2008        |                     |                  | To record exp. pd. by TBOaks for Ranch           |                    |               |                    |                    |
|                      |                  |                     |                  | WMA                                              | 45.97              |               | 45.75              | 45.75              |
|                      | 11/3/2008        |                     |                  |                                                  | 28.50              |               | 74.25              | 74.25              |
| 7470-000 Sub Totals: |                  |                     |                  |                                                  | <u>\$74.47</u>     | <u>\$0.22</u> | <u>\$74.25</u>     | <u>\$74.25</u>     |
| 7500-000             | 1/1/2008         | Professional Fees   |                  | Beginning Balance                                |                    |               |                    | 0.00               |
|                      | 7/31/2008        |                     |                  | Rec. exp. pd. by TBOaks-Vallecito Mobile Estates |                    |               |                    |                    |
|                      |                  |                     |                  | MEMO: Vallecito Mobile                           |                    |               |                    |                    |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number                            | Account Description                | Transaction Date | Source Reference | Transaction Reference                  | Debits     | Credits | Net Change | Balance    |
|-------------------------------------------|------------------------------------|------------------|------------------|----------------------------------------|------------|---------|------------|------------|
| <b>7500-000 Sub Totals:</b>               |                                    |                  |                  |                                        |            |         |            |            |
|                                           | Estates-\$24 per unit "Initiative" |                  |                  |                                        | 1,752.00   |         | 1,752.00   | 1,752.00   |
|                                           |                                    |                  |                  |                                        | \$1,752.00 | \$0.00  | \$1,752.00 | \$1,752.00 |
| <b>7570-000 Repairs &amp; Maintenance</b> |                                    |                  |                  |                                        |            |         |            |            |
| 1/1/2008                                  |                                    |                  |                  | Beginning Balance                      |            |         |            | 0.00       |
| 1/9/2008                                  | VGLCHKS-8780                       |                  |                  | Adv Power Sys                          | 151.10     |         | 151.10     | 151.10     |
| 1/22/2008                                 | VGLCHKS-8784                       |                  |                  | S & B Sweeping                         | 180.00     |         | 331.10     | 331.10     |
| 2/26/2008                                 | VGLCHKS-8798                       |                  |                  | Adv Power Sys                          | 329.74     |         | 660.84     | 660.84     |
| 2/26/2008                                 | VGLCHKS-8800                       |                  |                  | S & B Sweeping                         | 180.00     |         | 840.84     | 840.84     |
| 3/8/2008                                  | VGLCHKS-8806                       |                  |                  | Rapid-Rooter                           | 183.50     |         | 1,024.34   | 1,024.34   |
| 3/8/2008                                  | VGLCHKS-8807                       |                  |                  | S & B Sweeping                         | 180.00     |         | 1,204.34   | 1,204.34   |
| 3/13/2008                                 | VGLCHKS-8810                       |                  |                  | Emergency Services                     |            |         |            |            |
|                                           | Restoration, Inc.                  |                  |                  |                                        | 250.00     |         | 1,454.34   | 1,454.34   |
| 5/12/2008                                 | VGLCHKS-8834                       |                  |                  | S & B Sweeping                         | 360.00     |         | 1,814.34   | 1,814.34   |
| 6/8/2008                                  | VGLCHKS-8841                       |                  |                  | S & B Sweeping                         | 180.00     |         | 1,994.34   | 1,994.34   |
| 6/30/2008                                 | GJE-6                              |                  |                  | To record exp. pd. by TBOaks for Ranch | 97.89      |         | 2,092.23   | 2,092.23   |
| 7/11/2008                                 | VGLCHKS-8859                       |                  |                  | S & B Sweeping                         | 180.00     |         | 2,272.23   | 2,272.23   |
| 8/11/2008                                 | VGLCHKS-8868                       |                  |                  | S & B Sweeping                         | 180.00     |         | 2,452.23   | 2,452.23   |
| 9/8/2008                                  | VGLCHKS-8879                       |                  |                  | S & B Sweeping                         | 180.00     |         | 2,632.23   | 2,632.23   |
| 10/24/2008                                | VGLCHKS-8892                       |                  |                  | Accurale Backflow                      | 60.00      |         | 2,692.23   | 2,692.23   |
| 11/7/2008                                 | VGLCHKS-8901                       |                  |                  | Venco Power Sweeping, Inc.             | 200.00     |         | 2,892.23   | 2,892.23   |
| 11/24/2008                                | VGLCHKS-8904                       |                  |                  | Venco Power Sweeping, Inc.             | 100.00     |         | 2,992.23   | 2,992.23   |
| 12/20/2008                                | VGLCHKS-8917                       |                  |                  | Venco Power Sweeping, Inc.             | 100.00     |         | 3,092.23   | 3,092.23   |
|                                           |                                    |                  |                  |                                        | \$3,092.23 | \$0.00  | \$3,092.23 | \$3,092.23 |
| <b>7570-000 Sub Totals:</b>               |                                    |                  |                  |                                        |            |         |            |            |
| <b>7600-000 Salaries</b>                  |                                    |                  |                  |                                        |            |         |            |            |
| 1/1/2008                                  |                                    |                  |                  | Beginning Balance                      |            |         |            | 0.00       |
| 1/31/2008                                 | GJE-3                              |                  |                  | To record payroll January 2008         | 800.00     |         | 800.00     | 800.00     |
| 2/29/2008                                 | GJE-3                              |                  |                  | To record payroll February 2008        | 800.00     |         | 1,600.00   | 1,600.00   |
| 3/31/2008                                 | GJE-3                              |                  |                  | To record payroll March 2008           | 800.00     |         | 2,400.00   | 2,400.00   |
| 4/30/2008                                 | GJE-3                              |                  |                  | To record payroll April 2008           | 800.00     |         | 3,200.00   | 3,200.00   |
| 5/31/2008                                 | GJE-3                              |                  |                  | To record payroll May 2008             | 800.00     |         | 4,000.00   | 4,000.00   |
| 6/30/2008                                 | GJE-3                              |                  |                  | To record payroll June 2008            | 800.00     |         | 4,800.00   | 4,800.00   |
| 7/31/2008                                 | GJE-3                              |                  |                  | To record payroll July 2008            | 800.00     |         | 5,600.00   | 5,600.00   |
| 8/31/2008                                 | GJE-3                              |                  |                  | To record payroll August 2008          | 800.00     |         | 6,400.00   | 6,400.00   |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number                       | Transaction Date | Account Description                            | Source Reference | Transaction Reference | Debits            | Credits       | Net Change        | Balance           |
|--------------------------------------|------------------|------------------------------------------------|------------------|-----------------------|-------------------|---------------|-------------------|-------------------|
| <b>7600-000 Salaries</b>             |                  |                                                |                  |                       |                   |               |                   |                   |
| 9/30/2008                            | GJE-3            | To record payroll September 2008               |                  |                       | 800.00            |               | 7,200.00          | 7,200.00          |
| 10/31/2008                           | GJE-3            | To record payroll October 2008                 |                  |                       | 800.00            |               | 8,000.00          | 8,000.00          |
| 11/30/2008                           | GJE-3            | To record payroll November 2008                |                  |                       | 800.00            |               | 8,800.00          | 8,800.00          |
| 12/31/2008                           | GJE-3            | To record payroll December 2008                |                  |                       | 800.00            |               | 9,600.00          | 9,600.00          |
| <b>7600-000 Sub Totals:</b>          |                  |                                                |                  |                       | <u>\$9,600.00</u> | <u>\$0.00</u> | <u>\$9,600.00</u> | <u>\$9,600.00</u> |
| <b>7610-000 Rubbish</b>              |                  |                                                |                  |                       |                   |               |                   |                   |
| 1/1/2008                             |                  | Beginning Balance                              |                  |                       |                   |               |                   | 0.00              |
| 1/9/2008                             | VGLCHKS-8782     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 430.20            | 430.20            |
| 2/10/2008                            | VGLCHKS-8795     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 860.40            | 860.40            |
| 3/8/2008                             | VGLCHKS-8802     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 1,290.60          | 1,290.60          |
| 4/4/2008                             | VGLCHKS-8818     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 1,720.80          | 1,720.80          |
| 5/12/2008                            | VGLCHKS-8833     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 2,151.00          | 2,151.00          |
| 6/8/2008                             | VGLCHKS-8838     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 2,581.20          | 2,581.20          |
| 7/11/2008                            | VGLCHKS-8857     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 3,011.40          | 3,011.40          |
| 8/11/2008                            | VGLCHKS-8867     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 3,441.60          | 3,441.60          |
| 9/8/2008                             | VGLCHKS-8875     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 3,871.80          | 3,871.80          |
| 10/13/2008                           | VGLCHKS-8888     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 4,302.00          | 4,302.00          |
| 11/7/2008                            | VGLCHKS-8900     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 4,732.20          | 4,732.20          |
| 12/8/2008                            | VGLCHKS-8909     | G.I. Rubbish                                   |                  |                       | 430.20            |               | 5,162.40          | 5,162.40          |
| <b>7610-000 Sub Totals:</b>          |                  |                                                |                  |                       | <u>\$5,162.40</u> | <u>\$0.00</u> | <u>\$5,162.40</u> | <u>\$5,162.40</u> |
| <b>7640-000 Supplies</b>             |                  |                                                |                  |                       |                   |               |                   |                   |
| 1/1/2008                             |                  | Beginning Balance                              |                  |                       |                   |               |                   | 0.00              |
| 1/31/2008                            | GJE-4            | To record petty cash                           |                  |                       | 100.00            |               | 100.00            | 100.00            |
| 12/31/2008                           | GJE-6            | To record petty cash pd. from TBO's petty cash |                  |                       | 100.00            |               | 200.00            | 200.00            |
| <b>7640-000 Sub Totals:</b>          |                  |                                                |                  |                       | <u>\$200.00</u>   | <u>\$0.00</u> | <u>\$200.00</u>   | <u>\$200.00</u>   |
| <b>7650-000 Taxes &amp; Licenses</b> |                  |                                                |                  |                       |                   |               |                   |                   |
| 1/1/2008                             |                  | Beginning Balance                              |                  |                       |                   |               |                   | 0.00              |
| 1/9/2008                             | VGLCHKS-8779     | City of Thousand Oaks                          |                  |                       | 72.00             |               | 72.00             | 72.00             |
| 3/13/2008                            | VGLCHKS-8808     | Department of Weights & Measures               |                  |                       | 396.00            |               | 468.00            | 468.00            |

RAN00048

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number       | Account Description | Transaction Date | Source Reference | Transaction Reference                          | Debits      | Credits | Net Change  | Balance     |
|----------------------|---------------------|------------------|------------------|------------------------------------------------|-------------|---------|-------------|-------------|
| 7650-000             | Taxes & Licenses    |                  |                  |                                                |             |         |             |             |
| 6/10/2008            | VGLCHKS-8845        |                  |                  | HCD                                            | 644.00      |         | 1,112.00    | 1,112.00    |
| 6/30/2008            | GJE-5               |                  |                  | To record expenses pd. by                      | 325.00      |         | 1,437.00    | 1,437.00    |
| 12/26/2008           | VGLCHKS-8918        |                  |                  | AVMGH LLC- Ranch-taxes                         | 72.00       |         | 1,509.00    | 1,509.00    |
|                      |                     |                  |                  | City of Thousand Oaks                          |             |         |             |             |
| 7650-000 Sub Totals: |                     |                  |                  |                                                | \$1,509.00  | \$0.00  | \$1,509.00  | \$1,509.00  |
| 7670-000             | Taxes - Property    |                  |                  |                                                |             |         |             |             |
| 1/1/2008             |                     |                  |                  | Beginning Balance                              |             |         |             | 0.00        |
| 4/1/2008             | VGLCHKS-540         |                  |                  | Lawrence L. Matheney-Tax                       |             |         |             |             |
| 12/1/2008            | VGLCHKS-541         |                  |                  | Collector                                      | 7,138.60    |         | 7,138.60    | 7,138.60    |
|                      |                     |                  |                  | Lawrence L. Matheney-Tax                       |             |         |             |             |
|                      |                     |                  |                  | Collector                                      | 7,330.86    |         | 14,469.46   | 14,469.46   |
| 7670-000 Sub Totals: |                     |                  |                  |                                                | \$14,469.46 | \$0.00  | \$14,469.46 | \$14,469.46 |
| 7680-000             | Taxes - Payroll     |                  |                  |                                                |             |         |             |             |
| 1/1/2008             |                     |                  |                  | Beginning Balance                              |             |         |             | 0.00        |
| 1/31/2008            | GJE-3               |                  |                  | To record payroll January 2008                 | 105.69      |         | 105.69      | 105.69      |
| 2/29/2008            | GJE-3               |                  |                  | To record payroll February 2008                | 105.68      |         | 211.37      | 211.37      |
| 2/29/2008            | GJE-6               |                  |                  | To adjust 2007 payroll tax liability to actual | 0.07        |         | 211.44      | 211.44      |
| 3/31/2008            | GJE-3               |                  |                  | To record payroll March 2008                   | 105.69      |         | 317.13      | 317.13      |
| 4/30/2008            | GJE-3               |                  |                  | To record payroll April 2008                   | 105.69      |         | 422.82      | 422.82      |
| 5/31/2008            | GJE-3               |                  |                  | To record payroll May 2008                     | 105.68      |         | 528.50      | 528.50      |
| 6/30/2008            | GJE-3               |                  |                  | To record payroll June 2008                    | 105.69      |         | 634.19      | 634.19      |
| 7/31/2008            | GJE-3               |                  |                  | To record payroll July 2008                    | 98.08       |         | 732.27      | 732.27      |
| 8/31/2008            | GJE-3               |                  |                  | To record payroll August 2008                  | 67.60       |         | 799.87      | 799.87      |
| 9/30/2008            | GJE-3               |                  |                  | To record payroll September 2008               | 66.00       |         | 865.87      | 865.87      |
| 10/31/2008           | GJE-3               |                  |                  | To record payroll October 2008                 | 61.20       |         | 927.07      | 927.07      |
| 11/30/2008           | GJE-3               |                  |                  | To record payroll November 2008                | 61.20       |         | 988.27      | 988.27      |
| 12/31/2008           | GJE-3               |                  |                  | To record payroll December 2008                | 61.20       |         | 1,049.47    | 1,049.47    |
| 7680-000 Sub Totals: |                     |                  |                  |                                                | \$1,049.47  | \$0.00  | \$1,049.47  | \$1,049.47  |
| 7690-000             | Telephone           |                  |                  |                                                |             |         |             |             |
| 1/1/2008             |                     |                  |                  | Beginning Balance                              |             |         |             | 0.00        |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number              | Account Description | Transaction Date | Source Reference                | Transaction Reference | Debits          | Credits       | Net Change      | Balance         |
|-----------------------------|---------------------|------------------|---------------------------------|-----------------------|-----------------|---------------|-----------------|-----------------|
| <b>7690-000</b>             |                     |                  |                                 |                       |                 |               |                 |                 |
|                             | Telephone           |                  |                                 |                       |                 |               |                 |                 |
| 1/5/2008                    | VGLCHKS-8777        |                  | Verizon-CA                      |                       | 56.91           |               | 56.91           | 56.91           |
| 2/3/2008                    | VGLCHKS-8790        |                  | Verizon-CA                      |                       | 59.25           |               | 116.16          | 116.16          |
| 3/8/2008                    | VGLCHKS-8805        |                  | Verizon-CA                      |                       | 64.75           |               | 180.91          | 180.91          |
| 4/4/2008                    | VGLCHKS-8820        |                  | Verizon-CA                      |                       | 62.31           |               | 243.22          | 243.22          |
| 5/6/2008                    | VGLCHKS-8827        |                  | Verizon-CA                      |                       | 67.30           |               | 310.52          | 310.52          |
| 6/8/2008                    | VGLCHKS-8840        |                  | Verizon-CA                      |                       | 62.63           |               | 373.15          | 373.15          |
| 7/11/2008                   | VGLCHKS-8858        |                  | Verizon-CA                      |                       | 61.77           |               | 434.92          | 434.92          |
| 8/5/2008                    | VGLCHKS-8865        |                  | Verizon-CA                      |                       | 63.41           |               | 498.33          | 498.33          |
| 9/8/2008                    | VGLCHKS-8876        |                  | Verizon-CA                      |                       | 64.46           |               | 562.79          | 562.79          |
| 10/3/2008                   | VGLCHKS-8883        |                  | Verizon-CA                      |                       | 64.38           |               | 627.17          | 627.17          |
| 11/3/2008                   | VGLCHKS-8897        |                  | Verizon-CA                      |                       | 62.10           |               | 689.27          | 689.27          |
| 12/1/2008                   | VGLCHKS-8906        |                  | Verizon-CA                      |                       | 62.07           |               | 751.34          | 751.34          |
| <b>7690-000 Sub Totals:</b> |                     |                  |                                 |                       | <b>\$751.34</b> | <b>\$0.00</b> | <b>\$751.34</b> | <b>\$751.34</b> |
| <b>7810-000</b>             |                     |                  |                                 |                       |                 |               |                 |                 |
|                             | Utilities           |                  |                                 |                       |                 |               |                 |                 |
| 1/1/2008                    | VGLCHKS-8771        |                  | Beginning Balance               |                       |                 |               |                 | 0.00            |
| 1/2/2008                    | VGLCHKS-8776        |                  | Meterman, Inc.                  |                       | 163.10          |               | 163.10          | 163.10          |
| 1/5/2008                    | VGLCHKS-8776        |                  | Southern California Edison      |                       | 1,895.52        |               | 2,058.62        | 2,058.62        |
| 1/9/2008                    | VGLCHKS-8781        |                  | City of Thousand Oaks           |                       | 2,438.02        |               | 4,496.64        | 4,496.64        |
| 1/22/2008                   | VGLCHKS-8783        |                  | The Gas Company                 |                       | 2,251.82        |               | 6,748.46        | 6,748.46        |
| 1/31/2008                   | GJE-1               |                  | To record revenue January 2008  |                       |                 | 5,367.53      | 1,380.93        | 1,380.93        |
| 2/1/2008                    | VGLCHKS-8785        |                  | Time Warner Cable               |                       | 41.46           |               | 1,422.39        | 1,422.39        |
| 2/3/2008                    | VGLCHKS-8789        |                  | Meterman, Inc.                  |                       | 166.85          |               | 1,589.24        | 1,589.24        |
| 2/10/2008                   | VGLCHKS-8794        |                  | Southern California Edison      |                       | 1,673.10        |               | 3,262.34        | 3,262.34        |
| 2/18/2008                   | VGLCHKS-8796        |                  | City of Thousand Oaks           |                       | 2,470.08        |               | 5,732.42        | 5,732.42        |
| 2/26/2008                   | VGLCHKS-8797        |                  | The Gas Company                 |                       | 2,528.36        |               | 8,260.78        | 8,260.78        |
| 2/26/2008                   | VGLCHKS-8799        |                  | Time Warner Cable               |                       | 373.14          |               | 8,633.92        | 8,633.92        |
| 2/29/2008                   | GJE-1               |                  | To record revenue February 2008 |                       |                 | 7,067.30      | 1,566.62        | 1,566.62        |
| 3/8/2008                    | VGLCHKS-8803        |                  | Meterman, Inc.                  |                       | 163.10          |               | 1,729.72        | 1,729.72        |
| 3/8/2008                    | VGLCHKS-8804        |                  | Southern California Edison      |                       | 1,494.56        |               | 3,224.28        | 3,224.28        |
| 3/13/2008                   | VGLCHKS-8809        |                  | City of Thousand Oaks           |                       | 2,392.22        |               | 5,616.50        | 5,616.50        |
| 3/25/2008                   | VGLCHKS-8814        |                  | The Gas Company                 |                       | 1,852.12        |               | 7,468.62        | 7,468.62        |
| 3/31/2008                   | GJE-1               |                  | To record revenue March 2008    |                       |                 | 7,014.79      | 453.83          | 453.83          |
| 4/4/2008                    | VGLCHKS-8819        |                  | Meterman, Inc.                  |                       | 163.10          |               | 616.93          | 616.93          |
| 4/11/2008                   | VGLCHKS-8821        |                  | Southern California Edison      |                       | 1,522.03        |               | 2,138.96        | 2,138.96        |
| 4/11/2008                   | VGLCHKS-8822        |                  | City of Thousand Oaks           |                       | 2,522.53        |               | 4,661.49        | 4,661.49        |

RAN00050

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2008 to 12/31/2008

| Account Number | Transaction Date | Account Description | Source Reference           | Transaction Reference            | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|---------------------|----------------------------|----------------------------------|----------|----------|------------|-----------|
| 7810-000       |                  |                     |                            |                                  |          |          |            |           |
|                | 4/17/2008        | Utilities           | VGLCHKS-8823               | The Gas Company                  | 1,736.79 |          | 6,398.28   | 6,398.28  |
|                | 4/17/2008        | VGLCHKS-8824        | Meterman, Inc.             | To record revenue April 2008     | 300.00   |          | 6,698.28   | 6,698.28  |
|                | 4/30/2008        | GJE-1               | VGLCHKS-8826               | Meterman, Inc.                   |          | 5,973.19 | 725.09     | 725.09    |
|                | 5/6/2008         | VGLCHKS-8831        | City of Thousand Oaks      |                                  | 174.05   |          | 899.14     | 899.14    |
|                | 5/12/2008        | VGLCHKS-8832        | Southern California Edison |                                  | 2,538.34 |          | 3,437.48   | 3,437.48  |
|                | 5/12/2008        | GJE-1               | VGLCHKS-8832               | To record revenue May 2008       | 1,457.99 |          | 4,895.47   | 4,895.47  |
|                | 5/31/2008        | GJE-5               |                            | Record exp. pd. by TBOaks for    |          | 6,000.80 | -1,105.33  | -1,105.33 |
|                | 5/31/2008        |                     |                            | Ranch-So Cal Gas Co              | 1,398.13 |          | 292.80     | 292.80    |
|                | 6/1/2008         | VGLCHKS-8836        | Meterman, Inc.             |                                  | 174.05   |          | 466.85     | 466.85    |
|                | 6/8/2008         | VGLCHKS-8839        | Southern California Edison |                                  | 1,534.67 |          | 2,001.52   | 2,001.52  |
|                | 6/17/2008        | VGLCHKS-8847        | City of Thousand Oaks      |                                  | 2,664.00 |          | 4,665.52   | 4,665.52  |
|                | 6/17/2008        | VGLCHKS-8848        | Meterman, Inc.             |                                  | 267.00   |          | 4,932.52   | 4,932.52  |
|                | 6/25/2008        | VGLCHKS-8846        | The Gas Company            |                                  | 1,322.18 |          | 6,254.70   | 6,254.70  |
|                | 6/30/2008        | GJE-1               |                            | Record Revenue June 2008         |          | 5,380.09 | 874.61     | 874.61    |
|                | 7/11/2008        | VGLCHKS-8854        | City of Thousand Oaks      |                                  | 2,683.04 |          | 3,557.65   | 3,557.65  |
|                | 7/11/2008        | VGLCHKS-8855        | Meterman, Inc.             |                                  | 174.05   |          | 3,731.70   | 3,731.70  |
|                | 7/11/2008        | VGLCHKS-8856        | Southern California Edison |                                  | 1,722.80 |          | 5,454.50   | 5,454.50  |
|                | 7/16/2008        | VGLCHKS-8853        | The Gas Company            |                                  | 866.39   |          | 6,320.89   | 6,320.89  |
|                | 7/31/2008        | GJE-1               |                            | To record revenue July 2008      |          | 5,788.80 | 532.09     | 532.09    |
|                | 8/1/2008         | VGLCHKS-8862        | The Gas Company            |                                  | 863.21   |          | 1,395.30   | 1,395.30  |
|                | 8/5/2008         | VGLCHKS-8864        | Meterman, Inc.             |                                  | 178.40   |          | 1,573.70   | 1,573.70  |
|                | 8/11/2008        | VGLCHKS-8866        | Southern California Edison |                                  | 2,212.55 |          | 3,786.25   | 3,786.25  |
|                | 8/15/2008        | VGLCHKS-8871        | City of Thousand Oaks      |                                  | 2,663.78 |          | 6,450.03   | 6,450.03  |
|                | 8/22/2008        | VGLCHKS-8863        | TBOaks                     |                                  | 1,339.98 |          | 7,790.01   | 7,790.01  |
|                | 8/31/2008        | GJE-1               |                            | To record revenue August 2008    |          | 5,325.99 | 2,464.02   | 2,464.02  |
|                | 9/8/2008         | VGLCHKS-8877        | Southern California Edison |                                  | 1,997.41 |          | 4,461.43   | 4,461.43  |
|                | 9/8/2008         | VGLCHKS-8878        | Meterman, Inc.             |                                  | 175.78   |          | 4,637.21   | 4,637.21  |
|                | 9/10/2008        | VGLCHKS-8880        | City of Thousand Oaks      |                                  | 2,817.54 |          | 7,454.75   | 7,454.75  |
|                | 9/30/2008        | GJE-1               |                            | To record revenue September 2008 |          | 5,642.01 | 1,812.74   | 1,812.74  |
|                | 10/3/2008        | VGLCHKS-8882        | Meterman, Inc.             |                                  | 174.55   |          | 1,987.29   | 1,987.29  |
|                | 10/13/2008       | VGLCHKS-8886        | City of Thousand Oaks      |                                  | 2,699.64 |          | 4,686.93   | 4,686.93  |
|                | 10/13/2008       | VGLCHKS-8887        | Southern California Edison |                                  | 1,959.84 |          | 6,646.77   | 6,646.77  |
|                | 10/24/2008       | VGLCHKS-8891        | Time Warner Cable          |                                  | 22.15    |          | 6,668.92   | 6,668.92  |
|                | 10/31/2008       | GJE-1               |                            | To record revenue October 2008   |          | 5,324.71 | 1,344.21   | 1,344.21  |
|                | 11/3/2008        | VGLCHKS-8896        | Meterman, Inc.             |                                  | 174.55   |          | 1,518.76   | 1,518.76  |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2008 to 12/31/2008

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference                     | Debits       | Credits      | Net Change   | Balance      |
|----------------------|------------------|---------------------|------------------|-------------------------------------------|--------------|--------------|--------------|--------------|
| 7810-000             |                  | Utilities           |                  |                                           |              |              |              |              |
|                      | 11/7/2008        | VGLCHKS-8899        |                  | Southern California Edison                | 1,784.61     |              | 3,303.37     | 3,303.37     |
|                      | 11/11/2008       | VGLCHKS-8902        |                  | City of Thousand Oaks                     | 2,516.24     |              | 5,819.61     | 5,819.61     |
|                      | 11/18/2008       | VGLCHKS-8903        |                  | The Gas Company                           | 484.88       |              | 6,304.49     | 6,304.49     |
|                      | 11/24/2008       | VGLCHKS-8905        |                  | Time Warner Cable                         | 540.00       |              | 6,844.49     | 6,844.49     |
|                      | 11/30/2008       | GJE-1               |                  | To record revenue November 2008           |              | 4,939.71     | 1,904.78     | 1,904.78     |
|                      | 12/8/2008        | VGLCHKS-8908        |                  | Meterman, Inc.                            | 174.05       |              | 2,078.83     | 2,078.83     |
|                      | 12/10/2008       | VGLCHKS-8912        |                  | Southern California Edison                | 1,487.43     |              | 3,566.26     | 3,566.26     |
|                      | 12/15/2008       | VGLCHKS-8913        |                  | City of Thousand Oaks                     | 2,649.86     |              | 6,216.12     | 6,216.12     |
|                      | 12/20/2008       | VGLCHKS-8916        |                  | The Gas Company                           | 828.83       |              | 7,044.95     | 7,044.95     |
|                      | 12/31/2008       | GJE-1               |                  | To record revenue December 2008           |              | 4,762.17     | 2,282.78     | 2,282.78     |
| 7810-000 Sub Totals: |                  |                     |                  |                                           | \$70,869.87  | \$68,587.09  | \$2,282.78   | \$2,282.78   |
| 9400-000             |                  | Interest Expense    |                  |                                           |              |              |              |              |
|                      | 1/1/2008         |                     |                  | Beginning Balance                         |              |              | 0.00         | 0.00         |
|                      | 10/22/2008       | VGLCHKS-8890        |                  | TBOaks MEMO: interest on loan from TBOaks | 4,805.84     |              | 4,805.84     | 4,805.84     |
|                      | 12/16/2008       | VGLCHKS-8915        |                  | TBOaks MEMO: interest on loan from TBOaks | 139.30       |              | 4,945.14     | 4,945.14     |
| 9400-000 Sub Totals: |                  |                     |                  |                                           | \$4,945.14   | \$0.00       | \$4,945.14   | \$4,945.14   |
| 9610-000             |                  | State Income Taxes  |                  |                                           |              |              |              |              |
|                      | 1/1/2008         |                     |                  | Beginning Balance                         |              |              | 0.00         | 0.00         |
|                      | 3/31/2008        | GJE-5               |                  | To record exp. pd. by AVMGH LLC-FTB       | 800.00       |              | 800.00       | 800.00       |
| 9610-000 Sub Totals: |                  |                     |                  |                                           | \$800.00     | \$0.00       | \$800.00     | \$800.00     |
| Net Income:          |                  |                     |                  |                                           | \$19,388.08  | \$0.00       | -\$19,388.08 | -\$19,388.08 |
| Grand Totals:        |                  |                     |                  |                                           | \$588,400.14 | \$588,400.14 | \$0.00       | \$0.00       |

RAN00052

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description          | Source Reference | Transaction Reference                                 | Debits     | Credits    | Net Change | Balance   |
|----------------------|------------------|------------------------------|------------------|-------------------------------------------------------|------------|------------|------------|-----------|
| 1001-000             | 1/1/2009         | Petty Cash                   |                  | Beginning Balance                                     |            |            |            | 0.00      |
|                      | 3/31/2009        |                              | GJE-4            | To record original petty cash on hand-E. Woods        | 100.59     |            | 100.59     | 100.59    |
|                      | 4/15/2009        |                              | VGLCHKS-1071     | Barry Blechman                                        | 300.00     |            | 400.59     | 400.59    |
|                      | 4/30/2009        |                              | GJE-1            | To record revenue April 2009 MEMO: petty cash         |            | 20.57      |            |           |
|                      | 4/30/2009        |                              | GJE-4            | To record petty cash April 2009                       |            | 80.02      | 380.02     | 380.02    |
|                      | 5/29/2009        |                              | VGLCHKS-1109     | Barry Blechman                                        |            |            | 300.00     | 300.00    |
|                      | 5/31/2009        |                              | GJE-4            | To record petty cash May 2009                         | 259.03     |            | 559.03     | 559.03    |
|                      | 7/20/2009        |                              | VGLCHKS-1160     | Barry Blechman                                        |            | 259.03     | 300.00     | 300.00    |
|                      | 7/31/2009        |                              | GJE-4            | To record petty cash July 2009                        | 291.15     |            | 591.15     | 591.15    |
|                      | 10/15/2009       |                              | VGLCHKS-1234     | Barry Blechman                                        |            | 291.15     | 300.00     | 300.00    |
|                      | 10/31/2009       |                              | GJE-4            | To record petty cash October 2009                     | 268.10     |            | 568.10     | 568.10    |
|                      | 11/17/2009       |                              | VGLCHKS-1257     | Barry Blechman                                        |            | 268.10     | 300.00     | 300.00    |
|                      | 11/30/2009       |                              | GJE-4            | To record petty cash November 2009                    | 267.40     |            | 567.40     | 567.40    |
| 1001-000 Sub Totals: |                  |                              |                  |                                                       | \$1,486.27 | \$1,186.27 | \$300.00   | \$300.00  |
| 1010-000             | 1/1/2009         | Cash in Checking-10110-05114 |                  | Beginning Balance                                     |            |            |            | 25,842.69 |
|                      | 1/1/2009         |                              | VGLCHKS-7060     | Elizabeth A. Wood                                     |            | 702.57     | -702.57    | 25,140.12 |
|                      | 1/5/2009         |                              | VGLCHKS-Deposit  | Deposit                                               | 190.11     |            | -512.46    | 25,330.23 |
|                      | 1/5/2009         |                              | VGLCHKS-8919     | AVMGH Management, LLC - AVMGH Mgmt MEMO: January 2009 |            |            |            |           |
|                      | 1/6/2009         |                              | VGLCHKS-Deposit  | Deposit                                               | 8,894.32   |            | -3,199.96  | 22,642.73 |
|                      | 1/7/2009         |                              | VGLCHKS-8920     | TBOaks MEMO: repay loan                               |            | 1,431.87   | 5,694.36   | 31,537.05 |
|                      | 1/7/2009         |                              | VGLCHKS-8921     | TBOaks MEMO:                                          |            | 3,000.00   | 4,262.49   | 30,105.18 |
|                      | 1/7/2009         |                              | VGLCHKS-8922     | Wells Fargo Bank MEMO: PR Taxes                       |            |            | 1,262.49   | 27,105.18 |
|                      | 1/7/2009         |                              | VGLCHKS-8923     | Bank of America MEMO: PR Tax 940                      |            | 150.40     | 1,112.09   | 26,954.78 |
|                      | 1/7/2009         |                              | VGLCHKS-8924     | EDD MEMO: PR Tax                                      |            | 56.00      | 1,056.09   | 26,898.78 |
|                      | 1/7/2009         |                              | VGLCHKS-8925     | Southern California Edison                            |            | 8.23       | 1,047.86   | 26,890.55 |
|                      | 1/7/2009         |                              | VGLCHKS-8926     | City of Thousand Oaks MEMO: water/sewer               |            | 1,587.07   | -539.21    | 25,303.48 |
|                      | 1/7/2009         |                              | VGLCHKS-8927     | Metlerman, Inc. MEMO:                                 |            | 2,655.10   | -3,194.31  | 22,648.38 |
|                      |                  |                              |                  |                                                       |            | 174.05     | -3,368.36  | 22,474.33 |

## AVMIGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Account Description           | Transaction Date | Source Reference | Transaction Reference                            | Debits      | Credits     | Net Change   | Balance   |
|----------------------|-------------------------------|------------------|------------------|--------------------------------------------------|-------------|-------------|--------------|-----------|
| 1010-000             | Cash in Checking-101110-05114 |                  |                  |                                                  |             |             |              |           |
| 1/7/2009             | VGLCHKS-8928                  |                  |                  | Waste Management                                 |             | 452.18      | -3,820.54    | 22,022.15 |
| 1/7/2009             | VGLCHKS-8929                  |                  |                  | Verizon-CA                                       |             | 60.84       | -3,881.38    | 21,961.31 |
| 1/9/2009             | VGLCHKS-Deposit               |                  |                  | Deposit                                          | 5,184.45    |             | 1,303.07     | 27,145.76 |
| 1/16/2009            | VGLCHKS-Transfer              |                  |                  | Transfer MEMO: To Suburban                       |             |             |              |           |
|                      |                               |                  |                  | WF checking                                      |             | 25,000.00   | -23,696.93   | 2,145.76  |
| 3/30/2009            | VGLCHKS-Transfer              |                  |                  | Transfer MEMO: transfer to Wells Fargo           |             | 2,145.76    | -25,842.69   | 0.00      |
| 1010-000 Sub Totals: |                               |                  |                  |                                                  | \$14,268.88 | \$40,111.57 | -\$25,842.69 | \$0.00    |
| 1012-000             | Suburban Checking-Wells Fargo |                  |                  |                                                  |             |             |              |           |
| 1/1/2009             |                               |                  |                  | Beginning Balance                                |             |             |              | 0.00      |
| 1/9/2009             | VGLCHKS-Deposit               |                  |                  | Interest Income                                  | 1.07        |             | 1.07         | 1.07      |
| 1/16/2009            | VGLCHKS-Transfer              |                  |                  | Transfer                                         | 25,000.00   |             | 25,001.07    | 25,001.07 |
| 1/16/2009            | VGLCHKS-Transfer              |                  |                  | Transfer                                         | 15,000.00   |             | 40,001.07    | 40,001.07 |
| 1/19/2009            | VGLCHKS-100                   |                  |                  | Preferred Employers Insurance Company MEMO: W.C. |             | 247.56      | 39,753.51    | 39,753.51 |
| 1/30/2009            | VGLCHKS-1000                  |                  |                  | The Gas Company                                  |             | 2,198.44    | 37,555.07    | 37,555.07 |
| 1/30/2009            | VGLCHKS-1001                  |                  |                  | Elizabeth A. Wood                                |             | 654.88      | 36,900.19    | 36,900.19 |
| 1/30/2009            | VGLCHKS-1002                  |                  |                  | Capital Insurance Group                          |             |             |              |           |
|                      |                               |                  |                  | MEMO: Liability Insurance                        |             | 2,119.00    | 34,781.19    | 34,781.19 |
| 1/30/2009            | VGLCHKS-1003                  |                  |                  | Elizabeth A. Wood                                |             | 45.94       | 34,735.25    | 34,735.25 |
| 2/3/2009             | VGLCHKS-1004                  |                  |                  | Pacific Water Conditioner MEMO:                  |             | 34.50       | 34,700.75    | 34,700.75 |
| 2/3/2009             | VGLCHKS-1005                  |                  |                  | AVMIGH Management, LLC -                         |             |             |              |           |
|                      |                               |                  |                  | AVMIGHMgmt MEMO: February 2009                   |             | 2,687.50    | 32,013.25    | 32,013.25 |
| 2/6/2009             | VGLCHKS-Deposit               |                  |                  | Deposit                                          | 10,508.76   |             | 42,522.01    | 42,522.01 |
| 2/9/2009             | VGLCHKS-EFT                   |                  |                  | Bank Fee                                         |             | 28.32       | 42,493.69    | 42,493.69 |
| 2/10/2009            | VGLCHKS-1006                  |                  |                  | EDD MEMO: PR Tax                                 |             | 40.84       | 42,452.85    | 42,452.85 |
| 2/10/2009            | VGLCHKS-1007                  |                  |                  | Wells Fargo Bank MEMO: PR Taxes                  |             | 150.40      | 42,302.45    | 42,302.45 |
| 2/10/2009            | VGLCHKS-1008                  |                  |                  | Suburban Park Management                         |             |             |              |           |
|                      |                               |                  |                  | MEMO: Suburban                                   |             | 851.62      | 41,450.83    | 41,450.83 |
| 2/10/2009            | VGLCHKS-1009                  |                  |                  | Department of Weights & Measures MEMO: permit    |             |             |              |           |
|                      |                               |                  |                  | Verizon-CA                                       |             | 396.00      | 41,054.83    | 41,054.83 |
| 2/10/2009            | VGLCHKS-1010                  |                  |                  |                                                  |             | 67.77       | 40,987.06    | 40,987.06 |
| 2/10/2009            | VGLCHKS-1011                  |                  |                  | Meternan, Inc. MEMO:                             |             | 174.05      | 40,813.01    | 40,813.01 |
| 2/10/2009            | VGLCHKS-1012                  |                  |                  | Waste Management                                 |             | 452.18      | 40,360.83    | 40,360.83 |
| 2/10/2009            | VGLCHKS-1013                  |                  |                  | Southern California Edison                       |             | 1,485.35    | 38,875.48    | 38,875.48 |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description           | Source Reference | Transaction Reference           | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|-------------------------------|------------------|---------------------------------|----------|----------|------------|-----------|
| 1012-000       |                  | Suburban Checking-Wells Fargo |                  |                                 |          |          |            |           |
| 2/10/2009      |                  | VGLCHKS-1014                  |                  | Venco Power Sweeping, Inc.      |          | 100.00   | 38,775.48  | 38,775.48 |
| 2/10/2009      |                  | VGLCHKS-1015                  |                  | American Express MEMO: travel   |          | 159.20   | 38,616.28  | 38,616.28 |
| 2/13/2009      |                  | VGLCHKS-Deposit               |                  | Deposit                         | 5,642.71 |          | 44,258.99  | 44,258.99 |
| 2/13/2009      |                  | VGLCHKS-1016                  |                  | Elizabeth A. Wood               |          | 349.74   | 43,909.25  | 43,909.25 |
| 2/19/2009      |                  | VGLCHKS-1017                  |                  | Pacific Water Conditioner MEMO: |          | 34.50    | 43,874.75  | 43,874.75 |
| 2/19/2009      |                  | VGLCHKS-1018                  |                  | City of Thousand Oaks MEMO:     |          |          |            |           |
|                |                  |                               |                  | water/sewer                     |          | 2,506.44 |            |           |
| 2/20/2009      |                  | VGLCHKS-Deposit               |                  | Deposit                         | 28.32    |          | 41,368.31  | 41,368.31 |
| 2/20/2009      |                  | VGLCHKS-1019                  |                  | Suburban Park Management        |          |          | 41,396.63  | 41,396.63 |
|                |                  |                               |                  | MEMO: dues & subs               |          |          |            |           |
| 2/24/2009      |                  | VGLCHKS-1022                  |                  | TBOaks MEMO:                    |          | 32.00    | 41,364.63  | 41,364.63 |
| 2/27/2009      |                  | VGLCHKS-1023                  |                  | Elizabeth A. Wood               |          | 477.29   | 40,887.34  | 40,887.34 |
| 2/27/2009      |                  | VGLCHKS-1024                  |                  | Suburban Park Management        |          | 346.69   | 40,540.65  | 40,540.65 |
|                |                  |                               |                  | MEMO:                           |          |          |            |           |
| 2/27/2009      |                  | VGLCHKS-1025                  |                  | Venco Power Sweeping, Inc.      |          | 1,230.00 | 39,310.65  | 39,310.65 |
| 2/27/2009      |                  | VGLCHKS-1027                  |                  | Wells Fargo Card Services       |          | 100.00   | 39,210.65  | 39,210.65 |
| 3/3/2009       |                  | VGLCHKS-Deposit               |                  | Deposit                         |          | 424.71   | 38,785.94  | 38,785.94 |
| 3/3/2009       |                  | VGLCHKS-1028                  |                  | Best Buy MEMO: office           |          |          | 46,999.72  | 46,999.72 |
| 3/3/2009       |                  | VGLCHKS-1029                  |                  | AVMGH Management, LLC -         | 8,213.78 | 390.80   | 46,608.92  | 46,608.92 |
|                |                  |                               |                  | AVMGH Mgmt MEMO: March 2009     |          |          |            |           |
| 3/6/2009       |                  | VGLCHKS-1030                  |                  | Southern California Edison      |          | 2,687.50 | 43,921.42  | 43,921.42 |
| 3/6/2009       |                  | VGLCHKS-1031                  |                  | Verizon-CA                      |          | 1,568.64 | 42,352.78  | 42,352.78 |
| 3/9/2009       |                  | VGLCHKS-1034                  |                  | EDD MEMO: PR Tax                |          | 62.98    | 42,289.80  | 42,289.80 |
| 3/9/2009       |                  | VGLCHKS-1035                  |                  | Wells Fargo Bank MEMO: PR       |          | 49.35    | 42,240.45  | 42,240.45 |
|                |                  |                               |                  | Taxes                           |          |          |            |           |
| 3/10/2009      |                  | VGLCHKS-1036                  |                  | London Computer Systems,        |          | 150.40   | 42,090.05  | 42,090.05 |
|                |                  |                               |                  | Inc. MEMO: billing              |          |          |            |           |
| 3/10/2009      |                  | VGLCHKS-1037                  |                  | Meterman, Inc. MEMO:            |          | 95.00    | 41,995.05  | 41,995.05 |
| 3/10/2009      |                  | VGLCHKS-1038                  |                  | Waste Management                |          | 174.05   | 41,821.00  | 41,821.00 |
| 3/11/2009      |                  | VGLCHKS-1039                  |                  | American Express MEMO: travel   |          | 452.18   | 41,368.82  | 41,368.82 |
| 3/11/2009      |                  | VGLCHKS-1040                  |                  | Lawrence L. Matheny-Tax         |          | 214.65   | 41,154.17  | 41,154.17 |
|                |                  |                               |                  | Collector MEMO: Property Tax    |          |          |            |           |
| 3/11/2009      |                  | VGLCHKS-1041                  |                  | Lawrence L. Matheny-Tax         |          | 6,007.10 | 35,147.07  | 35,147.07 |
|                |                  |                               |                  | Collector MEMO: Property Tax    |          |          |            |           |
| 3/11/2009      |                  | VGLCHKS-1042                  |                  | Meterman, Inc. MEMO:            |          | 1,323.76 | 33,823.31  | 33,823.31 |
|                |                  |                               |                  | equipment repair & maintenance  |          |          |            |           |
| 3/11/2009      |                  | VGLCHKS-1043                  |                  | City of Thousand Oaks MEMO:     |          | 300.00   | 33,523.31  | 33,523.31 |
|                |                  |                               |                  | water/sewer                     |          |          |            |           |
|                |                  |                               |                  |                                 |          | 2,482.46 | 31,040.85  | 31,040.85 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description           | Source Reference                            | Transaction Reference | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|-------------------------------|---------------------------------------------|-----------------------|----------|----------|------------|-----------|
| 1012-000       |                  | Suburban Checking-Wells Fargo |                                             |                       |          |          |            |           |
|                | 3/13/2009        | VGLCHKS-1044                  | Elizabeth A. Wood                           |                       |          | 349.74   | 30,691.11  | 30,691.11 |
|                | 3/13/2009        | VGLCHKS-1045                  | HCD MEMO: dues & subs.                      |                       |          | 10.00    | 30,681.11  | 30,681.11 |
|                | 3/16/2009        | VGLCHKS-Deposit               | Deposit                                     |                       | 6,955.15 |          | 37,636.26  | 37,636.26 |
|                | 3/16/2009        | VGLCHKS-Deposit               | Deposit                                     |                       | 50.14    |          | 37,686.40  | 37,686.40 |
|                | 3/16/2009        | VGLCHKS-Deposit               | Interest Income                             |                       | 1.50     |          | 37,687.90  | 37,687.90 |
|                | 3/18/2009        | VGLCHKS-1046                  | The Gas Company                             |                       |          | 1,118.01 | 36,569.89  | 36,569.89 |
|                | 3/19/2009        | VGLCHKS-1047                  | Tri-Valley Supply                           |                       |          | 9.11     | 36,560.78  | 36,560.78 |
|                | 3/19/2009        | VGLCHKS-1048                  | Pacific Water Conditioner MEMO:             |                       |          | 34.50    | 36,526.28  | 36,526.28 |
|                | 3/23/2009        | VGLCHKS-1049                  | Chase VISA MEMO: travel                     |                       |          | 346.30   | 36,179.98  | 36,179.98 |
|                | 3/23/2009        | VGLCHKS-1051                  | Wells Fargo Card Services                   |                       |          |          |            |           |
|                |                  |                               | MEMO: office                                |                       |          | 16.07    | 36,163.91  | 36,163.91 |
|                | 3/23/2009        | VGLCHKS-1052                  | Wells Fargo Card Services                   |                       |          |          |            |           |
|                |                  |                               | MEMO: advertising & promotion               |                       |          | 25.00    | 36,138.91  | 36,138.91 |
|                | 3/25/2009        | VGLCHKS-1053                  | Venco Power Sweeping, Inc.                  |                       |          | 100.00   | 36,038.91  | 36,038.91 |
|                | 3/27/2009        | VGLCHKS-1054                  | The Gas Company                             |                       |          | 1,170.30 | 34,868.61  | 34,868.61 |
|                | 3/27/2009        | VGLCHKS-1055                  | Suburban Park Management                    |                       |          |          |            |           |
|                |                  |                               | MEMO:                                       |                       |          | 1,215.00 | 33,653.61  | 33,653.61 |
|                | 3/30/2009        | VGLCHKS-Transfer              | Transfer                                    |                       | 563.15   |          | 34,216.76  | 34,216.76 |
|                | 3/30/2009        | VGLCHKS-Transfer              | Transfer                                    |                       | 2,145.76 |          | 36,362.52  | 36,362.52 |
|                | 3/31/2009        | VGLCHKS-1056                  | Elizabeth A. Wood                           |                       |          | 349.74   | 36,012.78  | 36,012.78 |
|                | 4/2/2009         | VGLCHKS-Deposit               | Deposit                                     |                       | 5,237.21 |          | 41,249.99  | 41,249.99 |
|                | 4/3/2009         | VGLCHKS-1057                  | AVMGH Management, LLC -                     |                       |          |          |            |           |
|                |                  |                               | AVMGHMgmt MEMO: April 2009                  |                       |          | 2,687.50 | 38,562.49  | 38,562.49 |
|                | 4/3/2009         | VGLCHKS-1058                  | Verizon-CA                                  |                       |          | 53.32    | 38,509.17  | 38,509.17 |
|                | 4/6/2009         | VGLCHKS-Deposit               | Deposit                                     |                       |          |          | 47,132.29  | 47,132.29 |
|                | 4/6/2009         | VGLCHKS-1059                  | EDD MEMO: PR Tax                            |                       | 8,623.12 | 81.18    | 47,051.11  | 47,051.11 |
|                | 4/6/2009         | VGLCHKS-1060                  | Wells Fargo Bank MEMO: PR                   |                       |          |          |            |           |
|                |                  |                               | Taxes                                       |                       |          | 150.40   | 46,900.71  | 46,900.71 |
|                | 4/7/2009         | VGLCHKS-EFT                   | Bank Fee                                    |                       |          | 7.00     | 46,893.71  | 46,893.71 |
|                | 4/7/2009         | VGLCHKS-1061                  | American Express MEMO: travel               |                       |          | 107.60   | 46,786.11  | 46,786.11 |
|                | 4/8/2009         | VGLCHKS-Deposit               | Interest Income                             |                       | 1.46     |          | 46,787.57  | 46,787.57 |
|                | 4/8/2009         | VGLCHKS-1062                  | London Computer Systems, Inc. MEMO: billing |                       |          |          |            |           |
|                |                  |                               | Preferred Employers Insurance               |                       |          | 95.00    | 46,692.57  | 46,692.57 |
|                | 4/9/2009         | VGLCHKS-1069                  | Company MEMO: W.C.                          |                       |          |          |            |           |
|                |                  |                               | Deposit                                     |                       |          | 247.56   | 46,445.01  | 46,445.01 |
|                | 4/10/2009        | VGLCHKS-Deposit               | TBOaks MEMO:                                |                       | 1,172.07 |          | 47,617.08  | 47,617.08 |
|                | 4/10/2009        | VGLCHKS-1064                  | Southern California Edison                  |                       |          | 477.29   | 47,139.79  | 47,139.79 |
|                | 4/10/2009        | VGLCHKS-1065                  |                                             |                       |          | 1,247.73 | 45,892.06  | 45,892.06 |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Source Reference | Account Description           | Transaction Reference                            | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|------------------|-------------------------------|--------------------------------------------------|----------|----------|------------|-----------|
| 1012-000       |                  |                  | Suburban Checking-Wells Fargo |                                                  |          |          |            |           |
| 4/13/2009      |                  | VGLCHKS-1066     |                               | Meierman, Inc. MEMO: billing                     |          | 174.05   | 45,718.01  | 45,718.01 |
| 4/14/2009      |                  | VGLCHKS-1068     |                               | Meierman, Inc. MEMO: equipment repair & maint.   |          | 178.00   | 45,540.01  | 45,540.01 |
| 4/15/2009      |                  | VGLCHKS-1067     |                               | Elizabeth A. Wood                                |          | 363.74   | 45,176.27  | 45,176.27 |
| 4/15/2009      |                  | VGLCHKS-1071     |                               | Barry Blechman MEMO: petty cash                  |          | 300.00   | 44,876.27  | 44,876.27 |
| 4/16/2009      |                  | VGLCHKS-NSF      |                               | Returned item                                    |          | 184.33   | 44,691.94  | 44,691.94 |
| 4/16/2009      |                  | VGLCHKS-1073     |                               | City of Thousand Oaks MEMO: water/sewer          |          | 2,588.93 | 42,103.01  | 42,103.01 |
| 4/16/2009      |                  | VGLCHKS-1074     |                               | Wells Fargo Card Services MEMO: credit check     |          | 55.00    | 42,048.01  | 42,048.01 |
| 4/17/2009      |                  | VGLCHKS-1072     |                               | Waste Management                                 |          | 904.36   | 41,143.65  | 41,143.65 |
| 4/21/2009      |                  | VGLCHKS-1075     |                               | The Gas Company                                  |          | 755.85   | 40,387.80  | 40,387.80 |
| 4/24/2009      |                  | VGLCHKS-1077     |                               | WMA MEMO: seminars/meetings                      |          | 175.00   | 40,212.80  | 40,212.80 |
| 4/27/2009      |                  | VGLCHKS-Deposit  |                               | Deposit                                          | 20.57    |          | 40,233.37  | 40,233.37 |
| 4/27/2009      |                  | VGLCHKS-1078     |                               | Venco Power Sweeping, Inc.                       |          | 100.00   | 40,133.37  | 40,133.37 |
| 4/28/2009      |                  | VGLCHKS-1079     |                               | Wells Fargo Card Services MEMO: advert. & promo. |          |          |            |           |
| 4/29/2009      |                  | VGLCHKS-1080     |                               | Suburban Park Management MEMO:                   | 25.00    |          | 40,108.37  | 40,108.37 |
| 4/30/2009      |                  | VGLCHKS-1082     |                               | Barry Blechman MEMO:                             |          | 1,200.00 | 38,908.37  | 38,908.37 |
| 4/30/2009      |                  | VGLCHKS-1084     |                               | TBOaks MEMO:                                     |          | 962.44   | 37,945.93  | 37,945.93 |
| 4/30/2009      |                  | VGLCHKS-1087     |                               | Duke J. Tinoco                                   |          | 477.29   | 37,468.64  | 37,468.64 |
| 5/1/2009       |                  | VGLCHKS-Deposit  |                               | Deposit                                          | 4,751.29 | 87.60    | 37,381.04  | 37,381.04 |
| 5/1/2009       |                  | VGLCHKS-1083     |                               | Wells Fargo Card Services MEMO: office           |          |          | 42,132.33  | 42,132.33 |
| 5/4/2009       |                  | VGLCHKS-Deposit  |                               | Deposit                                          |          | 139.29   | 41,993.04  | 41,993.04 |
| 5/4/2009       |                  | VGLCHKS-Deposit  |                               | Deposit                                          | 4,751.32 |          | 46,744.36  | 46,744.36 |
| 5/4/2009       |                  | VGLCHKS-1088     |                               | American Express MEMO: travel, office expense    |          | 3,126.54 | 49,870.90  | 49,870.90 |
| 5/4/2009       |                  | VGLCHKS-1089     |                               | Gretchen Carter MEMO: travel                     |          | 1,080.65 | 48,790.25  | 48,790.25 |
| 5/5/2009       |                  | VGLCHKS-1090     |                               | Southern California Edison                       |          | 43.00    | 48,747.25  | 48,747.25 |
| 5/5/2009       |                  | VGLCHKS-1091     |                               | Verizon-CA                                       |          | 1,360.21 | 47,387.04  | 47,387.04 |
| 5/5/2009       |                  | VGLCHKS-1092     |                               | AVMGH Management, LLC -                          |          | 384.43   | 47,002.61  | 47,002.61 |
| 5/6/2009       |                  | VGLCHKS-Deposit  |                               | AVMGH Mgmt MEMO: May 2009                        |          | 2,687.50 | 44,315.11  | 44,315.11 |
| 5/7/2009       |                  | VGLCHKS-Deposit  |                               | Deposit                                          | 1,565.41 |          | 45,880.52  | 45,880.52 |
| 5/8/2009       |                  | VGLCHKS-Deposit  |                               | Interest Income                                  | 454.28   |          | 46,334.80  | 46,334.80 |
|                |                  |                  |                               |                                                  | 1.66     |          | 46,336.46  | 46,336.46 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description           | Source Reference | Transaction Reference                                            | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|-------------------------------|------------------|------------------------------------------------------------------|----------|----------|------------|-----------|
| 1012-000       |                  | Suburban Checking-Wells Fargo |                  |                                                                  |          |          |            |           |
| 5/11/2009      |                  | VGLCHKS-1093                  |                  | National Credit Reporting                                        |          | 43.80    | 46,292.66  | 46,292.66 |
| 5/11/2009      |                  | VGLCHKS-1094                  |                  | MEMO: credit checks                                              |          |          |            |           |
| 5/11/2009      |                  | VGLCHKS-1095                  |                  | London Computer Systems, Inc. MEMO: billing                      |          | 95.00    | 46,197.66  | 46,197.66 |
| 5/11/2009      |                  | VGLCHKS-1096                  |                  | EDD MEMO: PR Tax                                                 |          | 63.99    | 46,133.67  | 46,133.67 |
| 5/15/2009      |                  | VGLCHKS-1097                  |                  | Wells Fargo Bank MEMO: PR Taxes                                  |          |          |            |           |
| 5/18/2009      |                  | VGLCHKS-1098                  |                  | Barry Blechman MEMO: Sprint                                      |          | 205.68   | 45,927.99  | 45,927.99 |
| 5/18/2009      |                  | VGLCHKS-1099                  |                  | Venco Power Sweeping, Inc.                                       |          | 941.64   | 44,986.35  | 44,986.35 |
| 5/19/2009      |                  | VGLCHKS-Deposit               |                  | Deposit                                                          |          | 189.33   | 44,797.02  | 44,797.02 |
| 5/20/2009      |                  | VGLCHKS-1100                  |                  | City of Thousand Oaks MEMO: water/sewer                          | 55.50    | 100.00   | 44,697.02  | 44,697.02 |
| 5/20/2009      |                  | VGLCHKS-1101                  |                  | Meterman, Inc. MEMO: billing                                     |          |          |            |           |
| 5/20/2009      |                  | VGLCHKS-1102                  |                  | Wells Fargo Card Services                                        |          | 2,380.53 | 42,371.99  | 42,371.99 |
| 5/22/2009      |                  | VGLCHKS-1103                  |                  | MEMO: credit check                                               | 54.75    |          | 42,317.24  | 42,317.24 |
| 5/22/2009      |                  | VGLCHKS-1105                  |                  | The Gas Company                                                  |          | 80.00    | 42,237.24  | 42,237.24 |
| 5/26/2009      |                  | VGLCHKS-1106                  |                  | Jill Cavanagh MEMO: rent and security deposit for manager's home | 449.50   |          | 41,787.74  | 41,787.74 |
| 5/29/2009      |                  | VGLCHKS-1107                  |                  | Sp. 15                                                           |          | 917.74   | 40,870.00  | 40,870.00 |
| 5/29/2009      |                  | VGLCHKS-1108                  |                  | National Credit Reporting                                        |          |          |            |           |
| 5/29/2009      |                  | VGLCHKS-1109                  |                  | MEMO: credit checks                                              |          | 10.95    | 40,859.05  | 40,859.05 |
| 6/1/2009       |                  | VGLCHKS-Deposit               |                  | Barry Blechman MEMO: Suburban Park Management                    |          | 940.52   | 39,918.53  | 39,918.53 |
| 6/1/2009       |                  | VGLCHKS-Deposit               |                  | MEMO: Barry Blechman MEMO: petty cash                            |          | 1,230.00 | 38,688.53  | 38,688.53 |
| 6/2/2009       |                  | VGLCHKS-Deposit               |                  | Deposit                                                          |          | 259.03   | 38,429.50  | 38,429.50 |
| 6/2/2009       |                  | VGLCHKS-Deposit               |                  | Deposit                                                          | 4,591.25 |          | 43,020.75  | 43,020.75 |
| 6/2/2009       |                  | VGLCHKS-1110                  |                  | EDD MEMO: PR Tax                                                 | 2,886.71 |          | 45,907.46  | 45,907.46 |
| 6/2/2009       |                  | VGLCHKS-1111                  |                  | Wells Fargo Bank MEMO: PR Taxes                                  | 1,628.71 |          | 47,536.17  | 47,536.17 |
| 6/2/2009       |                  | VGLCHKS-1112                  |                  | TBOaks MEMO: AVMGH Management, LLC -                             | 74.10    |          | 47,462.07  | 47,462.07 |
| 6/2/2009       |                  | VGLCHKS-1113                  |                  | AVMGH Mgmt MEMO: June 2009                                       |          | 259.60   | 47,202.47  | 47,202.47 |
| 6/3/2009       |                  | VGLCHKS-Deposit               |                  | Deposit                                                          |          | 477.29   | 46,725.18  | 46,725.18 |
| 6/4/2009       |                  | VGLCHKS-Deposit               |                  | Deposit                                                          | 2,792.18 |          | 44,037.68  | 44,037.68 |
|                |                  |                               |                  |                                                                  | 1,446.05 |          | 46,829.86  | 46,829.86 |
|                |                  |                               |                  |                                                                  |          |          | 48,275.91  | 48,275.91 |

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## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Account Description           | Transaction Date | Source Reference | Transaction Reference                                          | Debits | Credits  | Net Change | Balance   |
|----------------|-------------------------------|------------------|------------------|----------------------------------------------------------------|--------|----------|------------|-----------|
| 1012-000       | Suburban Checking-Wells Fargo |                  |                  |                                                                |        |          |            |           |
| 6/5/2009       | VGLCHKS-Deposit               |                  |                  | Deposit                                                        | 7.00   |          | 48,282.91  | 48,282.91 |
| 6/5/2009       | VGLCHKS-Deposit               |                  |                  | Deposit                                                        | 482.57 |          | 48,765.48  | 48,765.48 |
| 6/5/2009       | VGLCHKS-1114                  |                  |                  | American Express MEMO: travel                                  |        | 229.20   | 48,536.28  | 48,536.28 |
| 6/8/2009       | VGLCHKS-Deposit               |                  |                  | Deposit                                                        | 356.42 |          | 48,892.70  | 48,892.70 |
| 6/8/2009       | VGLCHKS-Deposit               |                  |                  | Interest Income                                                | 1.77   |          | 48,894.47  | 48,894.47 |
| 6/9/2009       | VGLCHKS-1115                  |                  |                  | Verizon-CA                                                     |        | 407.87   | 48,486.60  | 48,486.60 |
| 6/9/2009       | VGLCHKS-1116                  |                  |                  | Waste Management                                               |        | 452.18   | 48,034.42  | 48,034.42 |
| 6/9/2009       | VGLCHKS-1117                  |                  |                  | HCD MEMO: dues & subs.                                         |        | 644.00   | 47,390.42  | 47,390.42 |
| 6/10/2009      | VGLCHKS-1118                  |                  |                  | Joy Equipment Protection, Inc.<br>MEMO: equip. repair & maint. |        | 310.00   | 47,080.42  | 47,080.42 |
| 6/10/2009      | VGLCHKS-1119                  |                  |                  | Southern California Edison                                     |        | 1,532.70 | 45,547.72  | 45,547.72 |
| 6/10/2009      | VGLCHKS-1120                  |                  |                  | London Computer Systems,<br>Inc. MEMO: billing                 |        | 95.00    | 45,452.72  | 45,452.72 |
| 6/12/2009      | VGLCHKS-1121                  |                  |                  | Waste Management                                               |        | 452.18   | 45,000.54  | 45,000.54 |
| 6/12/2009      | VGLCHKS-1122                  |                  |                  | City of Thousand Oaks MEMO:<br>water/sewer                     |        | 2,930.18 | 42,070.36  | 42,070.36 |
| 6/15/2009      | VGLCHKS-1123                  |                  |                  | Duke J. Tinoco                                                 |        | 175.19   | 41,895.17  | 41,895.17 |
| 6/15/2009      | VGLCHKS-1124                  |                  |                  | Barry Blechman MEMO:                                           |        | 504.08   | 41,391.09  | 41,391.09 |
| 6/15/2009      | VGLCHKS-1125                  |                  |                  | Sprint                                                         |        | 29.83    | 41,361.26  | 41,361.26 |
| 6/15/2009      | VGLCHKS-1127                  |                  |                  | Venco Power Sweeping, Inc.                                     |        | 100.00   | 41,261.26  | 41,261.26 |
| 6/15/2009      | VGLCHKS-1128                  |                  |                  | Pacific Water Conditioner MEMO:                                |        | 69.00    | 41,192.26  | 41,192.26 |
| 6/15/2009      | VGLCHKS-1129                  |                  |                  | WMA MEMO: seminars/meetings                                    |        | 1,061.90 | 40,130.36  | 40,130.36 |
| 6/19/2009      | VGLCHKS-1132                  |                  |                  | EDD MEMO: PR Tax                                               |        | 8.23     | 40,122.13  | 40,122.13 |
| 6/19/2009      | VGLCHKS-1134                  |                  |                  | The Gas Company                                                |        | 370.59   | 39,751.54  | 39,751.54 |
| 6/19/2009      | VGLCHKS-1135                  |                  |                  | Internal Revenue Service                                       |        | 152.43   | 39,599.11  | 39,599.11 |
| 6/19/2009      | VGLCHKS-1136                  |                  |                  | Pacific Water Conditioner MEMO:                                |        | 34.50    | 39,564.61  | 39,564.61 |
| 6/23/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                                        | 50.00  |          | 39,614.61  | 39,614.61 |
| 6/24/2009      | VGLCHKS-1126                  |                  |                  | Jill Cavanagh MEMO: rent                                       |        | 350.00   | 39,264.61  | 39,264.61 |
| 6/24/2009      | VGLCHKS-1130                  |                  |                  | Do It Center                                                   |        | 38.19    | 39,226.42  | 39,226.42 |
| 6/30/2009      | VGLCHKS-1131                  |                  |                  | Barry Blechman MEMO:                                           |        | 504.09   | 38,722.33  | 38,722.33 |
| 6/30/2009      | VGLCHKS-1137                  |                  |                  | Suburban Park Management<br>MEMO:                              |        | 1,200.00 | 37,522.33  | 37,522.33 |
| 6/30/2009      | VGLCHKS-1138                  |                  |                  | Duke J. Tinoco                                                 |        | 120.46   | 37,401.87  | 37,401.87 |
| 6/30/2009      | VGLCHKS-1139                  |                  |                  | Jill Cavanagh MEMO: rent &<br>security deposit                 |        | 917.74   | 36,484.13  | 36,484.13 |
| 6/30/2009      | VGLCHKS-1140                  |                  |                  | Verizon-CA                                                     |        | 186.93   | 36,297.20  | 36,297.20 |
| 6/30/2009      | VGLCHKS-1141                  |                  |                  | TBOaks MEMO:                                                   |        | 477.29   | 35,819.91  | 35,819.91 |
| 6/30/2009      | GJE-1                         |                  |                  | To void 5/22/09 Ck. 1105-Jill<br>Cavanagh                      | 917.74 |          | 36,737.65  | 36,737.65 |

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## AVMFGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description            | Source Reference | Transaction Reference                       | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|--------------------------------|------------------|---------------------------------------------|----------|----------|------------|-----------|
| 1012-000       |                  | Suburban Checking-Weills Fargo |                  |                                             |          |          |            |           |
|                | 7/1/2009         | VGLCHKS-Deposit                |                  | Deposit                                     | 4,549.28 |          | 41,286.93  | 41,286.93 |
|                | 7/1/2009         | VGLCHKS-Deposit                |                  | Deposit                                     | 834.50   |          | 42,121.43  | 42,121.43 |
|                | 7/2/2009         | VGLCHKS-Deposit                |                  | Deposit MEMO: phone service                 | 210.00   |          | 42,331.43  | 42,331.43 |
|                | 7/2/2009         | VGLCHKS-Deposit                |                  | Deposit                                     | 2,107.01 |          | 44,438.44  | 44,438.44 |
|                | 7/6/2009         | VGLCHKS-Deposit                |                  | Deposit                                     | 4,525.24 |          | 48,963.68  | 48,963.68 |
|                | 7/6/2009         | VGLCHKS-Deposit                |                  | Deposit                                     | 791.96   |          | 49,755.64  | 49,755.64 |
|                | 7/6/2009         | VGLCHKS-1142                   |                  | AVMFGH Management, LLC -                    |          |          |            |           |
|                |                  |                                |                  | AVMFGH Mgmt MEMO: July 2009                 | 2,687.50 |          | 47,068.14  | 47,068.14 |
|                | 7/7/2009         | VGLCHKS-Deposit                |                  | Deposit                                     | 1,007.50 |          | 48,075.64  | 48,075.64 |
|                | 7/7/2009         | VGLCHKS-1143                   |                  | Waste Management                            |          | 452.18   | 47,623.46  | 47,623.46 |
|                | 7/8/2009         | VGLCHKS-Deposit                |                  | Deposit                                     | 177.22   |          | 47,800.68  | 47,800.68 |
|                | 7/8/2009         | VGLCHKS-Deposit                |                  | Interest Income                             | 1.64     |          | 47,802.32  | 47,802.32 |
|                | 7/8/2009         | VGLCHKS-1145                   |                  | Wells Fargo Bank MEMO: PR                   |          |          |            |           |
|                |                  |                                |                  | Taxes                                       |          | 309.18   | 47,493.14  | 47,493.14 |
|                | 7/8/2009         | VGLCHKS-1146                   |                  | EDD MEMO: PR Tax                            |          | 94.76    | 47,398.38  | 47,398.38 |
|                | 7/10/2009        | VGLCHKS-1147                   |                  | Southern California Edison                  |          | 1,279.25 | 46,119.13  | 46,119.13 |
|                | 7/13/2009        | VGLCHKS-Deposit                |                  | Deposit                                     | 452.18   |          | 46,571.31  | 46,571.31 |
|                | 7/13/2009        | VGLCHKS-1148                   |                  | Tn-Vailey Supply                            |          | 18.46    | 46,552.85  | 46,552.85 |
|                | 7/13/2009        | VGLCHKS-1149                   |                  | London Computer Systems, Inc. MEMO: billing |          | 95.00    | 46,457.85  | 46,457.85 |
|                | 7/14/2009        | VGLCHKS-1150                   |                  | Suburban Park Management MEMO:              |          |          |            |           |
|                |                  |                                |                  | Office Depot                                |          | 32.00    | 46,425.85  | 46,425.85 |
|                | 7/14/2009        | VGLCHKS-1151                   |                  | Barry Blechman MEMO:                        |          | 50.87    | 46,374.98  | 46,374.98 |
|                | 7/15/2009        | VGLCHKS-1152                   |                  | Pat Hostmyer                                |          | 504.08   | 45,870.90  | 45,870.90 |
|                | 7/15/2009        | VGLCHKS-1154                   |                  | Sprint                                      |          | 74.84    | 45,796.06  | 45,796.06 |
|                | 7/16/2009        | VGLCHKS-1153                   |                  | Deposit                                     |          | 30.36    | 45,765.70  | 45,765.70 |
|                | 7/17/2009        | VGLCHKS-Deposit                |                  | Venca Power Sweeping, Inc.                  |          |          |            |           |
|                | 7/20/2009        | VGLCHKS-1155                   |                  | City of Thousand Oaks MEMO:                 |          | 100.00   | 45,930.66  | 45,930.66 |
|                | 7/20/2009        | VGLCHKS-1156                   |                  | water/sewer                                 |          |          |            |           |
|                |                  |                                |                  | Pacific Water Conditioner MEMO:             | 2,643.53 |          | 43,187.13  | 43,187.13 |
|                | 7/20/2009        | VGLCHKS-1157                   |                  | The Gas Company                             | 34.50    |          | 43,152.63  | 43,152.63 |
|                | 7/20/2009        | VGLCHKS-1158                   |                  | National Credit Reporting                   | 348.66   |          | 42,803.97  | 42,803.97 |
|                | 7/20/2009        | VGLCHKS-1159                   |                  | MEMO: credit checks                         |          |          |            |           |
|                |                  |                                |                  | Barry Blechman MEMO: petty                  | 10.95    |          | 42,793.02  | 42,793.02 |
|                | 7/20/2009        | VGLCHKS-1160                   |                  | cash                                        |          |          |            |           |
|                |                  |                                |                  | Preferred Employers Insurance               | 291.15   |          | 42,501.87  | 42,501.87 |
|                | 7/20/2009        | VGLCHKS-1161                   |                  | Company MEMO: W.C.                          | 537.05   |          | 41,964.82  | 41,964.82 |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description           | Source Reference                   | Transaction Reference           | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|-------------------------------|------------------------------------|---------------------------------|----------|----------|------------|-----------|
| 1012-000       |                  | Suburban Checking-Wells Fargo |                                    |                                 |          |          |            |           |
|                | 7/27/2009        | VGLCHKS-1162                  | Jill Cavanagh                      | MEMO: rent                      |          | 350.00   | 41,614.82  | 41,614.82 |
|                | 7/28/2009        | VGLCHKS-1163                  | TBOaks                             | MEMO:                           |          | 477.29   | 41,137.53  | 41,137.53 |
|                | 7/29/2009        | VGLCHKS-1164                  | Suburban Park Management           |                                 |          |          |            |           |
|                |                  |                               | MEMO:                              |                                 |          | 1,215.00 | 39,922.53  | 39,922.53 |
|                | 7/31/2009        | VGLCHKS-1166                  | Duke J. Tinoco                     |                                 |          | 104.03   | 39,818.50  | 39,818.50 |
|                | 7/31/2009        | VGLCHKS-1172                  | Barry Blechman                     | MEMO:                           |          | 504.09   | 39,314.41  | 39,314.41 |
|                | 8/3/2009         | VGLCHKS-Deposit               |                                    | Deposit                         | 4,490.57 |          | 43,804.98  | 43,804.98 |
|                | 8/3/2009         | VGLCHKS-Deposit               |                                    | Deposit                         | 4,562.23 |          | 48,367.21  | 48,367.21 |
|                | 8/4/2009         | VGLCHKS-Deposit               |                                    | Deposit                         | 2,521.32 |          | 50,888.53  | 50,888.53 |
|                | 8/5/2009         | VGLCHKS-Deposit               |                                    | Deposit                         | 1,616.81 |          | 52,505.34  | 52,505.34 |
|                | 8/5/2009         | VGLCHKS-1167                  | American Express                   | MEMO: travel                    |          | 85.60    | 52,419.74  | 52,419.74 |
|                | 8/5/2009         | VGLCHKS-1168                  | AVMGH Management, LLC -            |                                 |          |          |            |           |
|                | 8/5/2009         | VGLCHKS-1169                  | AVMGH Mgmt                         | MEMO: August 2009               |          | 2,687.50 | 49,732.24  | 49,732.24 |
|                | 8/5/2009         | VGLCHKS-1170                  | EDD                                | MEMO: PR Tax                    |          | 85.31    | 49,646.93  | 49,646.93 |
|                |                  |                               | Wells Fargo Bank                   | MEMO: PR                        |          |          |            |           |
|                |                  |                               | Taxes                              |                                 |          | 277.04   | 49,369.89  | 49,369.89 |
|                | 8/6/2009         | VGLCHKS-Deposit               |                                    | Deposit                         | 217.52   |          | 49,587.41  | 49,587.41 |
|                | 8/6/2009         | VGLCHKS-1171                  | Verizon-CA                         | MEMO: phone & internet          |          | 188.28   | 49,399.13  | 49,399.13 |
|                | 8/7/2009         | VGLCHKS-Deposit               |                                    | Deposit                         | 357.03   |          | 49,756.16  | 49,756.16 |
|                | 8/7/2009         | VGLCHKS-1173                  | Pat Hostmyer                       | MEMO: entertainment & promotion |          |          |            |           |
|                |                  |                               | Waste Management                   |                                 |          | 119.00   | 49,637.16  | 49,637.16 |
|                | 8/7/2009         | VGLCHKS-1174                  |                                    | Interest Income                 | 1.90     | 452.18   | 49,184.98  | 49,184.98 |
|                | 8/10/2009        | VGLCHKS-Deposit               |                                    | London Computer Systems, Inc.   |          |          | 49,186.88  | 49,186.88 |
|                | 8/10/2009        | VGLCHKS-1175                  |                                    | MEMO: billing                   |          | 95.00    | 49,091.88  | 49,091.88 |
|                | 8/11/2009        | VGLCHKS-1176                  | WMA                                | MEMO: seminars/meetings         |          | 425.00   | 48,666.88  | 48,666.88 |
|                | 8/11/2009        | VGLCHKS-1177                  | Renaissance Esmeralda Resort & Spa | MEMO: travel                    |          |          |            |           |
|                |                  |                               | Southern California Edison         |                                 |          | 216.13   | 48,450.75  | 48,450.75 |
|                | 8/11/2009        | VGLCHKS-1178                  | Sprint                             |                                 |          | 2,285.65 | 46,165.10  | 46,165.10 |
|                | 8/11/2009        | VGLCHKS-1179                  |                                    | Pacific Water Conditioner       |          | 29.78    | 46,135.32  | 46,135.32 |
|                | 8/12/2009        | VGLCHKS-1180                  | Barry Blechman                     | MEMO:                           |          | 34.50    | 46,100.82  | 46,100.82 |
|                | 8/14/2009        | VGLCHKS-1181                  |                                    | Deposit                         |          | 504.08   | 45,596.74  | 45,596.74 |
|                | 8/14/2009        | VGLCHKS-1182                  | Duke J. Tinoco                     |                                 |          | 109.50   | 45,487.24  | 45,487.24 |
|                | 8/19/2009        | VGLCHKS-1183                  | Home Depot                         |                                 |          | 186.08   | 45,301.16  | 45,301.16 |
|                | 8/19/2009        | VGLCHKS-1184                  | TBOaks                             | MEMO:                           |          | 173.17   | 45,127.99  | 45,127.99 |
|                | 8/20/2009        | VGLCHKS-Deposit               |                                    | Deposit                         | 17.49    |          | 45,145.48  | 45,145.48 |
|                | 8/20/2009        | VGLCHKS-1185                  | Venco Power Sweeping, Inc.         |                                 |          | 100.00   | 45,045.48  | 45,045.48 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description           | Source Reference | Transaction Reference                       | Debits   | Credits   | Net Change | Balance   |
|----------------|------------------|-------------------------------|------------------|---------------------------------------------|----------|-----------|------------|-----------|
| 1012-000       |                  |                               |                  |                                             |          |           |            |           |
|                | 8/20/2009        | Suburban Checking-Wells Fargo |                  |                                             |          |           |            |           |
|                |                  | VGLCHKS-1186                  |                  | City of Thousand Oaks MEMO: water/sewer     |          | 2,905.61  | 42,139.87  | 42,139.87 |
|                | 8/21/2009        | VGLCHKS-1188                  |                  | Do It Center                                |          | 107.12    | 42,032.75  | 42,032.75 |
|                | 8/24/2009        | VGLCHKS-1189                  |                  | The Gas Company                             |          | 328.28    | 41,704.47  | 41,704.47 |
|                | 8/24/2009        | VGLCHKS-1190                  |                  | Suburban Park Management MEMO:              |          |           |            |           |
|                |                  |                               |                  | TBOaks MEMO:                                |          | 1,215.00  | 40,489.47  | 40,489.47 |
|                | 8/24/2009        | VGLCHKS-1191                  |                  | Jill Cavanagh MEMO: rent                    |          | 477.29    | 40,012.18  | 40,012.18 |
|                | 8/25/2009        | VGLCHKS-1192                  |                  | Barry Blechman MEMO:                        |          | 350.00    | 39,662.18  | 39,662.18 |
|                | 8/25/2009        | VGLCHKS-1193                  |                  | Interest Income                             | 1.19     | 175.00    | 39,487.18  | 39,487.18 |
|                | 8/31/2009        | VGLCHKS-Deposit               |                  | Duke J. Tinoco                              |          | 131.39    | 39,488.37  | 39,488.37 |
|                | 8/31/2009        | VGLCHKS-1195                  |                  | Barry Blechman MEMO:                        |          | 39,356.98 | 39,356.98  | 39,356.98 |
|                | 8/31/2009        | VGLCHKS-1196                  |                  | Deposit                                     | 4,756.30 | 504.09    | 38,852.89  | 38,852.89 |
|                | 9/1/2009         | VGLCHKS-Deposit               |                  | Deposit                                     | 3,857.45 |           | 43,609.19  | 43,609.19 |
|                | 9/2/2009         | VGLCHKS-Deposit               |                  | AVMGH Management, LLC -                     |          |           | 47,466.64  | 47,466.64 |
|                | 9/2/2009         | VGLCHKS-1197                  |                  | AVMGHgmt MEMO: September 2009               |          | 2,687.50  | 44,779.14  | 44,779.14 |
|                | 9/2/2009         | VGLCHKS-1198                  |                  | Verizon-CA MEMO: phone & internet           |          | 143.20    | 44,635.94  | 44,635.94 |
|                | 9/2/2009         | VGLCHKS-1199                  |                  | Southern California Edison                  |          | 1,839.33  | 42,796.61  | 42,796.61 |
|                | 9/4/2009         | VGLCHKS-Deposit               |                  | Deposit                                     | 5,155.20 |           | 47,951.81  | 47,951.81 |
|                | 9/4/2009         | VGLCHKS-Deposit               |                  | Deposit                                     | 49.81    |           | 48,001.62  | 48,001.62 |
|                | 9/7/2009         | VGLCHKS-1200                  |                  | American Express MEMO: travel               |          | 333.66    | 47,667.96  | 47,667.96 |
|                | 9/8/2009         | VGLCHKS-Deposit               |                  | Deposit                                     | 1,024.42 |           | 48,692.38  | 48,692.38 |
|                | 9/9/2009         | VGLCHKS-Deposit               |                  | Deposit                                     | 181.30   |           | 48,873.68  | 48,873.68 |
|                | 9/9/2009         | VGLCHKS-1201                  |                  | London Computer Systems, Inc. MEMO: billing |          | 95.00     | 48,778.68  | 48,778.68 |
|                | 9/9/2009         | VGLCHKS-1202                  |                  | Office Depot                                |          | 123.88    | 48,654.80  | 48,654.80 |
|                | 9/9/2009         | VGLCHKS-1203                  |                  | Waste Management                            |          | 452.18    | 48,202.62  | 48,202.62 |
|                | 9/9/2009         | VGLCHKS-1204                  |                  | EDD MEMO: PR Tax                            |          | 77.35     | 48,125.27  | 48,125.27 |
|                | 9/9/2009         | VGLCHKS-1205                  |                  | Wells Fargo Bank MEMO: PR Taxes             |          | 300.00    | 47,825.27  | 47,825.27 |
|                | 9/15/2009        | VGLCHKS-1206                  |                  | Barry Blechman MEMO:                        |          | 504.08    | 47,321.19  | 47,321.19 |
|                | 9/15/2009        | VGLCHKS-1207                  |                  | Duke J. Tinoco                              |          | 71.18     | 47,250.01  | 47,250.01 |
|                | 9/16/2009        | VGLCHKS-1208                  |                  | Pacific Water Conditioner MEMO:             |          | 34.50     | 47,215.51  | 47,215.51 |
|                | 9/16/2009        | VGLCHKS-1209                  |                  | The Gas Company                             |          | 311.40    | 46,904.11  | 46,904.11 |
|                | 9/18/2009        | VGLCHKS-1210                  |                  | Sprint                                      |          | 29.78     | 46,874.33  | 46,874.33 |
|                | 9/18/2009        | VGLCHKS-1211                  |                  | Venco Power Sweeping, Inc.                  |          | 100.00    | 46,774.33  | 46,774.33 |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
Period: 1/1/2009 to 12/31/2009

| Account Number | Account Description           | Source Reference | Transaction Date | Transaction Reference                           | Debits   | Credits  | Net Change | Balance   |
|----------------|-------------------------------|------------------|------------------|-------------------------------------------------|----------|----------|------------|-----------|
| 1012-000       | Suburban Checking-Wells Fargo |                  |                  |                                                 |          |          |            |           |
| 9/24/2009      | VGLCHKS-1212                  |                  |                  | City of Thousand Oaks MEMO: water/sewer         |          | 2,777.30 | 43,997.03  | 43,997.03 |
| 9/25/2009      | VGLCHKS-1214                  |                  |                  | Jill Cavanagh MEMO: rent                        |          | 350.00   | 43,647.03  | 43,647.03 |
| 9/29/2009      | VGLCHKS-1216                  |                  |                  | Suburban Park Management MEMO:                  |          | 1,200.00 | 42,447.03  | 42,447.03 |
| 9/30/2009      | VGLCHKS-Deposit               |                  |                  | Interest Income                                 | 1.74     |          | 42,448.77  | 42,448.77 |
| 9/30/2009      | VGLCHKS-1217                  |                  |                  | Barry Blechman MEMO:                            |          | 504.09   | 41,944.68  | 41,944.68 |
| 9/30/2009      | VGLCHKS-1218                  |                  |                  | Duke J. Tinoco                                  |          | 54.75    | 41,889.93  | 41,889.93 |
| 9/30/2009      | VGLCHKS-1219                  |                  |                  | TBOaks MEMO:                                    |          | 477.29   | 41,412.64  | 41,412.64 |
| 10/1/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                         | 4,865.67 |          | 46,278.31  | 46,278.31 |
| 10/2/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                         | 4,894.79 |          | 51,173.10  | 51,173.10 |
| 10/5/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                         | 4,562.56 |          | 55,735.66  | 55,735.66 |
| 10/6/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                         | 359.75   |          | 56,095.41  | 56,095.41 |
| 10/6/2009      | VGLCHKS-1220                  |                  |                  | AVMGH Management, LLC -                         |          |          |            |           |
| 10/7/2009      | VGLCHKS-1221                  |                  |                  | AVMGH Mgmt MEMO: October 2009                   |          | 2,687.50 | 53,407.91  | 53,407.91 |
| 10/7/2009      | VGLCHKS-1222                  |                  |                  | Do It Center MEMO: landscaping                  |          | 62.96    | 53,344.95  | 53,344.95 |
| 10/7/2009      | VGLCHKS-1223                  |                  |                  | Waste Management                                |          | 452.18   | 52,892.77  | 52,892.77 |
| 10/7/2009      | VGLCHKS-1224                  |                  |                  | London Computer Systems, Inc. MEMO: billing     |          | 95.00    | 52,797.77  | 52,797.77 |
| 10/9/2009      | VGLCHKS-1225                  |                  |                  | City of Thousand Oaks MEMO: water/sewer         |          | 2,785.49 | 50,012.28  | 50,012.28 |
| 10/9/2009      | VGLCHKS-1226                  |                  |                  | EDD MEMO: PR Tax                                |          | 30.25    | 49,982.03  | 49,982.03 |
| 10/9/2009      | VGLCHKS-1227                  |                  |                  | Wells Fargo Bank MEMO: PR Taxes                 |          | 280.70   | 49,701.33  | 49,701.33 |
| 10/13/2009     | VGLCHKS-1228                  |                  |                  | Pacific Water Conditioner MEMO: TBOaks MEMO:    |          | 34.50    | 49,666.83  | 49,666.83 |
| 10/15/2009     | VGLCHKS-1229                  |                  |                  | Duke J. Tinoco                                  |          | 142.15   | 49,524.68  | 49,524.68 |
| 10/15/2009     | VGLCHKS-1231                  |                  |                  | Barry Blechman MEMO:                            |          | 43.80    | 49,480.88  | 49,480.88 |
| 10/15/2009     | VGLCHKS-1234                  |                  |                  | Barry Blechman MEMO: petty cash                 |          | 504.08   | 48,976.80  | 48,976.80 |
| 10/21/2009     | VGLCHKS-1235                  |                  |                  | Renaissance Esmeralda Resort & Spa MEMO: travel |          | 268.10   | 48,708.70  | 48,708.70 |
| 10/23/2009     | VGLCHKS-1232                  |                  |                  | Venco Power Sweeping, Inc.                      |          | 431.27   | 48,277.43  | 48,277.43 |
| 10/23/2009     | VGLCHKS-1233                  |                  |                  | The Gas Company                                 |          | 100.00   | 48,177.43  | 48,177.43 |
| 10/23/2009     | VGLCHKS-1236                  |                  |                  | Verizon-CA MEMO: phone & internet               |          | 308.46   | 47,868.97  | 47,868.97 |
| 10/23/2009     | VGLCHKS-1237                  |                  |                  | Southern California Edison                      |          | 178.31   | 47,690.66  | 47,690.66 |
| 10/23/2009     | VGLCHKS-1238                  |                  |                  | Sprint                                          |          | 2,575.79 | 45,114.87  | 45,114.87 |
|                |                               |                  |                  |                                                 |          | 33.91    | 45,080.96  | 45,080.96 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Account Description           | Transaction Date | Source Reference | Transaction Reference                                 | Debits   | Credits  | Net Change | Balance   |
|----------------|-------------------------------|------------------|------------------|-------------------------------------------------------|----------|----------|------------|-----------|
| 1012-000       | Suburban Checking-Wells Fargo |                  |                  |                                                       |          |          |            |           |
| 10/23/2009     | VGLCHKS-1239                  |                  |                  | Preferred Employers Insurance Company MEMO: W.C.      |          | 71.80    | 45,009.16  | 45,009.16 |
| 10/26/2009     | VGLCHKS-Deposit               |                  |                  | Deposit MEMO: TBO-refund of Workers' Comp             | 342.90   |          | 45,352.06  | 45,352.06 |
| 10/26/2009     | VGLCHKS-1240                  |                  |                  | TBOaks MEMO:                                          |          | 477.29   | 44,874.77  | 44,874.77 |
| 10/27/2009     | VGLCHKS-1241                  |                  |                  | Jill Cavanagh MEMO: rent                              |          | 350.00   | 44,524.77  | 44,524.77 |
| 10/29/2009     | VGLCHKS-1242                  |                  |                  | Accurate Backflow MEMO: testing                       |          | 60.00    | 44,464.77  | 44,464.77 |
| 10/29/2009     | VGLCHKS-1243                  |                  |                  | Time Warner Cable MEMO: club house                    |          | 26.70    | 44,438.07  | 44,438.07 |
| 10/30/2009     | VGLCHKS-1244                  |                  |                  | Barry Blechman MEMO:                                  |          | 504.09   | 43,933.98  | 43,933.98 |
| 10/30/2009     | VGLCHKS-1245                  |                  |                  | Suburban Park Management MEMO:                        |          | 1,215.00 | 42,718.98  | 42,718.98 |
| 10/31/2009     | VGLCHKS-Deposit               |                  |                  | Interest Income                                       | 1.89     |          | 42,720.87  | 42,720.87 |
| 11/2/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                               | 3,307.48 |          | 46,028.35  | 46,028.35 |
| 11/2/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                               | 4,538.04 |          | 50,566.39  | 50,566.39 |
| 11/4/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                               | 4,172.56 |          | 54,738.95  | 54,738.95 |
| 11/5/2009      | VGLCHKS-1246                  |                  |                  | AVMGH Management, LLC - AVMGHMgmt MEMO: November 2009 |          | 2,687.50 | 52,051.45  | 52,051.45 |
| 11/5/2009      | VGLCHKS-1247                  |                  |                  | R & R Meters MEMO: equip. repairs & maint.            |          | 514.53   | 51,536.92  | 51,536.92 |
| 11/5/2009      | VGLCHKS-1248                  |                  |                  | Verizon-CA MEMO: phone & internet                     |          | 170.11   | 51,366.81  | 51,366.81 |
| 11/6/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                               | 1,391.33 |          | 52,758.14  | 52,758.14 |
| 11/6/2009      | VGLCHKS-1249                  |                  |                  | Southern California Edison                            |          | 1,463.51 | 51,294.63  | 51,294.63 |
| 11/9/2009      | VGLCHKS-Deposit               |                  |                  | Deposit                                               | 394.37   |          | 51,689.00  | 51,689.00 |
| 11/10/2009     | VGLCHKS-Deposit               |                  |                  | Deposit                                               | 195.83   |          | 51,884.83  | 51,884.83 |
| 11/12/2009     | VGLCHKS-1250                  |                  |                  | EDD MEMO: PR Tax                                      |          | 26.17    | 51,858.66  | 51,858.66 |
| 11/12/2009     | VGLCHKS-1251                  |                  |                  | Wells Fargo Bank MEMO: PR Taxes                       |          | 266.96   | 51,591.70  | 51,591.70 |
| 11/13/2009     | VGLCHKS-1252                  |                  |                  | Barry Blechman MEMO:                                  |          | 503.79   | 51,087.91  | 51,087.91 |
| 11/13/2009     | VGLCHKS-1253                  |                  |                  | Waste Management                                      |          | 430.43   | 50,657.48  | 50,657.48 |
| 11/16/2009     | VGLCHKS-1254                  |                  |                  | Time Warner Cable MEMO: club house                    | 3.26     |          | 50,654.22  | 50,654.22 |
| 11/16/2009     | VGLCHKS-1255                  |                  |                  | The Gas Company                                       | 520.30   |          | 50,133.92  | 50,133.92 |
| 11/17/2009     | VGLCHKS-1256                  |                  |                  | Sprint                                                | 55.42    |          | 50,078.50  | 50,078.50 |
| 11/17/2009     | VGLCHKS-1257                  |                  |                  | Barry Blechman MEMO: petty cash                       |          | 267.40   | 49,811.10  | 49,811.10 |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description           | Source Reference | Transaction Reference                                 | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|-------------------------------|------------------|-------------------------------------------------------|----------|----------|------------|-----------|
| 1012-000       |                  | Suburban Checking-Wells Fargo |                  |                                                       |          |          |            |           |
|                | 11/17/2009       | VGLCHKS-1258                  |                  | London Computer Systems, Inc. MEMO: billing           |          | 95.00    | 49,716.10  | 49,716.10 |
|                | 11/18/2009       | VGLCHKS-1259                  |                  | Pacific Water Conditioner MEMO:                       |          | 34.50    | 49,681.60  | 49,681.60 |
|                | 11/18/2009       | VGLCHKS-1260                  |                  | Venco Power Sweeping, Inc.                            |          | 100.00   | 49,581.60  | 49,581.60 |
|                | 11/19/2009       | VGLCHKS-1261                  |                  | TBOaks MEMO:                                          |          | 477.29   | 49,104.31  | 49,104.31 |
|                | 11/20/2009       | VGLCHKS-Deposit               |                  | Deposit                                               | 14.30    |          | 49,118.61  | 49,118.61 |
|                | 11/20/2009       | VGLCHKS-1262                  |                  | Jill Cavanagh MEMO: rent                              |          | 350.00   | 48,768.61  | 48,768.61 |
|                | 11/20/2009       | VGLCHKS-1263                  |                  | National Credit Reporting MEMO: credit checks         |          | 10.40    | 48,758.21  | 48,758.21 |
|                | 11/24/2009       | VGLCHKS-1264                  |                  | City of Thousand Oaks MEMO: water/sewer               |          | 2,657.18 | 46,101.03  | 46,101.03 |
|                | 11/24/2009       | VGLCHKS-1265                  |                  | Pacific Water Conditioner MEMO:                       |          | 34.50    | 46,066.53  | 46,066.53 |
|                | 11/25/2009       | VGLCHKS-1268                  |                  | WMA MEMO: seminars/meetings                           |          | 150.00   | 45,916.53  | 45,916.53 |
|                | 11/30/2009       | VGLCHKS-Deposit               |                  | Interest Income                                       | 1.86     |          | 45,918.39  | 45,918.39 |
|                | 11/30/2009       | VGLCHKS-1269                  |                  | Barry Blechman MEMO:                                  |          | 503.79   | 45,414.60  | 45,414.60 |
|                | 11/30/2009       | VGLCHKS-1270                  |                  | Wells Fargo Card Services MEMO: office                |          | 11.88    | 45,402.72  | 45,402.72 |
|                | 11/30/2009       | VGLCHKS-1271                  |                  | Suburban Park Management MEMO:                        |          | 1,200.00 | 44,202.72  | 44,202.72 |
|                | 12/2/2009        | VGLCHKS-Deposit               |                  | Deposit                                               | 2,609.69 |          | 46,812.41  | 46,812.41 |
|                | 12/2/2009        | VGLCHKS-Deposit               |                  | Deposit                                               | 158.72   |          | 46,971.13  | 46,971.13 |
|                | 12/2/2009        | VGLCHKS-Deposit               |                  | Deposit                                               | 4,645.89 |          | 51,617.02  | 51,617.02 |
|                | 12/3/2009        | VGLCHKS-Deposit               |                  | Deposit                                               | 2,593.74 |          | 54,210.76  | 54,210.76 |
|                | 12/3/2009        | VGLCHKS-1272                  |                  | AVMGH Management, LLC - AVMGHMgmt MEMO: December 2009 |          | 2,687.50 | 51,523.26  | 51,523.26 |
|                | 12/4/2009        | VGLCHKS-Deposit               |                  | Deposit                                               | 1,933.33 |          | 53,456.59  | 53,456.59 |
|                | 12/4/2009        | VGLCHKS-Deposit               |                  | Deposit                                               | 367.04   |          | 53,823.63  | 53,823.63 |
|                | 12/7/2009        | VGLCHKS-Deposit               |                  | Deposit                                               | 1,596.77 |          | 55,420.40  | 55,420.40 |
|                | 12/7/2009        | VGLCHKS-1273                  |                  | Lawrence L. Matheney-Tax Collector MEMO: Property Tax |          | 1,347.22 | 54,073.18  | 54,073.18 |
|                | 12/7/2009        | VGLCHKS-1274                  |                  | Lawrence L. Matheney-Tax Collector MEMO: Property Tax |          | 6,114.33 | 47,958.85  | 47,958.85 |
|                | 12/8/2009        | VGLCHKS-Deposit               |                  | Deposit                                               | 176.61   |          | 48,135.46  | 48,135.46 |
|                | 12/8/2009        | VGLCHKS-1275                  |                  | Southern California Edison                            |          | 1,531.75 | 46,603.71  | 46,603.71 |
|                | 12/8/2009        | VGLCHKS-1276                  |                  | City of Thousand Oaks MEMO: water/sewer               |          | 2,715.93 | 43,887.78  | 43,887.78 |
|                | 12/10/2009       | VGLCHKS-Deposit               |                  | Deposit                                               | 45.67    |          | 43,933.45  | 43,933.45 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Account Description           | Transaction Date | Source Reference | Transaction Reference                                       | Debits       | Credits      | Net Change  | Balance     |
|----------------------|-------------------------------|------------------|------------------|-------------------------------------------------------------|--------------|--------------|-------------|-------------|
| 1012-000             | Suburban Checking-Wells Fargo |                  |                  |                                                             |              |              |             |             |
| 12/11/2009           | VGLCHKS-1277                  |                  |                  | Verizon-CA MEMO: phone & internet                           |              | 161.40       | 43,772.05   | 43,772.05   |
| 12/11/2009           | VGLCHKS-1278                  |                  |                  | AVMGH Management, LLC - AVMGH Mgmt. MEMO: s/b to LLC        |              | 5,525.00     | 38,247.05   | 38,247.05   |
| 12/11/2009           | VGLCHKS-1279                  |                  |                  | EDD MEMO: PR Tax                                            |              | 24.62        | 38,222.43   | 38,222.43   |
| 12/11/2009           | VGLCHKS-1280                  |                  |                  | Wells Fargo Bank MEMO: PR Taxes                             |              | 259.60       | 37,962.83   | 37,962.83   |
| 12/11/2009           | VGLCHKS-1281                  |                  |                  | London Computer Systems, Inc. MEMO: billing                 |              | 95.00        | 37,867.83   | 37,867.83   |
| 12/11/2009           | VGLCHKS-1282                  |                  |                  | Time Warner Cable MEMO: club house                          |              | 43.15        | 37,824.68   | 37,824.68   |
| 12/15/2009           | VGLCHKS-1283                  |                  |                  | Barry Blechman MEMO: Office Depot                           |              | 503.80       | 37,320.88   | 37,320.88   |
| 12/15/2009           | VGLCHKS-1284                  |                  |                  | Sprint                                                      |              | 234.48       | 37,086.40   | 37,086.40   |
| 12/17/2009           | VGLCHKS-1285                  |                  |                  | Waste Management                                            |              | 13.70        | 37,072.70   | 37,072.70   |
| 12/18/2009           | VGLCHKS-1286                  |                  |                  | Venco Power Sweeping, Inc.                                  |              | 430.43       | 36,642.27   | 36,642.27   |
| 12/21/2009           | VGLCHKS-1287                  |                  |                  | Capital Insurance Group                                     |              | 100.00       | 36,542.27   | 36,542.27   |
| 12/21/2009           | VGLCHKS-1288                  |                  |                  | MEMO: Liability Insurance                                   |              | 1,824.00     | 34,718.27   | 34,718.27   |
| 12/22/2009           | VGLCHKS-1289                  |                  |                  | National Credit Reporting                                   |              | 10.40        | 34,707.87   | 34,707.87   |
| 12/22/2009           | VGLCHKS-1290                  |                  |                  | MEMO: credit checks                                         |              | 1,119.96     | 33,587.91   | 33,587.91   |
| 12/27/2009           | VGLCHKS-1291                  |                  |                  | The Gas Company                                             |              | 350.00       | 33,237.91   | 33,237.91   |
| 12/28/2009           | VGLCHKS-1292                  |                  |                  | Jill Cavanagh MEMO: rent                                    |              | 34.50        | 33,203.41   | 33,203.41   |
| 12/30/2009           | VGLCHKS-1296                  |                  |                  | Pacific Water Conditioner MEMO: TBOaks MEMO: AI from TBOaks |              | 98.23        | 33,105.18   | 33,105.18   |
| 12/30/2009           | VGLCHKS-1297                  |                  |                  | TBOaks MEMO: NP TBO                                         |              | 477.29       | 32,627.89   | 32,627.89   |
| 12/31/2009           | VGLCHKS-Deposit               |                  |                  | Deposit                                                     | 164.96       |              | 32,792.85   | 32,792.85   |
| 12/31/2009           | VGLCHKS-Deposit               |                  |                  | Interest Income                                             | 1.62         |              | 32,794.47   | 32,794.47   |
| 12/31/2009           | VGLCHKS-1294                  |                  |                  | Barry Blechman MEMO: Suburban Park Management               |              | 503.79       | 32,290.68   | 32,290.68   |
| 12/31/2009           | VGLCHKS-1295                  |                  |                  | MEMO:                                                       |              | 1,215.00     | 31,075.68   | 31,075.68   |
| 1012-000 Sub Totals: |                               |                  |                  |                                                             | \$206,002.31 | \$174,926.63 | \$31,075.68 | \$31,075.68 |
| 1035-000             | Savings-10118-05115           |                  |                  |                                                             |              |              |             |             |
| 1/1/2009             |                               |                  |                  | Beginning Balance                                           |              |              |             | 15,563.15   |
| 1/16/2009            | VGLCHKS-Transfer              |                  |                  | Transfer MEMO: To Suburban                                  |              | 15,000.00    | -15,000.00  | 563.15      |
| 3/30/2009            | VGLCHKS-Transfer              |                  |                  | WF checking                                                 |              |              |             |             |
|                      |                               |                  |                  | Transfer MEMO: transfer to Wells Fargo                      |              | 563.15       | -15,563.15  | 0.00        |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description      | Source Reference | Transaction Reference                           | Debits   | Credits     | Net Change   | Balance      |
|----------------------|------------------|--------------------------|------------------|-------------------------------------------------|----------|-------------|--------------|--------------|
| 1035-000 Sub Totals: |                  |                          |                  |                                                 | \$0.00   | \$15,563.15 | -\$15,563.15 | \$0.00       |
| 1500-000             | 1/1/2009         | Land                     |                  | Beginning Balance                               |          |             |              | 126,395.17   |
| 1500-000 Sub Totals: |                  |                          |                  |                                                 | \$0.00   | \$0.00      | \$0.00       | \$126,395.17 |
| 1510-000             | 1/1/2009         | Buildings & Improvements |                  | Beginning Balance                               |          |             |              | 398,028.92   |
| 1510-000 Sub Totals: |                  |                          |                  |                                                 | \$0.00   | \$0.00      | \$0.00       | \$398,028.92 |
| 1520-000             | 1/1/2009         | Office Equipment         |                  | Beginning Balance                               |          |             |              | 1,665.00     |
| 1520-000 Sub Totals: |                  |                          |                  |                                                 | \$0.00   | \$0.00      | \$0.00       | \$1,665.00   |
| 1530-000             | 1/1/2009         | Furniture & Fixtures     |                  | Beginning Balance                               |          |             |              | 3,656.42     |
| 5/31/2009            |                  | GJE-5                    |                  | To record donation of pool table from rec. room |          | 2,656.00    | -2,656.00    | 1,000.42     |
| 1530-000 Sub Totals: |                  |                          |                  |                                                 | \$0.00   | \$2,656.00  | -\$2,656.00  | \$1,000.42   |
| 1600-000             | 1/1/2009         | Accumulated Depreciation |                  | Beginning Balance                               |          |             |              | -353,378.00  |
| 1/31/2009            |                  | GJE-2                    |                  | To record depreciation January 2009             |          | 444.08      | -444.08      | -353,822.08  |
| 2/29/2009            |                  | GJE-2                    |                  | To record depreciation February 2009            |          | 444.08      | -888.16      | -354,266.16  |
| 3/31/2009            |                  | GJE-2                    |                  | To record depreciation March 2009               |          | 444.08      | -1,332.24    | -354,710.24  |
| 4/30/2009            |                  | GJE-2                    |                  | To record depreciation April 2009               |          | 444.08      | -1,776.32    | -355,154.32  |
| 5/31/2009            |                  | GJE-2                    |                  | To record depreciation May 2009                 |          | 444.08      | -2,220.40    | -355,598.40  |
| 5/31/2009            |                  | GJE-5                    |                  | To record donation of pool table from rec. room | 2,656.00 |             | 435.60       | -352,942.40  |
| 6/30/2009            |                  | GJE-4                    |                  | To record depreciation June 2009                |          | 444.08      | -8.48        | -353,386.48  |
| 7/31/2009            |                  | GJE-3                    |                  | To record depreciation July 2009                |          | 444.08      | -452.56      | -353,030.56  |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2009 to 12/31/2009

| Account Number              | Transaction Date | Account Description      | Source Reference | Transaction Reference                                                             | Debits            | Credits           | Net Change         | Balance              |
|-----------------------------|------------------|--------------------------|------------------|-----------------------------------------------------------------------------------|-------------------|-------------------|--------------------|----------------------|
| <b>1600-000</b>             |                  |                          |                  |                                                                                   |                   |                   |                    |                      |
|                             | 8/31/2009        | Accumulated Depreciation | GJE-3            | To record depreciation August 2009                                                |                   | 444.08            | -896.64            | -354,274.64          |
|                             | 9/30/2009        |                          | GJE-3            | To record depreciation September 2009                                             |                   | 444.08            | -1,340.72          | -354,718.72          |
|                             | 10/31/2009       |                          | GJE-3            | To record depreciation October 2009                                               |                   | 444.08            | -1,784.80          | -355,162.80          |
|                             | 11/30/2009       |                          | GJE-3            | To record depreciation November 2009                                              |                   | 444.08            | -2,228.88          | -355,606.88          |
|                             | 12/31/2009       |                          | GJE-3            | To record depreciation December 2009                                              |                   | 444.12            | -2,673.00          | -356,051.00          |
| <b>1600-000 Sub Totals:</b> |                  |                          |                  |                                                                                   | <u>\$2,656.00</u> | <u>\$5,329.00</u> | <u>-\$2,673.00</u> | <u>-\$356,051.00</u> |
| <b>1900-000</b>             |                  |                          |                  |                                                                                   |                   |                   |                    |                      |
|                             | 1/1/2009         | Security Deposit         |                  | Beginning Balance                                                                 |                   |                   |                    | 0.00                 |
|                             | 5/22/2009        | VGLCHKS-1105             |                  | Jill Cavanagh MEMO: security deposit for manager's home Sp. 15                    | 500.00            |                   | 500.00             | 500.00               |
|                             | 6/30/2009        | VGLCHKS-1139             |                  | Jill Cavanagh MEMO: security deposit for new mgr. home                            | 500.00            |                   | 1,000.00           | 1,000.00             |
|                             | 6/30/2009        | GJE-1                    |                  | To void 5/22/09 Ck. 1105-Jill Cavanagh                                            |                   | 500.00            | 500.00             | 500.00               |
| <b>1900-000 Sub Totals:</b> |                  |                          |                  |                                                                                   | <u>\$1,000.00</u> | <u>\$500.00</u>   | <u>\$500.00</u>    | <u>\$500.00</u>      |
| <b>2050-000</b>             |                  |                          |                  |                                                                                   |                   |                   |                    |                      |
|                             | 1/1/2009         | Due to AVMGH, LLC        |                  | Beginning Balance                                                                 |                   |                   |                    | -4,400.00            |
|                             | 3/31/2009        | GJE-5                    |                  | To record expense pd. by AVMGH LLC-FTB MEMO: Franchise Tax Board                  |                   | 800.00            | -800.00            | -5,200.00            |
|                             | 6/30/2009        | GJE-5                    |                  | To record expenses paid by AVMGH LLC MEMO: State Agent & Nevada Dept. of Taxation |                   | 325.00            | -1,125.00          | -5,525.00            |
|                             | 12/11/2009       | VGLCHKS-1278             |                  | AVMGH Management, LLC - AVMGHMgmt                                                 | 5,525.00          |                   | 4,400.00           | 0.00                 |
| <b>2050-000 Sub Totals:</b> |                  |                          |                  |                                                                                   | <u>\$5,525.00</u> | <u>\$1,125.00</u> | <u>\$4,400.00</u>  | <u>\$0.00</u>        |

RAN00068

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description    | Source Reference | Transaction Reference            | Debits         | Credits       | Net Change     | Balance             |
|----------------|------------------|------------------------|------------------|----------------------------------|----------------|---------------|----------------|---------------------|
| 2060-000       |                  | Due to AVMGH Ltd. A NV |                  |                                  |                |               |                |                     |
|                | 1/1/2009         |                        |                  | Beginning Balance                |                |               |                | -22,945.28          |
|                | 12/30/2009       | VGLCHKS-1296           |                  | TBOaks MEMO: casual labor        | 98.23          |               | 98.23          | -22,847.05          |
| 2060-000       | Sub Totals:      |                        |                  |                                  | <u>\$98.23</u> | <u>\$0.00</u> | <u>\$98.23</u> | <u>-\$22,847.05</u> |
| 2110-000       |                  | Payroll Taxes Payable  |                  |                                  |                |               |                |                     |
|                | 1/1/2009         |                        |                  | Beginning Balance                |                |               |                | -214.63             |
|                | 1/7/2009         | VGLCHKS-8922           |                  | Wells Fargo Bank                 | 150.40         |               | 150.40         | -64.23              |
|                | 1/7/2009         | VGLCHKS-8923           |                  | Bank of America                  | 56.00          |               | 206.40         | -8.23               |
|                | 1/7/2009         | VGLCHKS-8924           |                  | EDD                              | 8.23           |               | 214.63         | 0.00                |
|                | 1/31/2009        | GJE-3                  |                  | To record payroll January 2009   |                | 356.27        | -141.64        | -356.27             |
|                | 2/10/2009        | VGLCHKS-1006           |                  | EDD                              | 40.84          |               | -100.80        | -315.43             |
|                | 2/10/2009        | VGLCHKS-1007           |                  | Wells Fargo Bank                 | 150.40         |               | 49.60          | -165.03             |
|                | 2/28/2009        | GJE-3                  |                  | To record payroll February 2009  |                | 206.15        | -156.55        | -371.18             |
|                | 3/9/2009         | VGLCHKS-1034           |                  | EDD                              | 49.35          |               | -107.20        | -321.83             |
|                | 3/9/2009         | VGLCHKS-1035           |                  | Wells Fargo Bank                 | 150.40         |               | 43.20          | -171.43             |
|                | 3/31/2009        | GJE-3                  |                  | To record payroll March 2009     |                | 244.38        | -201.18        | -415.81             |
|                | 4/6/2009         | VGLCHKS-1059           |                  | EDD                              | 81.18          |               | -120.00        | -334.63             |
|                | 4/6/2009         | VGLCHKS-1060           |                  | Wells Fargo Bank                 | 150.40         |               | 30.40          | -184.23             |
|                | 4/30/2009        | GJE-3                  |                  | To record payroll April 2009     |                | 278.44        | -248.04        | -462.67             |
|                | 5/11/2009        | VGLCHKS-1095           |                  | EDD                              | 63.99          |               | -184.05        | -398.68             |
|                | 5/11/2009        | VGLCHKS-1096           |                  | Wells Fargo Bank                 | 205.68         |               | 21.63          | -193.00             |
|                | 5/31/2009        | GJE-3                  |                  | To record payroll May 2009       |                | 343.30        | -321.67        | -536.30             |
|                | 6/2/2009         | VGLCHKS-1110           |                  | EDD                              | 74.10          |               | -247.57        | -462.20             |
|                | 6/2/2009         | VGLCHKS-1111           |                  | Wells Fargo Bank                 | 259.60         |               | 12.03          | -202.60             |
|                | 6/19/2009        | VGLCHKS-1132           |                  | EDD                              | 8.23           |               | 20.26          | -194.37             |
|                | 6/19/2009        | VGLCHKS-1135           |                  | Internal Revenue Service         |                |               |                |                     |
|                | 6/30/2009        | GJE-3                  |                  | MEMO: past due payroll taxes     | 150.40         |               | 170.66         | -43.97              |
|                | 7/8/2009         | VGLCHKS-1145           |                  | To record payroll June 2009      |                | 416.13        | -245.47        | -460.10             |
|                | 7/8/2009         | VGLCHKS-1146           |                  | Wells Fargo Bank                 | 309.18         |               | 63.71          | -150.92             |
|                | 7/31/2009        | GJE-2                  |                  | EDD                              | 94.76          |               | 158.47         | -56.16              |
|                | 8/5/2009         | VGLCHKS-1169           |                  | To record payroll July 2009      |                | 372.86        | -214.39        | -429.02             |
|                | 8/5/2009         | VGLCHKS-1170           |                  | EDD                              | 85.31          |               | -129.08        | -343.71             |
|                | 8/31/2009        | GJE-2                  |                  | Wells Fargo Bank                 | 277.04         |               | 147.96         | -66.67              |
|                | 9/9/2009         | VGLCHKS-1204           |                  | To record payroll August 2009    |                | 389.06        | -241.10        | -455.73             |
|                | 9/9/2009         | VGLCHKS-1205           |                  | EDD                              | 77.35          |               | -163.75        | -378.38             |
|                | 9/30/2009        | GJE-2                  |                  | Wells Fargo Bank                 | 300.00         |               | 136.25         | -78.38              |
|                |                  |                        |                  | To record payroll September 2009 |                | 321.66        | -185.41        | -400.04             |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description   | Source Reference | Transaction Reference           | Debits     | Credits    | Net Change | Balance   |
|----------------------|------------------|-----------------------|------------------|---------------------------------|------------|------------|------------|-----------|
| 2110-000             |                  | Payroll Taxes Payable |                  |                                 |            |            |            |           |
|                      | 10/9/2009        | VGLCHKS-1225          |                  | EDD                             | 30.25      |            | -155.16    | -369.79   |
|                      | 10/9/2009        | VGLCHKS-1226          |                  | Wells Fargo Bank                | 280.70     |            | 125.54     | -89.09    |
|                      | 10/31/2009       | GJE-2                 |                  | To record payroll October 2009  |            | 296.71     | -171.17    | -385.80   |
|                      | 11/12/2009       | VGLCHKS-1250          |                  | EDD MEMO: SWT                   | 5.86       |            | -165.31    | -379.94   |
|                      | 11/12/2009       | VGLCHKS-1250          |                  | EDD MEMO: SDI                   | 18.69      |            | -146.62    | -361.25   |
|                      | 11/12/2009       | VGLCHKS-1250          |                  | EDD MEMO: ETT                   | 0.04       |            | -146.58    | -361.21   |
|                      | 11/12/2009       | VGLCHKS-1250          |                  | EDD MEMO: SUI                   | 1.58       |            | -145.00    | -359.63   |
|                      | 11/12/2009       | VGLCHKS-1251          |                  | Wells Fargo Bank MEMO: FICA     | 154.76     |            | 9.76       | -204.87   |
|                      | 11/12/2009       | VGLCHKS-1251          |                  | Wells Fargo Bank MEMO:          |            |            |            |           |
|                      |                  |                       |                  | Medicare                        | 36.20      |            | 45.96      | -168.67   |
|                      | 11/12/2009       | VGLCHKS-1251          |                  | Wells Fargo Bank MEMO: FWT      | 76.00      |            | 121.96     | -92.67    |
|                      | 11/30/2009       | GJE-2                 |                  | To record payroll November 2009 |            | 284.22     | -162.26    | -376.89   |
|                      | 12/11/2009       | VGLCHKS-1279          |                  | EDD MEMO: SDI                   | 18.18      |            | -144.08    | -358.71   |
|                      | 12/11/2009       | VGLCHKS-1279          |                  | EDD MEMO: SWT                   | 6.44       |            | -137.64    | -352.27   |
|                      | 12/11/2009       | VGLCHKS-1280          |                  | Wells Fargo Bank MEMO: FICA     | 148.80     |            | 11.16      | -203.47   |
|                      | 12/11/2009       | VGLCHKS-1280          |                  | Wells Fargo Bank MEMO: FWT      | 76.00      |            | 87.16      | -127.47   |
|                      | 12/11/2009       | VGLCHKS-1280          |                  | Wells Fargo Bank MEMO:          |            |            |            |           |
|                      |                  |                       |                  | Medicare                        | 34.80      |            | 121.96     | -92.67    |
|                      | 12/31/2009       | GJE-2                 |                  | To record payroll December 2009 |            | 284.21     | -162.25    | -376.88   |
| 2110-000 Sub Totals: |                  |                       |                  |                                 | \$3,631.14 | \$3,793.39 | -\$162.25  | -\$376.88 |
| 2120-000             |                  | Payroll Clearing      |                  |                                 |            |            |            |           |
|                      | 1/1/2009         | VGLCHKS-7060          |                  | Beginning Balance               |            |            | 702.57     | 0.00      |
|                      | 1/1/2009         | VGLCHKS-7060          |                  | Elizabeth A. Wood               | 702.57     |            | 702.57     | 702.57    |
|                      | 1/30/2009        | VGLCHKS-1001          |                  | Elizabeth A. Wood               | 654.88     |            | 1,357.45   | 1,357.45  |
|                      | 1/30/2009        | VGLCHKS-1003          |                  | Elizabeth A. Wood               | 45.94      |            | 1,403.39   | 1,403.39  |
|                      | 1/31/2009        | GJE-3                 |                  | To record payroll January 2009  |            | 1,403.39   | 0.00       | 0.00      |
|                      | 2/13/2009        | VGLCHKS-1016          |                  | Elizabeth A. Wood               | 349.74     |            | 349.74     | 349.74    |
|                      | 2/27/2009        | VGLCHKS-1023          |                  | Elizabeth A. Wood               | 346.69     |            | 696.43     | 696.43    |
|                      | 2/28/2009        | GJE-3                 |                  | To record payroll February 2009 |            | 696.43     | 0.00       | 0.00      |
|                      | 3/13/2009        | VGLCHKS-1044          |                  | Elizabeth A. Wood               | 349.74     |            | 349.74     | 349.74    |
|                      | 3/31/2009        | VGLCHKS-1056          |                  | Elizabeth A. Wood               | 349.74     |            | 699.48     | 699.48    |
|                      | 3/31/2009        | GJE-3                 |                  | To record payroll March 2009    |            | 699.48     | 0.00       | 0.00      |
|                      | 4/15/2009        | VGLCHKS-1067          |                  | Elizabeth A. Wood               | 363.74     |            | 363.74     | 363.74    |
|                      | 4/30/2009        | VGLCHKS-1082          |                  | Barry Blechman                  | 962.44     |            | 1,326.18   | 1,326.18  |
|                      | 4/30/2009        | VGLCHKS-1087          |                  | Duke J. Tinoco                  | 87.60      |            | 1,413.78   | 1,413.78  |
|                      | 4/30/2009        | GJE-3                 |                  | To record payroll April 2009    |            | 1,413.78   | 0.00       | 0.00      |

RAN00070

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference            | Debits      | Credits     | Net Change | Balance  |
|----------------------|------------------|---------------------|------------------|----------------------------------|-------------|-------------|------------|----------|
| 2120-000             |                  |                     |                  |                                  |             |             |            |          |
|                      | 5/15/2009        | Payroll Clearing    |                  | Barry Blechman                   | 941.64      |             | 941.64     | 941.64   |
|                      | 5/29/2009        | VGLCHKS-1097        |                  | Barry Blechman                   | 940.52      |             | 1,882.16   | 1,882.16 |
|                      | 5/31/2009        | GJE-3               |                  | To record payroll May 2009       |             | 1,882.16    | 0.00       | 0.00     |
|                      | 6/15/2009        | VGLCHKS-1123        |                  | Duke J. Tinoco                   | 175.19      |             | 175.19     | 175.19   |
|                      | 6/15/2009        | VGLCHKS-1124        |                  | Barry Blechman                   | 504.08      |             | 679.27     | 679.27   |
|                      | 6/30/2009        | VGLCHKS-1131        |                  | Barry Blechman                   | 504.09      |             | 1,183.36   | 1,183.36 |
|                      | 6/30/2009        | VGLCHKS-1138        |                  | Duke J. Tinoco                   | 120.46      |             | 1,303.82   | 1,303.82 |
|                      | 6/30/2009        | GJE-3               |                  | To record payroll June 2009      |             | 1,303.82    | 0.00       | 0.00     |
|                      | 7/15/2009        | VGLCHKS-1152        |                  | Barry Blechman                   | 504.08      |             | 504.08     | 504.08   |
|                      | 7/31/2009        | VGLCHKS-1166        |                  | Duke J. Tinoco                   | 104.03      |             | 608.11     | 608.11   |
|                      | 7/31/2009        | VGLCHKS-1172        |                  | Barry Blechman                   | 504.09      |             | 1,112.20   | 1,112.20 |
|                      | 7/31/2009        | GJE-2               |                  | To record payroll July 2009      |             | 1,112.20    | 0.00       | 0.00     |
|                      | 8/14/2009        | VGLCHKS-1181        |                  | Barry Blechman                   | 504.08      |             | 504.08     | 504.08   |
|                      | 8/14/2009        | VGLCHKS-1182        |                  | Duke J. Tinoco                   | 109.50      |             | 613.58     | 613.58   |
|                      | 8/31/2009        | VGLCHKS-1195        |                  | Duke J. Tinoco                   | 131.39      |             | 744.97     | 744.97   |
|                      | 8/31/2009        | VGLCHKS-1196        |                  | Barry Blechman                   | 504.09      |             | 1,249.06   | 1,249.06 |
|                      | 8/31/2009        | GJE-2               |                  | To record payroll August 2009    |             | 1,249.06    | 0.00       | 0.00     |
|                      | 9/15/2009        | VGLCHKS-1206        |                  | Barry Blechman                   | 504.08      |             | 504.08     | 504.08   |
|                      | 9/15/2009        | VGLCHKS-1207        |                  | Duke J. Tinoco                   | 71.18       |             | 575.26     | 575.26   |
|                      | 9/30/2009        | VGLCHKS-1217        |                  | Barry Blechman                   | 504.09      |             | 1,079.35   | 1,079.35 |
|                      | 9/30/2009        | VGLCHKS-1218        |                  | Duke J. Tinoco                   | 54.75       |             | 1,134.10   | 1,134.10 |
|                      | 9/30/2009        | GJE-2               |                  | To record payroll September 2009 |             | 1,134.10    | 0.00       | 0.00     |
|                      | 10/15/2009       | VGLCHKS-1229        |                  | Duke J. Tinoco                   | 43.80       |             | 43.80      | 43.80    |
|                      | 10/15/2009       | VGLCHKS-1231        |                  | Barry Blechman                   | 504.08      |             | 547.88     | 547.88   |
|                      | 10/30/2009       | VGLCHKS-1244        |                  | Barry Blechman                   | 504.09      |             | 1,051.97   | 1,051.97 |
|                      | 10/31/2009       | GJE-2               |                  | To record payroll October 2009   |             | 1,051.97    | 0.00       | 0.00     |
|                      | 11/13/2009       | VGLCHKS-1252        |                  | Barry Blechman                   | 503.79      |             | 503.79     | 503.79   |
|                      | 11/30/2009       | VGLCHKS-1269        |                  | Barry Blechman                   | 503.79      |             | 1,007.58   | 1,007.58 |
|                      | 11/30/2009       | GJE-2               |                  | To record payroll November 2009  |             | 1,007.58    | 0.00       | 0.00     |
|                      | 12/15/2009       | VGLCHKS-1283        |                  | Barry Blechman                   | 503.80      |             | 503.80     | 503.80   |
|                      | 12/31/2009       | VGLCHKS-1294        |                  | Barry Blechman                   | 503.79      |             | 1,007.59   | 1,007.59 |
|                      | 12/31/2009       | GJE-2               |                  | To record payroll December 2009  |             | 1,007.59    | 0.00       | 0.00     |
| 2120-000 Sub Totals: |                  |                     |                  |                                  | \$13,961.56 | \$13,961.56 | \$0.00     | \$0.00   |

Note Payable-Thunder Bird Oaks  
Beginning Balance  
TBOaks

VGLCHKS-8920

1/1/2009  
1/7/2009

RAN00071  
CTO 00344

-33,095.08  
-32,072.65

1,022.43

1,022.43

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description            | Source Reference | Transaction Reference  | Debits     | Credits | Net Change | Balance      |
|----------------------|------------------|--------------------------------|------------------|------------------------|------------|---------|------------|--------------|
| 2500-000             |                  | Note Payable-Thunder Bird Oaks |                  |                        |            |         |            |              |
|                      | 2/24/2009        | VGLCHKS-1022                   |                  | TBOaks MEMO: NP-TBOaks | 343.65     |         | 1,366.08   | -31,729.00   |
|                      | 4/10/2009        | VGLCHKS-1064                   |                  | TBOaks MEMO: NP-TBOaks | 345.09     |         | 1,711.17   | -31,383.91   |
|                      | 4/30/2009        | VGLCHKS-1084                   |                  | TBOaks MEMO: NP-TBOaks | 346.52     |         | 2,057.69   | -31,037.39   |
|                      | 6/2/2009         | VGLCHKS-1112                   |                  | TBOaks MEMO: NP-TBOaks | 347.97     |         | 2,405.66   | -30,689.42   |
|                      | 6/30/2009        | VGLCHKS-1141                   |                  | TBOaks MEMO: NP-TBOaks | 349.42     |         | 2,755.08   | -30,340.00   |
|                      | 7/28/2009        | VGLCHKS-1163                   |                  | TBOaks MEMO: NP-TBOaks | 350.87     |         | 3,105.95   | -29,989.13   |
|                      | 8/24/2009        | VGLCHKS-1191                   |                  | TBOaks MEMO: NP-TBOaks | 352.34     |         | 3,458.29   | -29,636.79   |
|                      | 9/30/2009        | VGLCHKS-1219                   |                  | TBOaks MEMO: NP-TBOaks | 353.80     |         | 3,812.09   | -29,282.99   |
|                      | 10/26/2009       | VGLCHKS-1240                   |                  | TBOaks MEMO: NP-TBOaks | 355.28     |         | 4,167.37   | -28,927.71   |
|                      | 11/19/2009       | VGLCHKS-1261                   |                  | TBOaks MEMO: NP-TBOaks | 356.76     |         | 4,524.13   | -28,570.95   |
|                      | 12/30/2009       | VGLCHKS-1297                   |                  | TBOaks MEMO: NP-TBO    | 358.24     |         | 4,882.37   | -28,212.71   |
| 2500-000 Sub Totals: |                  |                                |                  |                        | \$4,882.37 | \$0.00  | \$4,882.37 | -\$28,212.71 |

RAN00072

## AVMIGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description | Source Reference | Transaction Reference                           | Debits | Credits  | Net Change | Balance    |
|----------------|------------------|---------------------|------------------|-------------------------------------------------|--------|----------|------------|------------|
| 4000-000       |                  |                     |                  |                                                 |        |          |            |            |
|                | 1/1/2009         | Rental Income       |                  |                                                 |        |          |            | 0.00       |
|                | 1/31/2009        | GJE-1               |                  | Beginning Balance                               |        | 9,430.78 | -9,430.78  | -9,430.78  |
|                | 2/28/2009        | GJE-1               |                  | To record revenue January 2009                  |        | 9,486.27 | -18,917.05 | -18,917.05 |
|                | 2/28/2009        | GJE-1               |                  | To record revenue February 2009                 |        |          |            |            |
|                | 3/31/2009        | GJE-1               |                  | To record revenue February 2009 MEMO: late fees |        | 30.00    | -18,947.05 | -18,947.05 |
|                | 3/31/2009        | GJE-1               |                  | To record revenue March 2009                    |        | 9,608.58 | -28,555.63 | -28,555.63 |
|                | 4/30/2009        | GJE-1               |                  | To record revenue March 2009 MEMO: late fees    |        | 15.00    | -28,570.63 | -28,570.63 |
|                | 4/30/2009        | GJE-1               |                  | To record revenue April 2009                    |        | 9,689.31 | -38,259.94 | -38,259.94 |
|                | 5/31/2009        | GJE-1               |                  | MEMO: Returned deposit item                     |        |          |            |            |
|                | 5/31/2009        | GJE-1               |                  | To record revenue May 2009                      | 152.27 |          | -38,107.67 | -38,107.67 |
|                | 6/30/2009        | GJE-2               |                  | MEMO: late fees                                 |        | 15.00    | -38,122.67 | -38,122.67 |
|                |                  |                     |                  | To record revenue May 2009                      |        | 9,456.57 | -47,579.24 | -47,579.24 |
|                |                  |                     |                  | To record revenue June 2009                     |        | 9,369.88 | -56,949.12 | -56,949.12 |

RAN00073  
CTO 00346

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference            | Debits   | Credits      | Net Change    | Balance       |
|----------------------|------------------|---------------------|------------------|----------------------------------|----------|--------------|---------------|---------------|
| 4000-000             | 7/31/2009        | Rental Income       | GJE-1            | To record revenue July 2009      |          |              |               |               |
|                      |                  |                     |                  | MEMO: late fee                   |          | 15.00        | -56,964.12    | -56,964.12    |
|                      | 7/31/2009        |                     | GJE-1            | To record revenue July 2009      |          | 9,557.45     | -66,521.57    | -66,521.57    |
|                      | 8/31/2009        |                     | GJE-1            | To record revenue August 2009    |          |              |               |               |
|                      |                  |                     |                  | MEMO: late fee                   |          | 15.00        | -66,536.57    | -66,536.57    |
|                      | 8/31/2009        |                     | GJE-1            | To record revenue August 2009    |          | 9,432.17     | -75,968.74    | -75,968.74    |
|                      | 9/30/2009        |                     | GJE-1            | To record revenue September 2009 |          |              |               |               |
|                      |                  |                     |                  | MEMO: late fee                   |          | 15.00        | -85,362.30    | -85,362.30    |
|                      | 10/31/2009       |                     | GJE-1            | To record revenue October 2009   |          |              |               |               |
|                      |                  |                     |                  | MEMO: late fee                   |          | 15.00        | -85,377.30    | -85,377.30    |
|                      | 10/31/2009       |                     | GJE-1            | To record revenue October 2009   |          | 9,329.36     | -94,706.66    | -94,706.66    |
|                      | 11/30/2009       |                     | GJE-1            | To record revenue November 2009  |          |              |               |               |
|                      |                  |                     |                  | MEMO: late fee                   |          | 15.00        | -104,091.66   | -104,091.66   |
|                      | 12/31/2009       |                     | GJE-1            | To record revenue December 2009  |          |              |               |               |
|                      |                  |                     |                  | MEMO: late fee                   |          | 15.00        | -104,106.66   | -104,106.66   |
|                      | 12/31/2009       |                     | GJE-1            | To record revenue December 2009  |          | 9,555.38     | -113,662.04   | -113,662.04   |
| 4000-000 Sub Totals: |                  |                     |                  |                                  | \$152.27 | \$113,814.31 | -\$113,662.04 | -\$113,662.04 |
| 4200-000             | 1/1/2009         | Laundry Income      |                  | Beginning Balance                |          |              |               | 0.00          |
|                      | 3/31/2009        |                     | GJE-1            | To record revenue March 2009     |          | 50.14        | -50.14        | -50.14        |
|                      | 5/31/2009        |                     | GJE-1            | To record revenue May 2009       |          | 55.50        | -105.64       | -105.64       |
|                      | 9/30/2009        |                     | GJE-1            | To record revenue September 2009 |          |              |               |               |
|                      |                  |                     |                  | MEMO: late fee                   |          | 49.81        | -155.45       | -155.45       |
|                      | 11/30/2009       |                     | GJE-1            | To record revenue November 2009  |          | 14.30        | -169.75       | -169.75       |
| 4200-000 Sub Totals: |                  |                     |                  |                                  | \$0.00   | \$169.75     | -\$169.75     | -\$169.75     |
| 4800-000             | 1/1/2009         | Housing Allowance   |                  | Beginning Balance                |          |              |               | 0.00          |
|                      | 1/31/2009        |                     | GJE-3            | To record payroll January 2009   |          | 332.46       | -332.46       | -332.46       |
|                      | 2/28/2009        |                     | GJE-3            | To record payroll February 2009  |          | 229.36       | -561.82       | -561.82       |
|                      | 3/31/2009        |                     | GJE-3            | To record payroll March 2009     |          | 229.36       | -791.18       | -791.18       |
|                      | 4/30/2009        |                     | GJE-3            | To record payroll April 2009     |          | 114.68       | -905.86       | -905.86       |
|                      | 6/30/2009        |                     | GJE-3            | To record payroll June 2009      |          | 451.90       | -1,357.76     | -1,357.76     |

RAN00074

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description     | Source Reference | Transaction Reference                                     | Debits   | Credits    | Net Change  | Balance     |
|----------------------|------------------|-------------------------|------------------|-----------------------------------------------------------|----------|------------|-------------|-------------|
| 4800-000             |                  | Housing Allowance       |                  |                                                           |          |            |             |             |
|                      | 7/31/2009        |                         | GJE-2            | To record payroll July 2009                               |          | 451.90     | -1,809.66   | -1,809.66   |
|                      | 8/31/2009        |                         | GJE-2            | To record payroll August 2009                             |          | 451.90     | -2,261.56   | -2,261.56   |
|                      | 9/30/2009        |                         | GJE-2            | To record payroll September 2009                          |          | 451.90     | -2,713.46   | -2,713.46   |
|                      | 10/31/2009       |                         | GJE-2            | To record payroll October 2009                            |          | 451.90     | -3,165.36   | -3,165.36   |
|                      | 11/30/2009       |                         | GJE-2            | To record payroll November 2009                           |          | 451.90     | -3,617.26   | -3,617.26   |
|                      | 12/31/2009       |                         | GJE-2            | To record payroll December 2009                           |          | 451.90     | -4,069.16   | -4,069.16   |
| 4800-000 Sub Totals: |                  |                         |                  |                                                           | \$0.00   | \$4,069.16 | -\$4,069.16 | -\$4,069.16 |
| 7010-000             |                  | Advertising & Promotion |                  |                                                           |          |            |             |             |
|                      | 1/1/2009         |                         |                  | Beginning Balance                                         |          |            |             | 0.00        |
|                      | 3/23/2009        |                         | VGLCHKS-1052     | Wells Fargo Card Services                                 | 25.00    |            | 25.00       | 25.00       |
|                      | 4/28/2009        |                         | VGLCHKS-1079     | Wells Fargo Card Services                                 | 25.00    |            | 50.00       | 50.00       |
| 7010-000 Sub Totals: |                  |                         |                  |                                                           | \$50.00  | \$0.00     | \$50.00     | \$50.00     |
| 7070-000             |                  | Auto expense            |                  |                                                           |          |            |             |             |
|                      | 1/1/2009         |                         |                  | Beginning Balance                                         |          |            |             | 0.00        |
|                      | 4/30/2009        |                         | GJE-3            | To record payroll April 2009                              | 228.80   |            | 228.80      | 228.80      |
|                      | 5/31/2009        |                         | GJE-3            | MEMO: mileage reimbursement<br>To record payroll May 2009 | 416.00   |            | 644.80      | 644.80      |
|                      | 5/31/2009        |                         | GJE-4            | To record petty cash May 2009                             | 29.84    |            | 674.64      | 674.64      |
|                      | 7/31/2009        |                         | GJE-4            | To record petty cash July 2009                            | 61.62    |            | 736.26      | 736.26      |
|                      | 10/31/2009       |                         | GJE-4            | To record petty cash October 2009                         | 99.00    |            | 835.26      | 835.26      |
|                      | 11/30/2009       |                         | GJE-4            | To record petty cash November 2009                        | 86.49    |            | 921.75      | 921.75      |
| 7070-000 Sub Totals: |                  |                         |                  |                                                           | \$921.75 | \$0.00     | \$921.75    | \$921.75    |
| 7110-000             |                  | Bank Charges            |                  |                                                           |          |            |             |             |
|                      | 1/1/2009         |                         |                  | Beginning Balance                                         |          |            |             | 0.00        |
|                      | 1/31/2009        |                         | GJE-1            | To record revenue January 2009                            | 28.32    | 15.00      | -15.00      | -15.00      |
|                      | 2/9/2009         |                         | VGLCHKS-EFT      | Bank Fee                                                  |          |            | 13.32       | 13.32       |
|                      | 2/20/2009        |                         | VGLCHKS-Deposit  | Deposit                                                   |          | 28.32      | -15.00      | -15.00      |
|                      | 4/7/2009         |                         | VGLCHKS-EFT      | Bank Fee                                                  | 7.00     |            | -8.00       | -8.00       |
|                      | 5/31/2009        |                         | GJE-1            | To record revenue May 2009<br>MEMO: bank fees             |          | 15.00      | -23.00      | -23.00      |

RAN00075  
CTO 00348

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2009 to 12/31/2009

| Account Number              | Transaction Date | Account Description | Source Reference | Transaction Reference                 | Debits            | Credits        | Net Change        | Balance           |
|-----------------------------|------------------|---------------------|------------------|---------------------------------------|-------------------|----------------|-------------------|-------------------|
| 7110-000                    | 6/30/2009        | Bank Charges        | GJE-2            | To record revenue June 2009           |                   | 7.00           | -30.00            | -30.00            |
| <b>7110-000 Sub Totals:</b> |                  |                     |                  |                                       | <u>\$35.32</u>    | <u>\$65.32</u> | <u>-\$30.00</u>   | <u>-\$30.00</u>   |
| 7120-000                    | 1/1/2009         | Billing expense     |                  | Beginning Balance                     |                   |                | 0.00              | 0.00              |
|                             | 4/8/2009         | VGLCHKS-1062        |                  | London Computer Systems, Inc.         | 95.00             |                | 95.00             | 95.00             |
|                             | 4/13/2009        | VGLCHKS-1066        |                  | Meterman, Inc.                        | 174.05            |                | 269.05            | 269.05            |
|                             | 5/11/2009        | VGLCHKS-1094        |                  | London Computer Systems, Inc.         | 95.00             |                | 364.05            | 364.05            |
|                             | 5/20/2009        | VGLCHKS-1101        |                  | Meterman, Inc.                        | 54.75             |                | 418.80            | 418.80            |
|                             | 6/10/2009        | VGLCHKS-1120        |                  | London Computer Systems, Inc.         | 95.00             |                | 513.80            | 513.80            |
|                             | 7/13/2009        | VGLCHKS-1149        |                  | London Computer Systems, Inc.         | 95.00             |                | 608.80            | 608.80            |
|                             | 8/10/2009        | VGLCHKS-1175        |                  | London Computer Systems, Inc.         | 95.00             |                | 703.80            | 703.80            |
|                             | 9/9/2009         | VGLCHKS-1201        |                  | London Computer Systems, Inc.         | 95.00             |                | 798.80            | 798.80            |
|                             | 10/7/2009        | VGLCHKS-1223        |                  | London Computer Systems, Inc.         | 95.00             |                | 893.80            | 893.80            |
|                             | 11/17/2009       | VGLCHKS-1258        |                  | London Computer Systems, Inc.         | 95.00             |                | 988.80            | 988.80            |
|                             | 12/11/2009       | VGLCHKS-1281        |                  | London Computer Systems, Inc.         | 95.00             |                | 1,083.80          | 1,083.80          |
| <b>7120-000 Sub Totals:</b> |                  |                     |                  |                                       | <u>\$1,083.80</u> | <u>\$0.00</u>  | <u>\$1,083.80</u> | <u>\$1,083.80</u> |
| 7230-000                    | 1/1/2009         | Depreciation        |                  | Beginning Balance                     |                   |                | 0.00              | 0.00              |
|                             | 1/31/2009        | GJE-2               |                  | To record depreciation January 2009   |                   |                |                   |                   |
|                             | 2/28/2009        | GJE-2               |                  | To record depreciation February 2009  | 444.08            |                | 444.08            | 444.08            |
|                             | 3/31/2009        | GJE-2               |                  | To record depreciation March 2009     | 444.08            |                | 888.16            | 888.16            |
|                             | 4/30/2009        | GJE-2               |                  | To record depreciation April 2009     | 444.08            |                | 1,332.24          | 1,332.24          |
|                             | 5/31/2009        | GJE-2               |                  | To record depreciation May 2009       | 444.08            |                | 1,776.32          | 1,776.32          |
|                             | 6/30/2009        | GJE-4               |                  | To record depreciation June 2009      | 444.08            |                | 2,220.40          | 2,220.40          |
|                             | 7/31/2009        | GJE-3               |                  | To record depreciation July 2009      | 444.08            |                | 2,664.48          | 2,664.48          |
|                             | 8/31/2009        | GJE-3               |                  | To record depreciation August 2009    | 444.08            |                | 3,108.56          | 3,108.56          |
|                             | 9/30/2009        | GJE-3               |                  | To record depreciation September 2009 | 444.08            |                | 3,552.64          | 3,552.64          |
|                             | 10/31/2009       | GJE-3               |                  | To record depreciation October 2009   | 444.08            |                | 3,996.72          | 3,996.72          |
|                             |                  |                     |                  |                                       | 444.08            |                | 4,440.80          | 4,440.80          |

RAN00076

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description            | Source Reference | Transaction Reference                | Debits     | Credits | Net Change | Balance    |
|----------------------|------------------|--------------------------------|------------------|--------------------------------------|------------|---------|------------|------------|
| 7230-000             |                  | Depreciation                   |                  |                                      |            |         |            |            |
|                      | 11/30/2009       | GJE-3                          |                  | To record depreciation November 2009 | 444.08     |         | 4,884.88   | 4,884.88   |
|                      | 12/31/2009       | GJE-3                          |                  | To record depreciation December 2009 | 444.12     |         | 5,329.00   | 5,329.00   |
| 7230-000 Sub Totals: |                  |                                |                  |                                      | \$5,329.00 | \$0.00  | \$5,329.00 | \$5,329.00 |
| 7250-000             |                  | Dues & Subscriptions           |                  |                                      |            |         |            |            |
|                      | 1/1/2009         |                                |                  | Beginning Balance                    |            |         |            | 0.00       |
|                      | 2/20/2009        | VGLCHKS-1019                   |                  | Suburban Park Management             | 32.00      |         | 32.00      | 32.00      |
|                      | 3/13/2009        | VGLCHKS-1045                   |                  | HCD                                  | 10.00      |         | 42.00      | 42.00      |
|                      | 6/9/2009         | VGLCHKS-1117                   |                  | HCD                                  | 644.00     |         | 686.00     | 686.00     |
| 7250-000 Sub Totals: |                  |                                |                  |                                      | \$686.00   | \$0.00  | \$686.00   | \$686.00   |
| 7280-000             |                  | Equipment Repair & Maintenance |                  |                                      |            |         |            |            |
|                      | 1/1/2009         |                                |                  | Beginning Balance                    |            |         |            | 0.00       |
|                      | 3/11/2009        | VGLCHKS-1042                   |                  | Meterman, Inc.                       | 300.00     |         | 300.00     | 300.00     |
|                      | 4/14/2009        | VGLCHKS-1068                   |                  | Meterman, Inc.                       | 178.00     |         | 478.00     | 478.00     |
|                      | 6/10/2009        | VGLCHKS-1118                   |                  | Joy Equipment Protection, Inc.       | 310.00     |         | 788.00     | 788.00     |
|                      | 11/5/2009        | VGLCHKS-1247                   |                  | R & R Meters                         | 514.53     |         | 1,302.53   | 1,302.53   |
| 7280-000 Sub Totals: |                  |                                |                  |                                      | \$1,302.53 | \$0.00  | \$1,302.53 | \$1,302.53 |
| 7290-000             |                  | Equipment Rental               |                  |                                      |            |         |            |            |
|                      | 1/1/2009         |                                |                  | Beginning Balance                    |            |         |            | 0.00       |
|                      | 2/3/2009         | VGLCHKS-1004                   |                  | Pacific Water Conditioner            | 34.50      |         | 34.50      | 34.50      |
|                      | 2/19/2009        | VGLCHKS-1017                   |                  | Pacific Water Conditioner            | 34.50      |         | 69.00      | 69.00      |
|                      | 3/19/2009        | VGLCHKS-1048                   |                  | Pacific Water Conditioner            | 34.50      |         | 103.50     | 103.50     |
|                      | 6/15/2009        | VGLCHKS-1128                   |                  | Pacific Water Conditioner            | 69.00      |         | 172.50     | 172.50     |
|                      | 6/19/2009        | VGLCHKS-1136                   |                  | Pacific Water Conditioner            | 34.50      |         | 207.00     | 207.00     |
|                      | 7/20/2009        | VGLCHKS-1157                   |                  | Pacific Water Conditioner            | 34.50      |         | 241.50     | 241.50     |
|                      | 8/12/2009        | VGLCHKS-1180                   |                  | Pacific Water Conditioner            | 34.50      |         | 276.00     | 276.00     |
|                      | 9/16/2009        | VGLCHKS-1208                   |                  | Pacific Water Conditioner            | 34.50      |         | 310.50     | 310.50     |
|                      | 10/9/2009        | VGLCHKS-1227                   |                  | Pacific Water Conditioner            | 34.50      |         | 345.00     | 345.00     |
|                      | 11/18/2009       | VGLCHKS-1259                   |                  | Pacific Water Conditioner            | 34.50      |         | 379.50     | 379.50     |
|                      | 11/24/2009       | VGLCHKS-1265                   |                  | Pacific Water Conditioner            | 34.50      |         | 414.00     | 414.00     |
|                      | 12/28/2009       | VGLCHKS-1292                   |                  | Pacific Water Conditioner            | 34.50      |         | 448.50     | 448.50     |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2009 to 12/31/2009

| Account Number              | Account Description        | Transaction Date | Source Reference | Transaction Reference                                   | Debits     | Credits | Net Change | Balance    |
|-----------------------------|----------------------------|------------------|------------------|---------------------------------------------------------|------------|---------|------------|------------|
| <b>7290-000 Sub Totals:</b> |                            |                  |                  |                                                         |            |         |            |            |
| 7330-000                    | Housing Allowance          |                  |                  |                                                         | \$448.50   | \$0.00  | \$448.50   | \$448.50   |
| 1/1/2009                    |                            |                  |                  | Beginning Balance                                       |            |         |            | 0.00       |
| 1/31/2009                   |                            |                  |                  | To record payroll January 2009                          | 332.46     |         | 332.46     | 332.46     |
| 2/28/2009                   |                            |                  |                  | To record payroll February 2009                         | 229.36     |         | 561.82     | 561.82     |
| 3/31/2009                   |                            |                  |                  | To record payroll March 2009                            | 229.36     |         | 791.18     | 791.18     |
| 4/30/2009                   |                            |                  |                  | To record payroll April 2009                            | 114.68     |         | 905.86     | 905.86     |
| 5/31/2009                   |                            |                  |                  | To record payroll May 2009                              |            |         |            |            |
|                             |                            |                  |                  | MEMO: temporary lodging                                 |            |         |            |            |
| 5/31/2009                   |                            |                  |                  | Reclassify housing allowance from April for Barry MEMO: | 451.90     |         | 1,357.76   | 1,357.76   |
|                             |                            |                  |                  | temporary housing                                       |            |         |            |            |
| 6/30/2009                   |                            |                  |                  | To record payroll June 2009                             | 225.95     |         | 1,583.71   | 1,583.71   |
| 7/31/2009                   |                            |                  |                  | To record payroll July 2009                             | 451.90     |         | 2,035.61   | 2,035.61   |
| 8/31/2009                   |                            |                  |                  | To record payroll August 2009                           | 451.90     |         | 2,487.51   | 2,487.51   |
| 9/30/2009                   |                            |                  |                  | To record payroll September 2009                        | 451.90     |         | 2,939.41   | 2,939.41   |
| 10/31/2009                  |                            |                  |                  | To record payroll October 2009                          | 451.90     |         | 3,391.31   | 3,391.31   |
| 11/30/2009                  |                            |                  |                  | To record payroll November 2009                         | 451.90     |         | 3,843.21   | 3,843.21   |
| 12/31/2009                  |                            |                  |                  | To record payroll December 2009                         | 451.90     |         | 4,295.11   | 4,295.11   |
|                             |                            |                  |                  |                                                         | 451.90     |         | 4,747.01   | 4,747.01   |
| <b>7330-000 Sub Totals:</b> |                            |                  |                  |                                                         | \$4,747.01 | \$0.00  | \$4,747.01 | \$4,747.01 |
| 7340-000                    | Insurance - Liability      |                  |                  |                                                         |            |         |            |            |
| 1/1/2009                    |                            |                  |                  | Beginning Balance                                       |            |         |            | 0.00       |
| 1/30/2009                   |                            |                  |                  | Capital Insurance Group                                 | 2,119.00   |         | 2,119.00   | 2,119.00   |
| 12/21/2009                  |                            |                  |                  | Capital Insurance Group                                 | 1,824.00   |         | 3,943.00   | 3,943.00   |
| <b>7340-000 Sub Totals:</b> |                            |                  |                  |                                                         | \$3,943.00 | \$0.00  | \$3,943.00 | \$3,943.00 |
| 7350-000                    | Insurance - Workers' Comp. |                  |                  |                                                         |            |         |            |            |
| 1/1/2009                    |                            |                  |                  | Beginning Balance                                       |            |         |            | 0.00       |
| 1/7/2009                    |                            |                  |                  | TBOaks MEMO: Worker's Comp. Ins.                        | 200.00     |         | 200.00     | 200.00     |
| 1/19/2009                   |                            |                  |                  | Preferred Employers Insurance Company                   | 247.56     |         | 447.56     | 447.56     |
| 4/9/2009                    |                            |                  |                  | Preferred Employers Insurance Company                   | 247.56     |         | 695.12     | 695.12     |

RAN00078

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description        | Source Reference | Transaction Reference                           | Debits     | Credits  | Net Change | Balance   |
|----------------------|------------------|----------------------------|------------------|-------------------------------------------------|------------|----------|------------|-----------|
| 7350-000             |                  | Insurance - Workers' Comp. |                  |                                                 |            |          |            |           |
| 7/20/2009            |                  | VGLCHKS-1161               |                  | Preferred Employers Insurance Company           | 537.05     |          | 1,232.17   | 1,232.17  |
| 10/23/2009           |                  | VGLCHKS-1239               |                  | Preferred Employers Insurance Company           | 71.80      |          | 1,303.97   | 1,303.97  |
| 10/26/2009           |                  | VGLCHKS-Deposit            |                  | Deposit MEMO: refund of W.C. overpayment-TBOaks |            | 342.90   | 961.07     | 961.07    |
| 7350-000 Sub Totals: |                  |                            |                  |                                                 | \$1,303.97 | \$342.90 | \$961.07   | \$961.07  |
| 7420-000             |                  | Management Fees            |                  |                                                 |            |          |            |           |
| 1/1/2009             |                  |                            |                  | Beginning Balance                               |            |          | 0.00       |           |
| 1/5/2009             |                  | VGLCHKS-8919               |                  | AVMGH Management, LLC - AVMGHMgmt               | 2,687.50   |          | 2,687.50   | 2,687.50  |
| 1/7/2009             |                  | VGLCHKS-8921               |                  | TBOaks MEMO: Management Fee to TBOaks           | 2,800.00   |          | 5,487.50   | 5,487.50  |
| 2/3/2009             |                  | VGLCHKS-1005               |                  | AVMGH Management, LLC - AVMGHMgmt               | 2,687.50   |          | 8,175.00   | 8,175.00  |
| 2/10/2009            |                  | VGLCHKS-1008               |                  | Suburban Park Management                        | 851.62     |          | 9,026.62   | 9,026.62  |
| 2/27/2009            |                  | VGLCHKS-1024               |                  | Suburban Park Management                        | 1,230.00   |          | 10,256.62  | 10,256.62 |
| 3/3/2009             |                  | VGLCHKS-1029               |                  | AVMGH Management, LLC - AVMGHMgmt               | 2,687.50   |          | 12,944.12  | 12,944.12 |
| 3/27/2009            |                  | VGLCHKS-1055               |                  | Suburban Park Management                        | 1,215.00   |          | 14,159.12  | 14,159.12 |
| 4/3/2009             |                  | VGLCHKS-1057               |                  | AVMGH Management, LLC - AVMGHMgmt               | 2,687.50   |          | 16,846.62  | 16,846.62 |
| 4/29/2009            |                  | VGLCHKS-1080               |                  | Suburban Park Management                        | 1,200.00   |          | 18,046.62  | 18,046.62 |
| 5/5/2009             |                  | VGLCHKS-1092               |                  | AVMGH Management, LLC - AVMGHMgmt               | 2,687.50   |          | 20,734.12  | 20,734.12 |
| 5/29/2009            |                  | VGLCHKS-1108               |                  | Suburban Park Management                        | 1,230.00   |          | 21,964.12  | 21,964.12 |
| 6/2/2009             |                  | VGLCHKS-1113               |                  | AVMGH Management, LLC - AVMGHMgmt               | 2,687.50   |          | 24,651.62  | 24,651.62 |
| 6/30/2009            |                  | VGLCHKS-1137               |                  | Suburban Park Management                        | 1,200.00   |          | 25,851.62  | 25,851.62 |
| 7/6/2009             |                  | VGLCHKS-1142               |                  | AVMGH Management, LLC - AVMGHMgmt               | 2,687.50   |          | 28,539.12  | 28,539.12 |
| 7/29/2009            |                  | VGLCHKS-1164               |                  | Suburban Park Management                        | 1,200.00   |          | 29,739.12  | 29,739.12 |
| 7/29/2009            |                  | VGLCHKS-1164               |                  | MEMO: mgmt. fee                                 |            |          |            |           |
|                      |                  |                            |                  | Suburban Park Management                        | 15.00      |          | 29,754.12  | 29,754.12 |
| 8/5/2009             |                  | VGLCHKS-1168               |                  | MEMO: late fee                                  |            |          |            |           |
|                      |                  |                            |                  | AVMGH Management, LLC - AVMGHMgmt               | 2,687.50   |          | 32,441.62  | 32,441.62 |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference              | Debits      | Credits | Net Change  | Balance     |
|----------------------|------------------|---------------------|------------------|------------------------------------|-------------|---------|-------------|-------------|
| 7420-000             |                  | Management Fees     |                  |                                    |             |         |             |             |
|                      | 8/24/2009        | VGLCHKS-1190        |                  | Suburban Park Management           | 1,200.00    |         | 33,641.62   | 33,641.62   |
|                      | 8/24/2009        | VGLCHKS-1190        |                  | MEMO: mgmt. fee                    |             |         |             |             |
|                      | 8/24/2009        | VGLCHKS-1190        |                  | Suburban Park Management           | 15.00       |         | 33,656.62   | 33,656.62   |
|                      | 9/2/2009         | VGLCHKS-1197        |                  | MEMO: late fee                     |             |         |             |             |
|                      | 9/2/2009         | VGLCHKS-1197        |                  | AVMGH Management, LLC -            | 2,687.50    |         | 36,344.12   | 36,344.12   |
|                      | 9/29/2009        | VGLCHKS-1216        |                  | AVMGHMgmt                          |             |         |             |             |
|                      | 10/6/2009        | VGLCHKS-1220        |                  | Suburban Park Management           | 1,200.00    |         | 37,544.12   | 37,544.12   |
|                      | 10/30/2009       | VGLCHKS-1245        |                  | MEMO: mgmt. fee                    |             |         |             |             |
|                      | 10/30/2009       | VGLCHKS-1245        |                  | AVMGH Management, LLC -            | 2,687.50    |         | 40,231.62   | 40,231.62   |
|                      | 10/30/2009       | VGLCHKS-1245        |                  | AVMGHMgmt                          |             |         |             |             |
|                      | 11/5/2009        | VGLCHKS-1246        |                  | Suburban Park Management           | 15.00       |         | 40,246.62   | 40,246.62   |
|                      | 11/30/2009       | VGLCHKS-1271        |                  | MEMO: mgmt. fee                    |             |         |             |             |
|                      | 11/30/2009       | VGLCHKS-1271        |                  | Suburban Park Management           | 1,200.00    |         | 41,446.62   | 41,446.62   |
|                      | 12/3/2009        | VGLCHKS-1272        |                  | MEMO: mgmt. fee                    |             |         |             |             |
|                      | 12/3/2009        | VGLCHKS-1272        |                  | AVMGH Management, LLC -            | 2,687.50    |         | 44,134.12   | 44,134.12   |
|                      | 12/3/2009        | VGLCHKS-1295        |                  | AVMGHMgmt                          |             |         |             |             |
|                      | 12/31/2009       | VGLCHKS-1295        |                  | Suburban Park Management           | 1,200.00    |         | 45,334.12   | 45,334.12   |
|                      | 12/31/2009       | VGLCHKS-1295        |                  | MEMO: mgmt. fee                    |             |         |             |             |
|                      | 12/31/2009       | VGLCHKS-1295        |                  | Suburban Park Management           | 15.00       |         | 48,021.62   | 48,021.62   |
|                      | 12/31/2009       | VGLCHKS-1295        |                  | MEMO: mgmt. fee                    |             |         |             |             |
|                      | 12/31/2009       | VGLCHKS-1295        |                  | Suburban Park Management           | 1,200.00    |         | 49,221.62   | 49,221.62   |
|                      | 12/31/2009       | VGLCHKS-1295        |                  | MEMO: late fee                     |             |         |             |             |
| 7420-000 Sub Totals: |                  |                     |                  |                                    | \$49,236.62 | \$0.00  | \$49,236.62 | \$49,236.62 |
| 7430-000             |                  | Meetings & Seminars |                  |                                    |             |         |             |             |
|                      | 1/1/2009         | VGLCHKS-1077        |                  | Beginning Balance                  |             |         | 175.00      | 0.00        |
|                      | 4/24/2009        | VGLCHKS-1129        |                  | WMA                                | 175.00      |         | 175.00      | 175.00      |
|                      | 6/15/2009        | VGLCHKS-1176        |                  | WMA                                | 1,061.90    |         | 1,236.90    | 1,236.90    |
|                      | 8/11/2009        | VGLCHKS-1193        |                  | WMA                                | 425.00      |         | 1,661.90    | 1,661.90    |
|                      | 8/25/2009        | VGLCHKS-1193        |                  | Barry Blechman                     | 175.00      |         | 1,836.90    | 1,836.90    |
|                      | 10/31/2009       | GJE-4               |                  | To record petty cash October 2009  |             |         |             |             |
|                      | 11/25/2009       | VGLCHKS-1268        |                  | WMA                                | 10.00       |         | 1,846.90    | 1,846.90    |
|                      | 11/30/2009       | GJE-4               |                  | To record petty cash November 2009 | 150.00      |         | 1,996.90    | 1,996.90    |
|                      |                  |                     |                  |                                    | 40.24       |         | 2,037.14    | 2,037.14    |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference          | Debits     | Credits  | Net Change | Balance    |
|----------------------|------------------|---------------------|------------------|--------------------------------|------------|----------|------------|------------|
| 7430-000 Sub Totals: |                  |                     |                  |                                | \$2,037.14 | \$0.00   | \$2,037.14 | \$2,037.14 |
| 7470-000             |                  | Office Expense      |                  |                                |            |          |            | 0.00       |
| 1/1/2009             |                  |                     |                  | Beginning Balance              |            |          |            |            |
| 2/27/2009            |                  | VGLCHKS-1027        |                  | Wells Fargo Card Services      | 377.00     |          | 377.00     | 377.00     |
| 2/27/2009            |                  | VGLCHKS-1027        |                  | MEMO: billing                  |            |          |            |            |
| 3/3/2009             |                  | VGLCHKS-1028        |                  | Wells Fargo Card Services      | 47.71      |          | 424.71     | 424.71     |
| 3/10/2009            |                  | VGLCHKS-1036        |                  | MEMO: office supplies          | 390.80     |          | 815.51     | 815.51     |
| 3/23/2009            |                  | VGLCHKS-1051        |                  | Best Buy                       | 95.00      |          | 910.51     | 910.51     |
|                      |                  |                     |                  | London Computer Systems, Inc.  |            |          |            |            |
| 3/31/2009            |                  | GJE-4               |                  | Wells Fargo Card Services      | 16.07      |          | 926.58     | 926.58     |
|                      |                  |                     |                  | MEMO: office supplies          |            |          |            |            |
|                      |                  |                     |                  | To record original petty cash  |            |          |            |            |
| 4/16/2009            |                  | VGLCHKS-1074        |                  | on hand-E. Woods               |            | 100.59   | 825.99     | 825.99     |
|                      |                  |                     |                  | Wells Fargo Card Services      |            |          |            |            |
| 5/1/2009             |                  | VGLCHKS-1083        |                  | MEMO: credit check             | 55.00      |          | 880.99     | 880.99     |
| 5/4/2009             |                  | VGLCHKS-1088        |                  | Wells Fargo Card Services      | 139.29     |          | 1,020.28   | 1,020.28   |
| 5/11/2009            |                  | VGLCHKS-1093        |                  | American Express MEMO: office  | 642.54     |          | 1,662.82   | 1,662.82   |
| 5/20/2009            |                  | VGLCHKS-1102        |                  | National Credit Reporting      | 43.80      |          | 1,706.62   | 1,706.62   |
| 5/26/2009            |                  | VGLCHKS-1106        |                  | Wells Fargo Card Services      | 80.00      |          | 1,786.62   | 1,786.62   |
| 5/31/2009            |                  | GJE-4               |                  | National Credit Reporting      | 10.95      |          | 1,797.57   | 1,797.57   |
| 7/14/2009            |                  | VGLCHKS-1150        |                  | To record petty cash May 2009  | 138.65     |          | 1,936.22   | 1,936.22   |
| 7/14/2009            |                  | VGLCHKS-1151        |                  | Suburban Park Management       | 32.00      |          | 1,968.22   | 1,968.22   |
| 7/20/2009            |                  | VGLCHKS-1159        |                  | Office Depot                   | 50.87      |          | 2,019.09   | 2,019.09   |
| 7/31/2009            |                  | GJE-4               |                  | National Credit Reporting      | 10.95      |          | 2,030.04   | 2,030.04   |
| 9/9/2009             |                  | VGLCHKS-1202        |                  | To record petty cash July 2009 | 0.80       |          | 2,030.84   | 2,030.84   |
| 11/20/2009           |                  | VGLCHKS-1263        |                  | Office Depot                   | 123.88     |          | 2,154.72   | 2,154.72   |
| 11/30/2009           |                  | VGLCHKS-1270        |                  | National Credit Reporting      | 10.40      |          | 2,165.12   | 2,165.12   |
| 11/30/2009           |                  | GJE-4               |                  | Wells Fargo Card Services      | 11.88      |          | 2,177.00   | 2,177.00   |
|                      |                  |                     |                  | To record petty cash           |            |          |            |            |
| 12/15/2009           |                  | VGLCHKS-1284        |                  | November 2009                  | 0.40       |          | 2,177.40   | 2,177.40   |
| 12/22/2009           |                  | VGLCHKS-1289        |                  | Office Depot                   | 234.48     |          | 2,411.88   | 2,411.88   |
|                      |                  |                     |                  | National Credit Reporting      | 10.40      |          | 2,422.28   | 2,422.28   |
| 7470-000 Sub Totals: |                  |                     |                  |                                | \$2,522.87 | \$100.59 | \$2,422.28 | \$2,422.28 |
| 7560-000             |                  | Rent Expense        |                  |                                |            |          |            | 0.00       |
| 1/1/2009             |                  |                     |                  | Beginning Balance              |            |          |            |            |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number              | Transaction Date | Account Description   | Source Reference | Transaction Reference                  | Debits            | Credits         | Net Change        | Balance           |
|-----------------------------|------------------|-----------------------|------------------|----------------------------------------|-------------------|-----------------|-------------------|-------------------|
| <b>7560-000</b>             |                  |                       |                  |                                        |                   |                 |                   |                   |
|                             | 5/22/2009        | Rent Expense          |                  |                                        |                   |                 |                   |                   |
|                             |                  | VGLCHKS-1105          |                  | Jill Cavanagh MEMO: rent               | 417.74            |                 | 417.74            | 417.74            |
|                             | 6/24/2009        | VGLCHKS-1126          |                  | Jill Cavanagh MEMO: rent               | 350.00            |                 | 767.74            | 767.74            |
|                             | 6/30/2009        | VGLCHKS-1139          |                  | Jill Cavanagh MEMO: rent               | 417.74            |                 | 1,185.48          | 1,185.48          |
|                             | 6/30/2009        | GJE-1                 |                  | To void 5/22/09 Ck. 1105-Jill Cavanagh |                   | 417.74          | 767.74            | 767.74            |
|                             | 7/27/2009        | VGLCHKS-1162          |                  | Jill Cavanagh MEMO: rent               | 350.00            |                 | 1,117.74          | 1,117.74          |
|                             | 8/25/2009        | VGLCHKS-1192          |                  | Jill Cavanagh                          | 350.00            |                 | 1,467.74          | 1,467.74          |
|                             | 9/25/2009        | VGLCHKS-1214          |                  | Jill Cavanagh                          | 350.00            |                 | 1,817.74          | 1,817.74          |
|                             | 10/27/2009       | VGLCHKS-1241          |                  | Jill Cavanagh                          | 350.00            |                 | 2,167.74          | 2,167.74          |
|                             | 11/20/2009       | VGLCHKS-1262          |                  | Jill Cavanagh                          | 350.00            |                 | 2,517.74          | 2,517.74          |
|                             | 12/27/2009       | VGLCHKS-1291          |                  | Jill Cavanagh                          | 350.00            |                 | 2,867.74          | 2,867.74          |
| <b>7560-000 Sub Totals:</b> |                  |                       |                  |                                        | <b>\$3,285.48</b> | <b>\$417.74</b> | <b>\$2,867.74</b> | <b>\$2,867.74</b> |
| <b>7570-000</b>             |                  |                       |                  |                                        |                   |                 |                   |                   |
|                             | 1/1/2009         | Repairs & Maintenance |                  | Beginning Balance                      |                   |                 |                   | 0.00              |
|                             | 2/10/2009        | VGLCHKS-1014          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 100.00            | 100.00            |
|                             | 2/27/2009        | VGLCHKS-1025          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 200.00            | 200.00            |
|                             | 3/25/2009        | VGLCHKS-1053          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 300.00            | 300.00            |
|                             | 4/27/2009        | VGLCHKS-1078          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 400.00            | 400.00            |
|                             | 5/18/2009        | VGLCHKS-1099          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 500.00            | 500.00            |
|                             | 6/15/2009        | VGLCHKS-1127          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 600.00            | 600.00            |
|                             | 7/15/2009        | VGLCHKS-1154          |                  | Pat Hostmyer MEMO: landscaping         | 24.84             |                 | 624.84            | 624.84            |
|                             | 7/20/2009        | VGLCHKS-1155          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 724.84            | 724.84            |
|                             | 8/19/2009        | VGLCHKS-1183          |                  | Home Depot MEMO: landscaping           | 124.47            |                 | 849.31            | 849.31            |
|                             | 8/20/2009        | VGLCHKS-1184          |                  | TBOaks MEMO: landscaping               | 108.23            |                 | 957.54            | 957.54            |
|                             | 8/20/2009        | VGLCHKS-1185          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 1,057.54          | 1,057.54          |
|                             | 9/18/2009        | VGLCHKS-1211          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 1,157.54          | 1,157.54          |
|                             | 10/7/2009        | VGLCHKS-1221          |                  | Do It Center                           | 62.96             |                 | 1,220.50          | 1,220.50          |
|                             | 10/13/2009       | VGLCHKS-1228          |                  | TBOaks MEMO: repairs & maintenance     |                   |                 |                   |                   |
|                             | 10/23/2009       | VGLCHKS-1232          |                  | Venco Power Sweeping, Inc.             | 72.04             |                 | 1,292.54          | 1,292.54          |
|                             | 10/29/2009       | VGLCHKS-1242          |                  | Accurate Backflow                      | 100.00            |                 | 1,392.54          | 1,392.54          |
|                             | 10/31/2009       | GJE-4                 |                  | To record petty cash October 2009      | 60.00             |                 | 1,452.54          | 1,452.54          |
|                             | 11/18/2009       | VGLCHKS-1260          |                  | Venco Power Sweeping, Inc.             | 35.12             |                 | 1,487.66          | 1,487.66          |
|                             | 12/21/2009       | VGLCHKS-1287          |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 1,587.66          | 1,587.66          |
|                             |                  |                       |                  | Venco Power Sweeping, Inc.             | 100.00            |                 | 1,687.66          | 1,687.66          |

RAN00082

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2009 to 12/31/2009

| Account Number              | Transaction Date | Account Description | Source Reference | Transaction Reference            | Debits             | Credits         | Net Change         | Balance            |
|-----------------------------|------------------|---------------------|------------------|----------------------------------|--------------------|-----------------|--------------------|--------------------|
| <b>7570-000 Sub Totals:</b> |                  |                     |                  |                                  | <b>\$1,687.66</b>  | <b>\$0.00</b>   | <b>\$1,687.66</b>  | <b>\$1,687.66</b>  |
| <b>7600-000</b>             |                  | <b>Salaries</b>     |                  |                                  |                    |                 |                    |                    |
|                             | 1/1/2009         |                     |                  | Beginning Balance                |                    |                 |                    | 0.00               |
|                             | 1/31/2009        |                     | GJE-3            | To record payroll January 2009   | 1,600.00           |                 | 1,600.00           | 1,600.00           |
|                             | 2/28/2009        |                     | GJE-3            | To record payroll February 2009  | 800.00             |                 | 2,400.00           | 2,400.00           |
|                             | 3/31/2009        |                     | GJE-3            | To record payroll March 2009     | 800.00             |                 | 3,200.00           | 3,200.00           |
|                             | 4/30/2009        |                     | GJE-3            | To record payroll April 2009     | 1,096.00           |                 | 4,296.00           | 4,296.00           |
|                             | 5/31/2009        |                     | GJE-3            | To record payroll May 2009       | 1,200.00           |                 | 5,496.00           | 5,496.00           |
|                             | 6/30/2009        |                     | GJE-3            | To record payroll June 2009      | 1,524.00           |                 | 7,020.00           | 7,020.00           |
|                             | 7/31/2009        |                     | GJE-2            | To record payroll July 2009      | 1,314.00           |                 | 8,334.00           | 8,334.00           |
|                             | 8/31/2009        |                     | GJE-2            | To record payroll August 2009    | 1,464.00           |                 | 9,798.00           | 9,798.00           |
|                             | 9/30/2009        |                     | GJE-2            | To record payroll September 2009 | 1,338.00           |                 | 11,136.00          | 11,136.00          |
|                             | 10/31/2009       |                     | GJE-2            | To record payroll October 2009   | 1,248.00           |                 | 12,384.00          | 12,384.00          |
|                             | 11/30/2009       |                     | GJE-2            | To record payroll November 2009  | 1,200.00           |                 | 13,584.00          | 13,584.00          |
|                             | 12/31/2009       |                     | GJE-2            | To record payroll December 2009  | 1,200.00           |                 | 14,784.00          | 14,784.00          |
| <b>7600-000 Sub Totals:</b> |                  |                     |                  |                                  | <b>\$14,784.00</b> | <b>\$0.00</b>   | <b>\$14,784.00</b> | <b>\$14,784.00</b> |
| <b>7610-000</b>             |                  | <b>Rubbish</b>      |                  |                                  |                    |                 |                    |                    |
|                             | 1/1/2009         |                     |                  | Beginning Balance                |                    |                 |                    | 0.00               |
|                             | 1/7/2009         | VGLCHKS-8928        |                  | Waste Management                 | 452.18             |                 | 452.18             | 452.18             |
|                             | 2/10/2009        | VGLCHKS-1012        |                  | Waste Management                 | 452.18             |                 | 904.36             | 904.36             |
|                             | 3/10/2009        | VGLCHKS-1038        |                  | Waste Management                 | 452.18             |                 | 1,356.54           | 1,356.54           |
|                             | 4/17/2009        | VGLCHKS-1072        |                  | Waste Management                 | 904.36             |                 | 2,260.90           | 2,260.90           |
|                             | 6/9/2009         | VGLCHKS-1116        |                  | Waste Management                 | 452.18             |                 | 2,713.08           | 2,713.08           |
|                             | 6/12/2009        | VGLCHKS-1121        |                  | Waste Management                 | 452.18             |                 | 3,165.26           | 3,165.26           |
|                             | 7/7/2009         | VGLCHKS-1143        |                  | Waste Management                 | 452.18             |                 | 3,617.44           | 3,617.44           |
|                             | 7/31/2009        | GJE-1               |                  | To record revenue July 2009      |                    | 452.18          |                    |                    |
|                             |                  |                     |                  | MEMO: trash                      |                    |                 |                    |                    |
|                             | 8/7/2009         | VGLCHKS-1174        |                  | Waste Management                 | 452.18             |                 | 3,165.26           | 3,165.26           |
|                             | 9/9/2009         | VGLCHKS-1203        |                  | Waste Management                 | 452.18             |                 | 3,617.44           | 3,617.44           |
|                             | 10/7/2009        | VGLCHKS-1222        |                  | Waste Management                 | 452.18             |                 | 4,069.62           | 4,069.62           |
|                             | 11/13/2009       | VGLCHKS-1253        |                  | Waste Management                 | 430.43             |                 | 4,521.80           | 4,521.80           |
|                             | 12/18/2009       | VGLCHKS-1286        |                  | Waste Management                 | 430.43             |                 | 4,952.23           | 4,952.23           |
| <b>7610-000 Sub Totals:</b> |                  |                     |                  |                                  | <b>\$5,834.84</b>  | <b>\$452.18</b> | <b>\$5,382.66</b>  | <b>\$5,382.66</b>  |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number              | Transaction Date | Account Description | Source Reference | Transaction Reference                                                            | Debits            | Credits       | Net Change        | Balance           |
|-----------------------------|------------------|---------------------|------------------|----------------------------------------------------------------------------------|-------------------|---------------|-------------------|-------------------|
| <b>7640-000</b>             |                  |                     |                  |                                                                                  |                   |               |                   |                   |
|                             | 1/1/2009         | Supplies            |                  | Beginning Balance                                                                |                   |               |                   | 0.00              |
|                             | 3/19/2009        | VGLCHKS-1047        |                  | Tri-Valley Supply                                                                | 9.11              |               | 9.11              | 9.11              |
|                             | 4/30/2009        | GJE-4               |                  | To record petty cash April 2009                                                  | 80.02             |               | 89.13             | 89.13             |
|                             | 5/31/2009        | GJE-4               |                  | To record petty cash May 2009                                                    | 90.54             |               | 179.67            | 179.67            |
|                             | 6/24/2009        | VGLCHKS-1130        |                  | Do It Center                                                                     | 38.19             |               | 217.86            | 217.86            |
|                             | 7/13/2009        | VGLCHKS-1148        |                  | Tri-Valley Supply                                                                | 18.46             |               | 236.32            | 236.32            |
|                             | 7/15/2009        | VGLCHKS-1154        |                  | Pat Hostmyer MEMO: supplies                                                      | 50.00             |               | 286.32            | 286.32            |
|                             | 7/31/2009        | GJE-4               |                  | To record petty cash July 2009                                                   | 228.73            |               | 515.05            | 515.05            |
|                             | 8/7/2009         | VGLCHKS-1173        |                  | Pat Hostmyer MEMO:                                                               | 119.00            |               | 634.05            | 634.05            |
|                             | 8/19/2009        | VGLCHKS-1183        |                  | Home Depot MEMO: supplies                                                        | 61.61             |               | 695.66            | 695.66            |
|                             | 8/19/2009        | VGLCHKS-1184        |                  | TBOaks MEMO: supplies                                                            | 64.94             |               | 760.60            | 760.60            |
|                             | 8/21/2009        | VGLCHKS-1188        |                  | Do It Center                                                                     | 107.12            |               | 867.72            | 867.72            |
|                             | 10/13/2009       | VGLCHKS-1228        |                  | TBOaks MEMO: supplies                                                            | 70.11             |               | 937.83            | 937.83            |
|                             | 10/31/2009       | GJE-4               |                  | To record petty cash October 2009                                                | 123.98            |               | 1,061.81          | 1,061.81          |
|                             | 11/30/2009       | GJE-4               |                  | To record petty cash November 2009                                               | 140.27            |               | 1,202.08          | 1,202.08          |
| <b>7640-000 Sub Totals:</b> |                  |                     |                  |                                                                                  | <b>\$1,202.08</b> | <b>\$0.00</b> | <b>\$1,202.08</b> | <b>\$1,202.08</b> |
| <b>7650-000</b>             |                  |                     |                  |                                                                                  |                   |               |                   |                   |
|                             | 1/1/2009         | Taxes & Licenses    |                  | Beginning Balance                                                                |                   |               |                   | 0.00              |
|                             | 2/10/2009        | VGLCHKS-1009        |                  | Department of Weights & Measures                                                 | 396.00            |               | 396.00            | 396.00            |
|                             | 6/30/2009        | GJE-5               |                  | To record expenses paid by AVMGH LLC MEMO: Nevada Department of Taxation         | 100.00            |               | 496.00            | 496.00            |
|                             | 6/30/2009        | GJE-5               |                  | To record expenses paid by AVMGH LLC MEMO: State Agent & Transfer Syndicate, Inc | 225.00            |               | 721.00            | 721.00            |
| <b>7650-000 Sub Totals:</b> |                  |                     |                  |                                                                                  | <b>\$721.00</b>   | <b>\$0.00</b> | <b>\$721.00</b>   | <b>\$721.00</b>   |
| <b>7670-000</b>             |                  |                     |                  |                                                                                  |                   |               |                   |                   |
|                             | 1/1/2009         | Taxes - Property    |                  | Beginning Balance                                                                |                   |               |                   | 0.00              |
|                             | 3/11/2009        | VGLCHKS-1040        |                  | Lawrence L. Matheney-Tax Collector                                               | 6,007.10          |               | 6,007.10          | 6,007.10          |
|                             | 3/11/2009        | VGLCHKS-1041        |                  | Lawrence L. Matheney-Tax Collector                                               | 1,323.76          |               | 7,330.86          | 7,330.86          |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Account Description | Transaction Date | Source Reference | Transaction Reference              | Debits      | Credits | Net Change  | Balance     |
|----------------------|---------------------|------------------|------------------|------------------------------------|-------------|---------|-------------|-------------|
| 7670-000             | Taxes - Property    |                  |                  |                                    |             |         |             |             |
| 12/7/2009            | VGLCHKS-1273        |                  |                  | Lawrence L. Matheney-Tax Collector | 1,347.22    |         | 8,678.08    | 8,678.08    |
| 12/7/2009            | VGLCHKS-1274        |                  |                  | Lawrence L. Matheney-Tax Collector | 6,114.33    |         | 14,792.41   | 14,792.41   |
| 7670-000 Sub Totals: |                     |                  |                  |                                    | \$14,792.41 | \$0.00  | \$14,792.41 | \$14,792.41 |
| 7680-000             | Taxes - Payroll     |                  |                  |                                    |             |         |             |             |
| 1/1/2009             |                     |                  |                  | Beginning Balance                  |             |         |             | 0.00        |
| 1/31/2009            | GJE-3               |                  |                  | To record payroll January 2009     | 159.66      |         | 159.66      | 159.66      |
| 2/28/2009            | GJE-3               |                  |                  | To record payroll February 2009    | 102.58      |         | 262.24      | 262.24      |
| 3/31/2009            | GJE-3               |                  |                  | To record payroll March 2009       | 143.86      |         | 406.10      | 406.10      |
| 4/30/2009            | GJE-3               |                  |                  | To record payroll April 2009       | 141.47      |         | 547.57      | 547.57      |
| 5/31/2009            | GJE-3               |                  |                  | To record payroll May 2009         | 157.56      |         | 705.13      | 705.13      |
| 6/30/2009            | GJE-3               |                  |                  | To record payroll June 2009        | 195.95      |         | 901.08      | 901.08      |
| 7/31/2009            | GJE-2               |                  |                  | To record payroll July 2009        | 171.06      |         | 1,072.14    | 1,072.14    |
| 8/31/2009            | GJE-2               |                  |                  | To record payroll August 2009      | 174.12      |         | 1,246.26    | 1,246.26    |
| 9/30/2009            | GJE-2               |                  |                  | To record payroll September 2009   | 117.76      |         | 1,364.02    | 1,364.02    |
| 10/31/2009           | GJE-2               |                  |                  | To record payroll October 2009     | 100.68      |         | 1,464.70    | 1,464.70    |
| 11/30/2009           | GJE-2               |                  |                  | To record payroll November 2009    | 91.80       |         | 1,556.50    | 1,556.50    |
| 12/31/2009           | GJE-2               |                  |                  | To record payroll December 2009    | 91.80       |         | 1,648.30    | 1,648.30    |
| 7680-000 Sub Totals: |                     |                  |                  |                                    | \$1,648.30  | \$0.00  | \$1,648.30  | \$1,648.30  |
| 7690-000             | Telephone           |                  |                  |                                    |             |         |             |             |
| 1/1/2009             |                     |                  |                  | Beginning Balance                  |             |         |             | 0.00        |
| 1/7/2009             | VGLCHKS-8929        |                  |                  | Verizon-CA                         | 60.84       |         | 60.84       | 60.84       |
| 2/10/2009            | VGLCHKS-1010        |                  |                  | Verizon-CA                         | 67.77       |         | 128.61      | 128.61      |
| 3/6/2009             | VGLCHKS-1031        |                  |                  | Verizon-CA                         | 62.98       |         | 191.59      | 191.59      |
| 4/3/2009             | VGLCHKS-1058        |                  |                  | Verizon-CA                         | 53.32       |         | 244.91      | 244.91      |
| 5/5/2009             | VGLCHKS-1091        |                  |                  | Verizon-CA                         | 384.43      |         | 629.34      | 629.34      |
| 5/18/2009            | VGLCHKS-1098        |                  |                  | Sprint                             | 189.33      |         | 818.67      | 818.67      |
| 6/9/2009             | VGLCHKS-1115        |                  |                  | Verizon-CA                         | 407.87      |         | 1,226.54    | 1,226.54    |
| 6/15/2009            | VGLCHKS-1125        |                  |                  | Sprint                             | 29.83       |         | 1,256.37    | 1,256.37    |
| 6/30/2009            | VGLCHKS-1140        |                  |                  | Verizon-CA                         | 186.93      |         | 1,443.30    | 1,443.30    |
| 6/30/2009            | GJE-2               |                  |                  | To record revenue June 2009        |             | 50.00   |             |             |
| 7/16/2009            | VGLCHKS-1153        |                  |                  | MEMO: Cell phone                   | 30.36       |         | 1,393.30    | 1,393.30    |
|                      |                     |                  |                  | Sprint                             |             |         | 1,423.66    | 1,423.66    |

**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2009 to 12/31/2009

| Account Number              | Transaction Date | Account Description | Source Reference | Transaction Reference           | Debits            | Credits         | Net Change        | Balance           |
|-----------------------------|------------------|---------------------|------------------|---------------------------------|-------------------|-----------------|-------------------|-------------------|
| <b>7690-000</b>             |                  |                     |                  |                                 |                   |                 |                   |                   |
|                             | 7/31/2009        | Telephone           | GJE-1            | To record revenue July 2009     |                   | 210.00          | 1,213.66          | 1,213.66          |
|                             | 8/6/2009         | VGLCHKS-1171        |                  | MEMO: telephone                 | 188.28            |                 | 1,401.94          | 1,401.94          |
|                             | 8/11/2009        | VGLCHKS-1179        |                  | Verizon-CA                      | 29.78             |                 | 1,431.72          | 1,431.72          |
|                             | 9/2/2009         | VGLCHKS-1198        |                  | Sprint                          | 143.20            |                 | 1,574.92          | 1,574.92          |
|                             | 9/18/2009        | VGLCHKS-1210        |                  | Verizon-CA                      | 29.78             |                 | 1,604.70          | 1,604.70          |
|                             | 10/23/2009       | VGLCHKS-1236        |                  | Sprint                          | 178.31            |                 | 1,783.01          | 1,783.01          |
|                             | 10/23/2009       | VGLCHKS-1238        |                  | Verizon-CA                      | 33.91             |                 | 1,816.92          | 1,816.92          |
|                             | 11/5/2009        | VGLCHKS-1248        |                  | Sprint                          | 170.11            |                 | 1,987.03          | 1,987.03          |
|                             | 11/17/2009       | VGLCHKS-1256        |                  | Verizon-CA                      | 55.42             |                 | 2,042.45          | 2,042.45          |
|                             | 12/11/2009       | VGLCHKS-1277        |                  | Sprint                          | 161.40            |                 | 2,203.85          | 2,203.85          |
|                             | 12/17/2009       | VGLCHKS-1285        |                  |                                 | 13.70             |                 | 2,217.55          | 2,217.55          |
| <b>7690-000 Sub Totals:</b> |                  |                     |                  |                                 | <b>\$2,477.55</b> | <b>\$260.00</b> | <b>\$2,217.55</b> | <b>\$2,217.55</b> |
| <b>7770-000</b>             |                  |                     |                  |                                 |                   |                 |                   |                   |
|                             | 1/1/2009         | Travel Expense      |                  | Beginning Balance               |                   |                 | 0.00              | 0.00              |
|                             | 2/10/2009        | VGLCHKS-1015        |                  | American Express                | 159.20            |                 | 159.20            | 159.20            |
|                             | 3/11/2009        | VGLCHKS-1039        |                  | American Express                | 214.65            |                 | 373.85            | 373.85            |
|                             | 3/23/2009        | VGLCHKS-1049        |                  | Chase VISA                      | 346.30            |                 | 720.15            | 720.15            |
|                             | 4/7/2009         | VGLCHKS-1061        |                  | American Express                | 107.60            |                 | 827.75            | 827.75            |
|                             | 4/30/2009        | GJE-3               |                  | To record payroll April 2009    |                   |                 |                   |                   |
|                             |                  |                     |                  | MEMO: reimbursement for housing |                   |                 |                   |                   |
|                             | 5/4/2009         | VGLCHKS-1088        |                  | in route                        | 225.95            |                 | 1,053.70          | 1,053.70          |
|                             | 5/4/2009         | VGLCHKS-1089        |                  | American Express MEMO: travel   | 438.11            |                 | 1,491.81          | 1,491.81          |
|                             | 5/31/2009        | GJE-6               |                  | Gretchen Carter                 | 43.00             |                 | 1,534.81          | 1,534.81          |
|                             |                  |                     |                  | Reclassify housing allowance    |                   |                 |                   |                   |
|                             |                  |                     |                  | from April for Barry            |                   |                 |                   |                   |
|                             | 6/5/2009         | VGLCHKS-1114        |                  | American Express MEMO: travel   | 229.20            | 225.95          | 1,308.86          | 1,308.86          |
|                             | 8/5/2009         | VGLCHKS-1167        |                  | American Express                | 85.60             |                 | 1,538.06          | 1,538.06          |
|                             | 8/11/2009        | VGLCHKS-1177        |                  | Renaissance Esmeralda Resort    |                   |                 | 1,623.66          | 1,623.66          |
|                             |                  |                     |                  | & Spa                           | 216.13            |                 | 1,839.79          | 1,839.79          |
|                             | 9/7/2009         | VGLCHKS-1200        |                  | American Express                | 333.66            |                 | 2,173.45          | 2,173.45          |
|                             | 10/21/2009       | VGLCHKS-1235        |                  | Renaissance Esmeralda Resort    |                   |                 |                   |                   |
|                             |                  |                     |                  | & Spa                           | 431.27            |                 | 2,604.72          | 2,604.72          |
| <b>7770-000 Sub Totals:</b> |                  |                     |                  |                                 | <b>\$2,830.67</b> | <b>\$225.95</b> | <b>\$2,604.72</b> | <b>\$2,604.72</b> |

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**AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP**  
**Detail General Ledger**  
 Period: 1/1/2009 to 12/31/2009

| Account Number | Transaction Date | Account Description | Source Reference | Transaction Reference           | Debits   | Credits  | Net Change | Balance   |
|----------------|------------------|---------------------|------------------|---------------------------------|----------|----------|------------|-----------|
| 7810-000       |                  | Utilities           |                  |                                 |          |          |            |           |
| 1/1/2009       |                  |                     |                  | Beginning Balance               |          |          |            | 0.00      |
| 1/7/2009       |                  | VGLCHKS-8925        |                  | Southern California Edison      | 1,587.07 |          | 1,587.07   | 1,587.07  |
| 1/7/2009       |                  | VGLCHKS-8926        |                  | City of Thousand Oaks           | 2,655.10 |          | 4,242.17   | 4,242.17  |
| 1/7/2009       |                  | VGLCHKS-8927        |                  | Metertman, Inc.                 | 174.05   |          | 4,416.22   | 4,416.22  |
| 1/30/2009      |                  | VGLCHKS-1000        |                  | The Gas Company                 | 2,198.44 |          | 6,614.66   | 6,614.66  |
| 1/31/2009      |                  | GJE-1               |                  | To record revenue January 2009  |          | 4,823.10 | 1,791.56   | 1,791.56  |
| 2/10/2009      |                  | VGLCHKS-1011        |                  | Metertman, Inc.                 | 174.05   |          | 1,965.61   | 1,965.61  |
| 2/10/2009      |                  | VGLCHKS-1013        |                  | Southern California Edison      | 1,485.35 |          | 3,450.96   | 3,450.96  |
| 2/19/2009      |                  | VGLCHKS-1018        |                  | City of Thousand Oaks           | 2,506.44 |          | 5,957.40   | 5,957.40  |
| 2/26/2009      |                  | GJE-1               |                  | To record revenue February 2009 |          | 6,635.20 | -677.80    | -677.80   |
| 3/6/2009       |                  | VGLCHKS-1030        |                  | Southern California Edison      | 1,568.64 |          | 890.84     | 890.84    |
| 3/10/2009      |                  | VGLCHKS-1037        |                  | Metertman, Inc.                 | 174.05   |          | 1,064.89   | 1,064.89  |
| 3/11/2009      |                  | VGLCHKS-1043        |                  | City of Thousand Oaks           | 2,482.46 |          | 3,547.35   | 3,547.35  |
| 3/18/2009      |                  | VGLCHKS-1046        |                  | The Gas Company                 | 1,118.01 |          | 4,665.36   | 4,665.36  |
| 3/27/2009      |                  | VGLCHKS-1054        |                  | The Gas Company                 | 1,170.30 |          | 5,835.66   | 5,835.66  |
| 3/31/2009      |                  | GJE-1               |                  | To record revenue March 2009    |          | 5,545.35 | 290.31     | 290.31    |
| 4/10/2009      |                  | VGLCHKS-1065        |                  | Southern California Edison      | 1,247.73 |          | 1,538.04   | 1,538.04  |
| 4/16/2009      |                  | VGLCHKS-1073        |                  | City of Thousand Oaks           | 2,588.93 |          | 4,126.97   | 4,126.97  |
| 4/21/2009      |                  | VGLCHKS-1075        |                  | The Gas Company                 | 755.85   |          | 4,882.82   | 4,882.82  |
| 4/30/2009      |                  | GJE-1               |                  | To record revenue April 2009    |          | 5,343.09 | -460.27    | -460.27   |
| 4/30/2009      |                  | GJE-1               |                  | To record revenue April 2009    |          |          |            |           |
|                |                  |                     |                  | MEMO: Returned deposit item     | 32.06    |          | -428.21    | -428.21   |
| 5/5/2009       |                  | VGLCHKS-1090        |                  | Southern California Edison      | 1,360.21 |          | 932.00     | 932.00    |
| 5/20/2009      |                  | VGLCHKS-1100        |                  | City of Thousand Oaks           | 2,380.53 |          | 3,312.53   | 3,312.53  |
| 5/22/2009      |                  | VGLCHKS-1103        |                  | The Gas Company                 | 449.50   |          | 3,762.03   | 3,762.03  |
| 5/31/2009      |                  | GJE-1               |                  | To record revenue May 2009      |          | 5,162.27 | -1,400.24  | -1,400.24 |
| 6/10/2009      |                  | VGLCHKS-1119        |                  | Southern California Edison      | 1,532.70 |          | 132.46     | 132.46    |
| 6/12/2009      |                  | VGLCHKS-1122        |                  | City of Thousand Oaks           | 2,930.18 |          | 3,062.64   | 3,062.64  |
| 6/19/2009      |                  | VGLCHKS-1134        |                  | The Gas Company                 | 370.59   |          | 3,433.23   | 3,433.23  |
| 6/30/2009      |                  | GJE-2               |                  | To record revenue June 2009     |          | 4,814.01 | -1,380.78  | -1,380.78 |
| 7/10/2009      |                  | VGLCHKS-1147        |                  | Southern California Edison      | 1,279.25 |          | -101.53    | -101.53   |
| 7/20/2009      |                  | VGLCHKS-1156        |                  | City of Thousand Oaks           | 2,643.53 |          | 2,542.00   | 2,542.00  |
| 7/20/2009      |                  | VGLCHKS-1158        |                  | The Gas Company                 | 348.66   |          | 2,890.66   | 2,890.66  |
| 7/31/2009      |                  | GJE-1               |                  | To record revenue July 2009     |          | 4,585.22 | -1,694.56  | -1,694.56 |
| 8/11/2009      |                  | VGLCHKS-1178        |                  | Southern California Edison      | 2,285.65 |          | 591.09     | 591.09    |
| 8/20/2009      |                  | VGLCHKS-1186        |                  | City of Thousand Oaks           | 2,905.61 |          | 3,496.70   | 3,496.70  |
| 8/24/2009      |                  | VGLCHKS-1189        |                  | The Gas Company                 | 328.28   |          | 3,824.98   | 3,824.98  |
| 8/31/2009      |                  | GJE-1               |                  | To record revenue August 2009   |          | 4,335.80 | -510.82    | -510.82   |

## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number              | Transaction Date | Account Description | Source Reference | Transaction Reference            | Debits             | Credits            | Net Change     | Balance        |
|-----------------------------|------------------|---------------------|------------------|----------------------------------|--------------------|--------------------|----------------|----------------|
| <b>7810-000</b>             |                  |                     |                  |                                  |                    |                    |                |                |
|                             |                  | Utilities           |                  |                                  |                    |                    |                |                |
|                             | 9/2/2009         | VGLCHKS-1199        |                  | Southern California Edison       | 1,839.33           |                    | 1,328.51       | 1,328.51       |
|                             | 9/16/2009        | VGLCHKS-1209        |                  | The Gas Company                  | 311.40             |                    | 1,639.91       | 1,639.91       |
|                             | 9/24/2009        | VGLCHKS-1212        |                  | City of Thousand Oaks            | 2,777.30           |                    | 4,417.21       | 4,417.21       |
|                             | 9/30/2009        | GJE-1               |                  | To record revenue September 2009 |                    | 5,581.11           | -1,163.90      | -1,163.90      |
|                             | 10/7/2009        | VGLCHKS-1224        |                  | City of Thousand Oaks            | 2,785.49           |                    | 1,621.59       | 1,621.59       |
|                             | 10/23/2009       | VGLCHKS-1233        |                  | The Gas Company                  | 308.46             |                    | 1,930.05       | 1,930.05       |
|                             | 10/23/2009       | VGLCHKS-1237        |                  | Southern California Edison       | 2,575.79           |                    | 4,505.84       | 4,505.84       |
|                             | 10/29/2009       | VGLCHKS-1243        |                  | Time Warner Cable                | 26.70              |                    | 4,532.54       | 4,532.54       |
|                             | 10/31/2009       | GJE-1               |                  | To record revenue October 2009   |                    | 5,338.41           | -805.87        | -805.87        |
|                             | 11/6/2009        | VGLCHKS-1249        |                  | Southern California Edison       | 1,463.51           |                    | 657.64         | 657.64         |
|                             | 11/16/2009       | VGLCHKS-1254        |                  | Time Warner Cable                | 3.26               |                    | 660.90         | 660.90         |
|                             | 11/16/2009       | VGLCHKS-1255        |                  | The Gas Company                  | 520.30             |                    | 1,181.20       | 1,181.20       |
|                             | 11/24/2009       | VGLCHKS-1264        |                  | City of Thousand Oaks            | 2,657.18           |                    | 3,838.38       | 3,838.38       |
|                             | 11/30/2009       | GJE-1               |                  | To record revenue November 2009  |                    | 4,614.61           | -776.23        | -776.23        |
|                             | 12/8/2009        | VGLCHKS-1275        |                  | Southern California Edison       | 1,531.75           |                    | 755.52         | 755.52         |
|                             | 12/8/2009        | VGLCHKS-1276        |                  | City of Thousand Oaks            | 2,715.93           |                    | 3,471.45       | 3,471.45       |
|                             | 12/11/2009       | VGLCHKS-1282        |                  | Time Warner Cable                | 43.15              |                    | 3,514.60       | 3,514.60       |
|                             | 12/22/2009       | VGLCHKS-1290        |                  | The Gas Company                  | 1,119.96           |                    | 4,634.56       | 4,634.56       |
|                             | 12/31/2009       | GJE-1               |                  | To record revenue December 2009  |                    | 4,722.04           | -87.48         | -87.48         |
| <b>7810-000 Sub Totals:</b> |                  |                     |                  |                                  | <b>\$61,412.73</b> | <b>\$61,500.21</b> | <b>-587.48</b> | <b>-587.48</b> |
| <b>9100-000</b>             |                  |                     |                  |                                  |                    |                    |                |                |
|                             |                  | Interest Income     |                  |                                  |                    |                    |                |                |
|                             | 1/1/2009         |                     |                  | Beginning Balance                |                    | 1.07               | -1.07          | 0.00           |
|                             | 1/9/2009         | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.50               | -2.57          | -1.07          |
|                             | 3/16/2009        | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.46               | -4.03          | -2.57          |
|                             | 4/8/2009         | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.66               | -5.69          | -4.03          |
|                             | 5/8/2009         | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.77               | -7.46          | -5.69          |
|                             | 6/8/2009         | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.64               | -9.10          | -7.46          |
|                             | 7/8/2009         | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.90               | -11.00         | -9.10          |
|                             | 8/10/2009        | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.19               | -12.19         | -11.00         |
|                             | 8/31/2009        | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.74               | -13.93         | -12.19         |
|                             | 9/30/2009        | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.89               | -15.82         | -13.93         |
|                             | 10/31/2009       | VGLCHKS-Deposit     |                  | Interest Income                  |                    | 1.06               | -17.68         | -15.82         |
|                             | 11/30/2009       | VGLCHKS-Deposit     |                  | Interest Income                  |                    |                    |                | -17.68         |

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## AVMGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference                                             | Debits     | Credits | Net Change | Balance    |
|----------------------|------------------|---------------------|------------------|-------------------------------------------------------------------|------------|---------|------------|------------|
| 9100-000             | 12/31/2009       | Interest Income     |                  | Interest Income                                                   |            | 1.62    | -19.30     | -19.30     |
|                      |                  | VGLCHKS-Deposit     |                  |                                                                   |            |         |            |            |
| 9100-000 Sub Totals: |                  |                     |                  |                                                                   | \$0.00     | \$19.30 | -\$19.30   | -\$19.30   |
| 9400-000             | 1/1/2009         | Interest Expense    |                  | Beginning Balance                                                 |            |         |            | 0.00       |
|                      | 1/7/2009         | VGLCHKS-8920        |                  | TBOaks MEMO: interest on loan from TBOaks                         | 409.44     |         | 409.44     | 409.44     |
|                      | 2/24/2009        | VGLCHKS-1022        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 133.64     |         | 543.08     | 543.08     |
|                      | 4/10/2009        | VGLCHKS-1064        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 132.20     |         | 675.28     | 675.28     |
|                      | 4/30/2009        | VGLCHKS-1084        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 130.77     |         | 806.05     | 806.05     |
|                      | 6/2/2009         | VGLCHKS-1112        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 129.32     |         | 935.37     | 935.37     |
|                      | 6/19/2009        | VGLCHKS-1135        |                  | Internal Revenue Service MEMO: interest on past due payroll taxes | 2.03       |         | 937.40     | 937.40     |
|                      | 6/30/2009        | VGLCHKS-1141        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 127.87     |         | 1,065.27   | 1,065.27   |
|                      | 7/28/2009        | VGLCHKS-1163        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 126.42     |         | 1,191.69   | 1,191.69   |
|                      | 8/24/2009        | VGLCHKS-1191        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 124.95     |         | 1,316.64   | 1,316.64   |
|                      | 9/30/2009        | VGLCHKS-1219        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 123.49     |         | 1,440.13   | 1,440.13   |
|                      | 10/26/2009       | VGLCHKS-1240        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 122.01     |         | 1,562.14   | 1,562.14   |
|                      | 11/19/2009       | VGLCHKS-1261        |                  | TBOaks MEMO: NP-TBOaks interest                                   | 120.53     |         | 1,682.67   | 1,682.67   |
|                      | 12/30/2009       | VGLCHKS-1297        |                  | TBOaks MEMO: NP-TBO interest                                      | 119.05     |         | 1,801.72   | 1,801.72   |
| 9400-000 Sub Totals: |                  |                     |                  |                                                                   | \$1,801.72 | \$0.00  | \$1,801.72 | \$1,801.72 |
| 9610-000             | 1/1/2009         | State Income Taxes  |                  | Beginning Balance                                                 |            |         |            | 0.00       |
|                      | 3/31/2009        | GJE-5               |                  | to record expense pd. by AVMGH LLC-FTB MEMO: Franchise            |            |         |            |            |

RAN00089  
CTO 00362

## AVMIGH FIVE-THE RANCH LIMITED PARTNERSHIP

## Detail General Ledger

Period: 1/1/2009 to 12/31/2009

| Account Number       | Transaction Date | Account Description | Source Reference | Transaction Reference | Debits          | Credits           | Net Change        | Balance           |
|----------------------|------------------|---------------------|------------------|-----------------------|-----------------|-------------------|-------------------|-------------------|
|                      |                  |                     |                  | Tax Board             | 800.00          |                   | 800.00            | 800.00            |
|                      |                  |                     |                  |                       | <u>\$800.00</u> | <u>\$0.00</u>     | <u>\$800.00</u>   | <u>\$800.00</u>   |
| 9610-000 Sub Totals: |                  |                     |                  |                       |                 |                   |                   |                   |
| Net Loss:            |                  |                     |                  |                       | <u>\$0.00</u>   | <u>\$5,640.81</u> | <u>\$5,640.81</u> | <u>\$5,640.81</u> |