

Wagon Wheel Trailer Lodge
Closure Impact Report

Exhibit 10
Mobilehomes for Rent

Available Park Owned Rentals

Park Name	City	Beds	Baths	Low	High
Del Cerro Mobile Estates	Placentia	2	2	\$1,100	\$1,400
Lido Park	Newport Beach	2	2	\$2,950	\$3,000
Caravan Trailer Lodge	Westminster	2	2	\$1,200	\$1,200
Rancho Mirage Mobilehome Community	Rancho Mirage	2	2	\$650	\$900
Vista De Oro Mobile Home Park	Hemet	2	2	\$550	\$750
Mountain View Estates	Canoga Park	2	2	\$1,350	\$1,650
Terrace Gardens	Oceanside	2	2	\$650	\$900
Oxnard Pacific Mobile Estates	Oxnard	2	2	\$950	\$1,250
Ocean-Aire Mobile Estates	Oxnard	2	2	\$750	\$1,150
Orchard Trailer Park, Inc.	Lomita			\$700	\$700
Garden West Estates	Gardena			\$1,200	\$1,200
Orcutt Ranch Estates	Orcutt			\$650	\$650
Shamrock Trailer Park	Encinitas			\$725	
Southwood Mobile Estates	Torrance			\$1,000	\$1,295
Oasis Hot Springs MHP	Desert Hot Springs			\$925	\$925
Lake Wohlford Resort	Escondido	2	2	\$1,130	\$1,130
Four Seasons Mobile Home Park	Hanford			\$600	\$600
Foothill Mobile Home Park	Pomona			\$825	\$850
Fountain of Youth Spa	Niland			\$1,300	\$1,300
Cowboy Country Campground	Aguanga			\$400	\$400
Lake Isabella Mobilehome & RV Resort	Lake Isabella			\$600	\$1,000
Town\Country Mobilehome Park	Ridgecrest			\$400	\$500
Bella Vista Manufactured Home Community	Twentynine Palms	1&2	1&2	\$375	\$400
Four Seasons Mobile Home Park	Chino	1&2	1&2	\$725	\$825
Golden West Mobilehome Park	Boron			\$400	\$900
Canyon Crest Estates	Escondido	1&2	1&2	\$750	\$1,000
Shady Lane Trailer Park	Paramount			\$450	\$450

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Exhibit 11
Listing of Resident Owned Parks

Listing of Resident Owned Mobile Home Parks

Park Name	City	Phone
Apache Mobile Home Park	Yucca Valley	(760) 365-3853
Blue Skies Village	Rancho Mirage	(760) 328-2600
Bravo Mobile Home Park	Riverside	(951) 685-6650
Cedar Hills Mobile Home Park	Fullerton	(714) 993-5000
Cherokee Mobile Home Park	Anaheim	(714) 821-3541
El Dorado Mobile Country Club	Palm Springs	(760) 328-2815
El Dorado Palms Mobile Home Estates	Yucaipa	(909) 797-2410
Glen Aire Mobile Estates	San Bernardino	(909) 383-1398
Huntington Harbour Mobile Home Park	Huntington Beach	(949) 852-5585
Joshua Springs Mobile Home Park	Desert Hot Springs	(760) 329-3277
Kimberly Gardens Mobile Home Park	Lake Forest	(949) 837-5242
Monterey Manor Mobile Home Park	Montclair	(909) 628-7616
Oak Glen Resort	Yucaipa	(909) 790-2931
Palm Beach Park	San Clemente	(949) 492-3344
Palm Desert Greens	Palm Desert	(760) 346-8005
Ramrod Senior Housing	Rialto	(909) 384-9855
Rancho Brea Mobile Home Estates	Brea	(562) 697-1432
The Groves	Irvine	(714) 832-3600
The Meadows	Irvine	(949) 551-3050
The Redlands	Redlands	(909) 792-5164
Villa Montclair Mobile Home Park	Montclair	(909) 628-7616
Vista Montana	Desert Hot Springs	(760) 329-3277
Western Hills Mobile Estates	Chino Hills	(909) 597-7016
Rancho Paso	Paso Robles	(805) 238-4353

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Exhibit 12
Apartments for Rent Listing

Ventura County Apartments

Property	Phone	City	Zip	Distance	Rent
Archstone Agoura Hills	(888)-342-7455	Agoura Hills, CA	91301	24.2	\$1455 - \$1865
Shadow Ridge Apartment Homes	(866)-288-2305	Simi Valley, CA	93065	22.9	\$1245 - \$2025
Fountains at Moorpark	(877)-239-5301	Moorpark, CA	93021	17.6	\$1425 - \$1745
The Lofts at Pinehurst	(866)-375-9888	Ventura, CA	93004	3.4	\$1035 - \$1339
Avalon Camarillo	(866)-280-6499	Camarillo, CA	93012	10.2	\$1280 - \$2382
Rancho Corrales	(866)-425-9022	Simi Valley, CA	93065	22.9	\$1290 - \$1750
Oak Creek	(866)-210-4327	Agoura Hills, CA	91301	24.2	\$1759 - \$2394
Archstone Vanoni Ranch	(800)-490-5633	Ventura, CA	93004	3.4	\$1345 - \$2505
Casa Linda	(888)-616-8490	Newbury Park, CA	91320	13.7	\$1050 - \$1250
Pelican Point	(866)-410-3860	Ventura, CA	93003	4.1	\$890 - \$1528
The Knolls Apartment Homes	(888)-549-9688	Thousand Oaks, CA	91362	19.2	\$1545 - \$2270
Hillcrest Park Apartments	(866)-396-6555	Newbury Park, CA	91320	13.7	\$1215 - \$1905
Meadowood Apartments	(866)-380-2111	Simi Valley, CA	93065	22.9	\$1229 - \$1750
Corte Madera	(888)-260-8091	Camarillo, CA	93012	10.2	\$1625 - \$1675
Creekside	(866)-830-9213	Simi Valley, CA	93065	22.9	\$1129 - \$1669
The Villas / Overlook at Wood Ranch	(866)-471-0940	Simi Valley, CA	93065	22.9	\$1335 - \$1695
Mariners Place	(866)-340-7111	Oxnard, CA	93030	1.0	\$920 - \$1340
Ocean View Townhomes	(800)-464-1435	Ventura, CA	93003	4.1	\$1150 - \$1550
Harbor View Apartments	(888)-765-2871	Ventura, CA	93001	9.3	\$1100 - \$1995
Monterey Villas	(866)-387-4111	Oxnard, CA	93035	4.6	\$1365 - \$1515
Camarillo Oaks	(866)-208-4249	Camarillo, CA	93010	6.7	\$1135 - \$1785
Indian Oaks Apartments	(866)-873-0122	Simi Valley, CA	93063	27.3	\$1189 - \$1689
Ocean Villas	(888)-455-8694	Oxnard, CA	93033	4.4	\$1215 - \$1399
Westlake Canyon Apartments	(888)-240-4187	Thousand Oaks, CA	91362	19.2	\$1590 - \$2035
The Beachfronter Townhomes	(888)-568-9150	Ventura, CA	93001	9.3	\$1250 - \$3000
Archstone Thousand Oaks Plaza	(866)-697-0874	Thousand Oaks, CA	91362	19.2	\$1495 - \$2700
Oak Park Apartment Homes	(888)-550-1478	Oak Park, CA	91377	23.2	\$1415 - \$1720
Tierra Vista	(888)-333-1797	Oxnard, CA	93030	1.0	\$1140 - \$1910
Camino Ruiz Square	(866)-291-8900	Camarillo, CA	93012	10.2	\$1155 - \$1525
Rosewood	(888)-656-9303	Camarillo, CA	93010	6.7	\$1059 - \$1799
University Glen	(866)-292-1200	Camarillo, CA	93012	10.2	\$1258 - \$2365
Archstone Thousand Oaks	(866)-634-2386	Thousand Oaks, CA	91360	17.0	\$1515 - \$1950
Country Oaks	(866)-304-9555	Agoura Hills, CA	91377	23.2	\$1495 - \$2114
Mountain View Apartment Homes	(866)-210-4323	Camarillo, CA	93010	6.7	\$1075 - \$1365
Hidden Valley Apartment Homes	(866)-425-9011	Simi Valley, CA	93063	27.3	\$1299 - \$2040
S.C. Timbers	(866)-259-9559	Oxnard, CA	93030	1.0	\$895 - \$1540
Los Robles Apartments	(888)-446-3518	Thousand Oaks, CA	91361	18.9	\$1310 - \$1650
Channel Island Village	(866)-287-6971	Oxnard, CA	93035	4.6	\$895 - \$1295
Waterstone at Moorpark	(866)-647-2659	Moorpark, CA	93021	17.6	\$1300 - \$1905

Listings Courtesy of Apartments.com

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Exhibit 13
Area Housing Authority Properties

Listing of Area Housing Authority Complexes

Complex Name	City	Type
Ellis Terrace	Thousand Oaks	Family
Whispering Oaks	Ojai	Senior
Roth Apartments	Meiners Oaks	Family
Tafoya Terrace	Moorpark	Senior
Legget Court	Thousand Oaks	Family
Florence Janss	Thousand Oaks	Senior
Fiore Gardens	Thousand Oaks	Family
Glenn Oaks	Thousand Oaks	Senior
Royal Oaks	Thousand Oaks	Family



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Ellis Terrace Camarillo, California



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Location:	1021-1051 Temple Avenue Thousand Oaks, CA 91362
Type of Complex:	Family - Public Housing
No. of Units:	27 Units -- 3 Bedroom Apartments
Year Built:	1990
Construction Cost:	\$2,828,250
Amenities:	Site consists of Four 3-story buildings; Laundry Room, Playground & Community Room

Area Housing Authority, County of Ventura

1400 West Hillcrest Drive . Newbury Park, CA 91320 . phone: (805) 480-9991 . fax: (805) 480-1021 . [e-mail](#)



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Whispering Oaks Ojai, California



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Location:	999 E. Ojai Avenue Ojai, CA 93023
Type of Complex:	Senior
No. of Units:	101 Units (100 1-bedroom, 1 2-bedroom; Includes 10 Units for Handicapped/Disabled)
Year Built:	1980
Construction Cost:	\$4,638,039
Amenities:	Units located in multi-story and bungalow-style buildings. Individual patios/balconies. Two laundry rooms, Lobby area & Community Room with large kitchen.

Area Housing Authority, County of Ventura

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Roth Apartments Meiners Oaks, California



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Location:	290 E. El Roblar Drive Meiners Oaks, CA 93023
Type of Complex:	Family
No. of Units:	34 Units (24 2-bedroom, 5 3-bedroom, 5 4-bedroom)(Includes 2 Units for Disabled/Handicapped)
Year Built:	1987
Construction Cost:	\$2,332,731
Amenities:	Site consists of in five 6-unit and one 4-unit buildings; Laundry room & Community room

Area Housing Authority, County of Ventura

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Tafoya Terrace Moorpark, California



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Location:	344 Charles Street Moorpark, CA 93021
Type of Complex:	Senior - Public Housing
No. of Units:	30, One-Bedroom Units, Includes 2 Units for Handicapped/Disabled
Year Built:	1986
Construction Cost:	\$2,262,000
Amenities:	Locked Facility for security with beautiful interior courtyard area.

Area Housing Authority, County of Ventura

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Leggett Court Thousand Oaks, California



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Location:	1824-1884 Los Feliz Drive Thousand Oaks, CA 91362
Type of Complex:	Family - Public Housing
No. of Units:	49 Units -- [41, 2-Bedroom; 6, 3-Bedroom; 2, 4-Bedroom
Year Built:	1986
Construction Cost:	\$4,847,150
Amenities:	Site consists of 6 two-story buildings; Laundry Room, Playground & Community Room

Area Housing Authority, County of Ventura

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**Florence Janss
Thousand Oaks, California**



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Location:	190-210 Brazil Street Thousand Oaks, CA 91360
Type of Complex:	Senior
No. of Units:	63, 1-Bedroom Units and 1, 2-Bedroom Unit; Includes 6 Units for Handicapped/Disabled
Year Built:	1983
Construction Cost:	\$4,847,150
Amenities:	One of the first Affordable Senior Housing Projects in Thousand Oaks. Great amenities including a large community Room and nearby access to Grocery Store and Pharmacy.

Area Housing Authority, County of Ventura

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Fiore Gardens Thousand Oaks, California



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Location:	220A to 480D E. Hillcrest Drive Thousand Oaks, CA 91360
Type of Complex:	Family - Public Housing
No. of Units:	50 Three-Bedroom Units, Includes 3 Units for Handicapped/Disabled
Year Built:	1996
Construction Cost:	\$5,752,550
Amenities:	True Spanish architecture with gated interior courtyards; Private patios; Laundry rooms

Area Housing Authority, County of Ventura

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Glenn Oaks Thousand Oaks, California



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Location:	145 E. Wilbur Road Thousand Oaks, CA 91360
Type of Complex:	Senior
No. of Units:	39, 1-Bedroom Units; 6 Units are Handicapped Accessible
Year Built:	1997
Construction Cost:	\$2,500,000
Amenities:	Great amenities including a large community Room and nearby access to Grocery Store and Pharmacy.

Area Housing Authority, County of Ventura

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Royal Oaks Thousand Oaks, California



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Location:	3210-3214 Royal Oaks Thousand Oaks, CA 91362
Type of Complex:	Family - Locally Owned
No. of Units:	5, 3--Bedroom Units in two buildings
Year Built:	1998
Construction Cost:	\$625,000
Amenities:	Modern Three Bedroom Apartment Complex on a quiet street in the "Old Town" portion of Thousand Oaks.

Area Housing Authority, County of Ventura

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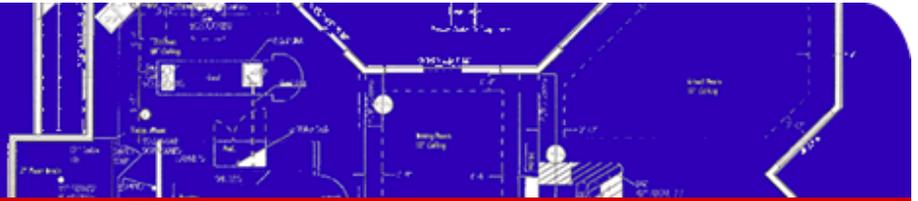
Exhibit 14
Many Mansions Properties

Listing of Many Mansions Complexes

Complex Name	City	Type
Casa de Paz	Simi Valley	Veteran
Shadow Hills	Thousand Oaks	Family
Schillo Gardens	Thousand Oaks	Family
Stoll House	Thousand Oaks	Transitional Single Parent
Richmond Terrace	Thousand Oaks	Low Income/Disabled Veterans
Esseff Village	Thousand Oaks	Disabled/Low Income/Homeless
Villa Garcia	Thousand Oaks	Low Income/Disabled Veterans
Hacienda de Feliz	Thousand Oaks	Family



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CASA DE PAZ:



- ▶ Our first complex in Simi Valley
- ▶ 14 units that serve homeless and disabled residents
- ▶ Renovations completed February 2003
- ▶ On-site supportive services provided by the Turning Point Foundation

Supplemental information:

Purpose: Supportive housing for the chronically mentally disabled

Housing: 14 units; 1 bedroom units; very low income

Cost: \$1,539,781

Development: Acquisition & Rehabilitation; General Contractor- HMH Construction; Architect- ArchiTeller

Ownership: Developed and managed by Many Mansions; owned by Casa de Paz Housing, Inc. (an affiliate of Many Mansions)

Financing: HUD Section 811 (Supportive Housing for the Disabled), Simi Valley Redevelopment Agency Loan, State of California HOME Loan, County of Ventura CDBG grant, and rental assistance from the Ventura County Behavioral Health Department; Acquisition loan through American Commercial Bank

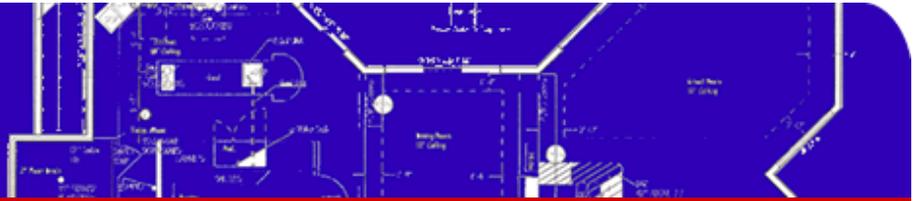
Services & Features: case management office; community room; on-site supportive services provided by Turning Point



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SHADOW HILLS:



- ▶ Largest of Many Mansions properties
 - 101 units
 - Pool and a community room
- ▶ Serves low income residents
- ▶ Many Mansions rescued and rehabilitated the property

Supplemental Information:

Purpose: Low-income families

Housing: 101 units; 1-3 bedrooms

Cost: \$8,900,000

Development: Acquisition & Rehabilitation (1992); Additional Rehabilitation (1998); General Contractor: PCL Construction (1998)

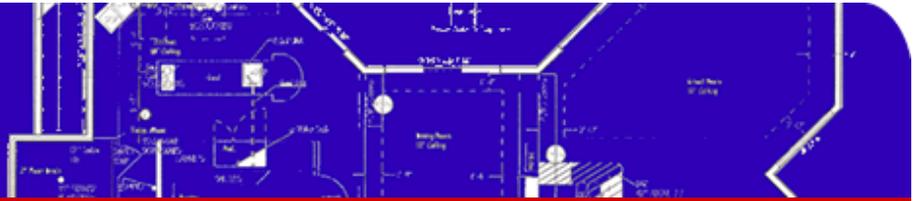
Ownership: Many Mansions

Financing: Refinanced through 501(c)(3) bond purchased by Wells Fargo; prior financing through the Thousand Oaks Redevelopment Agency

Services & Features: Community Room; Manager's office; pool, playground, basketball courts; on-site resident services (Homework/Literacy program, summer camp)



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SCHILLO GARDENS :



- ▶ One of our permanent, affordable housing developments
- ▶ Provides housing for 29 households
- ▶ Outdoor play area for children
- ▶ First Many Mansions complex, opened in 1988

Supplemental information:

--Complex was named after Frank Schillo, one of Many Mansions' founders

Purpose: Low-income families

Housing: 29 units; 1-3 bedrooms; Very low income

Cost: \$3, 160,000

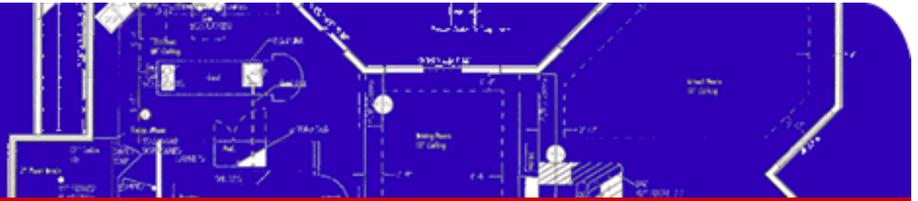
Development: New construction; General Contractor-Ellias Construction Co.; Architect-Jim Kinvill (Barasch Architects and Associates)

Ownership: 2800 Skyline Associates, general partner-Conejo Valley Housing Corporation (formed by Many Mansions, the Thousand Oaks Redevelopment Agency and the Conejo Future Foundation).

Financing: City of Thousand Oaks CDBG Funds and loans; low income housing tax credits. Services and Features: Two playgrounds; Manager's office



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STOLL HOUSE:



- ▶ Many Mansions' first supportive housing complex, built in 1998
- ▶ Transitional housing facility for single parents who have been homeless
 - Families live there 1-2 years
 - Residents participate in counseling, job development and a savings program
- ▶ Provides 10 units of housing
- ▶ On-site case management

Supplemental information:

Purpose: Transitional housing for single parents

Housing: 11 units; 2-3 bedrooms; very low income

Cost: \$1,832,962

Development: New construction; General Contractor- McCarthy Construction; Architect- Jim Kinville

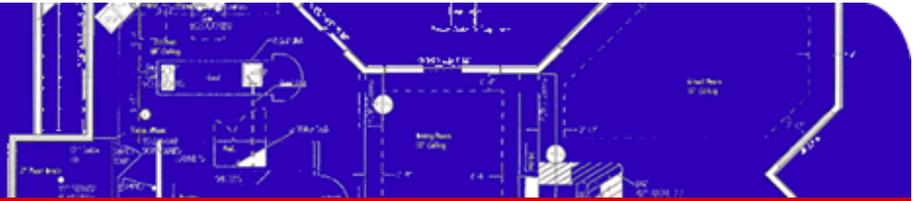
Ownership: Conejo Valley Community Housing Associates, General Partner- Conejo Valley Community Housing, Inc. ("Many Mansions"), Limited Partner-Edison Housing

Financing: Thousand Oaks Redevelopment Agency grant, State of California HOME funds, Ventura County CDBG, 9% low income housing tax credits

Services & Features: case management; manager's office



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Richmond Terrace:



- ▶ Renovation completed as of January 2004
- ▶ Variety of rental rates
- ▶ 27 units, 13 reserved for homeless and disabled residents
 - On-site supportive services to address the needs of these residents

Supplemental Information:

Purpose: Low-income individuals and disabled residents

Housing: 27 units; 1-2 bedrooms; very low to moderate income

Cost: \$4,367,000 (approximate)

Development: Acquisition & rehabilitation; General Contractor- HMH Construction; Architect- Lauterbach & Associates

Ownership: Many Mansions

Financing: State of California HOME funds, State of California MHP funds, City of Thousand Oaks Redevelopment Agency loan, First California Bank

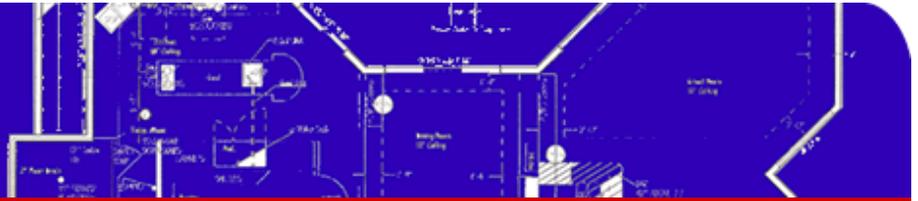
Services & Features: Case management office



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ESSEFF VILLAGE:



- ▶ 50 units of permanent, supportive housing
- ▶ Residents Served
 - In part (not exclusively), homeless and disabled residents
 - On-site case managers provide mental health counseling, job development and resource and referral information

Supplemental information:

Purpose: Housing for disabled and homeless adults and for very low-income residents

Housing: 50 units; 48 studios; very low income

Cost: \$4,913,889

Development: Acquisition & Rehabilitation; General Contractor- PCL Construction Services, Inc.; Architect- Los Angeles Community Design Center

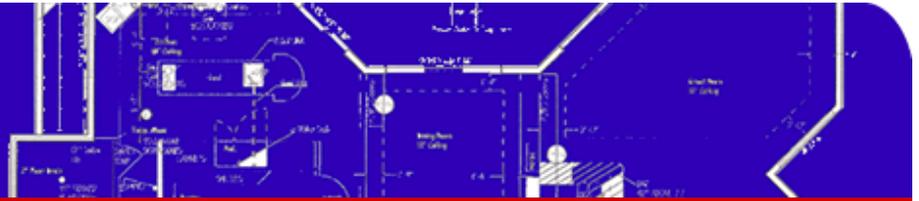
Ownership: Limited Partnership- Alliant Capital; General Partner- Esseff Village, Inc. and Esseff Village LLC, (affiliates of Many Mansions)

Financing: Thousand Oaks Redevelopment Agency, Thousand Oaks City CDBG grant, State HOME Loan, 9% Low Income Housing Tax Credits, AHP loan from Affinity Bank; construction loan from First California Bank

Services & Features: Dan Hardy Community Room; police Community Resource Center; Esseff Classroom; on-site supportive services provided by Many Mansions



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VILLA GARCIA:



- ▶ 80 units, a community room and a pool
- ▶ Many Mansions renovated Villa Garcia in 2000
- ▶ Offers on-site services for resident children
 - Homework/Literacy
 - Friday Fun Club
 - Summer Camp

Supplemental Information:

Purpose: Low-income families

Housing: 80 units (21 separate buildings); 1-3 bedrooms; very low income

Cost: \$10,363,825

Development: Acquisition & Rehabilitation; General Contractor- Allgire Construction; Architect- Davis Group

Ownership: Thousand Oaks Gardens, L.P., Many Mansions general partner, Affirmed Housing Group general partner, Lehman Housing Tax Credit Fund VIII and Lehman Housing Tax Credit Advisors, Inc. limited partners

Financing: State of California HOME funds, Thousand Oaks Redevelopment Agency, multi-family revenue bond; 4% low income housing tax credits

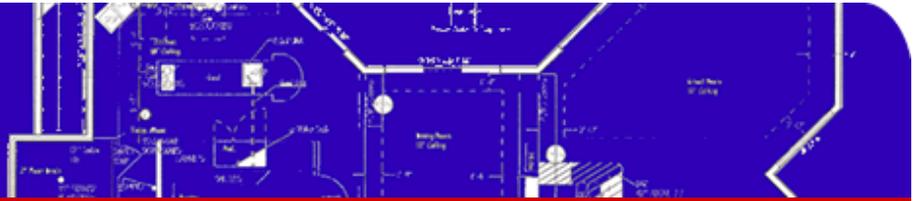
Services & Features: Community Center (Soltow Center); manager's office; on-site Resident Services (homework, summer camp); pool and a playground



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HACIENDA DE FELIZ:



Hacienda de Feliz is one of the newest additions to the Many Mansions property list. This property was constructed by Many Mansions from the ground up and we are excited to say that residents were able to move in as of February 2005.

Hacienda de Feliz:

- ▶ Completed in February 2005
- ▶ 25 townhouse style units with community room and playground
- ▶ Units have 2 and 3 bedrooms that are able to serve larger families
- ▶ On-site services

Supplemental information:

Purpose: Low income housing for families

Housing: 25 units; all two and three bedroom units; low-income

Cost: \$7.78 million

Development: New construction; General Contractor- Architect- Lauterbach & Associates

Ownership: Hacienda de Feliz, Inc.; Many Mansions general partner

Financing: HOME funds from the State of California, City of Thousand Oaks Redevelopment Agency, 4% tax credits, multi-family revenue bond

Services & Features: Community room; manager's office; playground



**Many Mansions Celebrates
25 Years of Service**

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