

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 727-0115**

September 28, 2018

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance (“Ordinance”), your rent will be increased by 3%, effective January 1, 2019. The January 1, 2019 rent increase is based on the change in the consumer price index for San Diego-Carlsbad, all urban consumers, for the most recently reported 12-month period, which increased by 3%, from first half of 2017 to first half of 2018.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

SP#	NAME	CURRENT RENT 9/2018	SEWER	TRASH	GAS (CHARGES VARY)	ELECTRIC (CHARGES VARY)	WATER (CHARGES VARY)	1/1/2019 INCREASE	Rent Increase %	1/1/2019 RENT
2	[REDACTED]	\$76.82	\$ 35.00	\$ 16.18	\$ 9.34	\$ 18.02	\$ 32.46	17.30	3.00%	\$ 594.12

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2018.

In the event the tenants file a timely and complete petition challenging the 3% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost  
Hart King  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
Direct Phone: (714) 432-8700 Ext. 363  
Fax: (714) 546-7457

In the event the affected tenants file a timely and complete petition challenging the 3% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants do file a timely and complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3% rent increase.

Finally, this notice of rent increase is without prejudice to any of the park owner's rights, including the right to increase rents at any time allowed by law to any level allowed by law, including but not limited to any level allowed by the state and federal constitutions.

Very truly yours,  
Springdale Estates

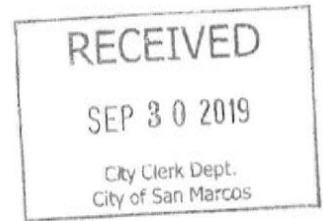
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By: Juli Smith  
Authorized Agent

cc: Esther Mabry

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 599-7254



September 30, 2019

VIA UNITED STATES MAIL

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

PLEASE TAKE NOTICE that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 1.4%, effective January 1, 2020. The January 1, 2020 rent increase is based on the change in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period, which increased by 1.4, from 265.251 to 268.964

INFORMATION REQUIRED BY THE ORDINANCE: Enclosed is a chart showing the current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the spaces to which the increase applies and the names of the tenants at those spaces, including your space. The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2019. In the event the tenants file a timely and complete petition challenging the 1.4% rent increase, the park owner will be required to appoint a representative. The name, address and telephone number of the park owner's representative are as follows:

**Hart | King**

**John H. Pentecost | Partner**

4 Hutton Centre Drive, Suite 900

Santa Ana, CA 92707

Tel. 714-432-8700 x363

Fax. 714-546-7457

**Direct No. 714-619-7081**

[jpentecost@hartkinglaw.com](mailto:jpentecost@hartkinglaw.com)

[www.hartkinglaw.com](http://www.hartkinglaw.com)

In the event the affected tenants file a timely and complete petition challenging the 1.4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants file a timely and complete petition, the park owner proposes that the parties meet at the park clubhouse on Wednesday, November 6, 2019 at 7:00 p.m., to discuss the 1.4% rent increase.

Finally, this notice of rent increase is without prejudice to any of the park owner's rights, including the right to increase rents at any time allowed by law to any level allowed by law, including but not limited to any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal constitutions.

Very truly yours,  
Springdale Estates

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By: Juli Smith  
Authorized Agent

cc: Susan Kreun, Treehouse Communities

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

SP #	NAME	CURRENT RENT	SEWER	TRASH	GAS (CHARGES VARY)	ELECTRIC (CHARGES VARY)	WATER (CHARGES VARY)	1/1/20 INC REASE	Rent Increase %	1/1/2020 RENT
		594.12	\$ 35.00	\$ 16.18	\$ 10.10	\$ 41.35	\$ 32.46	8.31	1.40%	\$ 602.43
		1,004.08	\$ 35.00	\$ 16.18	\$ 21.08	\$ 10.15	\$ 45.27	14.05	1.40%	\$ 1,018.13
		507.36	\$ 35.00	*NO SERVICE	\$ 3.17	\$ 19.07	\$ 32.46	7.10	1.40%	\$ 514.46
		861.59	\$ 35.00	\$ 16.18	\$ 24.24	\$ 34.39	\$ 45.27	12.06	1.40%	\$ 873.65
		659.57	\$ 35.00	\$ 16.18	\$ 31.72	\$ 92.03	\$ 62.35	9.23	1.40%	\$ 668.80
		844.53	\$ 35.00	\$ 16.18	\$ 13.41	\$ 98.81	\$ 62.35	11.82	1.40%	\$ 856.35
		876.85	\$ 35.00	\$ 16.18	\$ 12.31	\$ 21.51	\$ 49.54	12.27	1.40%	\$ 889.12
		465.80	\$ 35.00	\$ 16.18	\$ 32.98	\$ 49.55	\$ 32.46	6.52	1.40%	\$ 472.32
		760.78	\$ 35.00	\$ 16.18	\$ 9.01	\$ 62.54	\$ 36.73	10.65	1.40%	\$ 771.43
		704.54	\$ 35.00	\$ 16.18	\$ 16.91	\$ 68.22	\$ 32.46	9.86	1.40%	\$ 714.40
		681.88	\$ 35.00	\$ 16.18	\$ 30.56	\$ 536.74	\$ 53.81	9.54	1.40%	\$ 691.42
		653.88	\$ 35.00	\$ 16.18	\$ 16.71	\$ 30.25	\$ 32.46	9.15	1.40%	\$ 663.03
		535.58	\$ 35.00	\$ 16.18	\$ 28.98	\$ 165.62	\$ 62.35	7.49	1.40%	\$ 543.07

730.7 1	\$ 35.0 0	\$ 16.18	\$ 3.17	\$ 99.67	\$ 49.54	10. 22	1.4 0%	\$ 740.9 3	
815.9 8	\$ 35.0 0	\$ 16.18	\$ 22.9 7	\$ 43.35	\$ 62.35	11. 42	1.4 0%	\$ 827.4 0	
794.3 8	\$ 35.0 0	\$ 16.18	\$ 28.9 8	\$ 95.34	\$ 49.54	11. 12	1.4 0%	\$ 805.5 0	
754.7 0	\$ 35.0 0	\$ 16.18	\$ 32.1 4	\$ 58.06	\$ 45.27	10. 56	1.4 0%	\$ 765.2 6	
629.8 2	\$ 35.0 0	\$ 16.18	\$ 9.95	\$ 82.33	\$ 36.73	8.8 1	1.4 0%	\$ 638.6 3	
862.3 7	\$ 35.0 0	\$ 16.18	\$ 19.6 8	\$ 67.60	\$ 53.81	12. 07	1.4 0%	\$ 874.4 4	
550.4 1	\$ 35.0 0	\$ 16.18	\$ 27.9 8	\$ 173.6 4	\$ 58.08	7.7 0	1.4 0%	\$ 558.1 1	
560.4 3	\$ 35.0 0	\$ 16.18	\$ 18.9 0	\$ 141.9 6	\$ 62.35	7.8 4	1.4 0%	\$ 568.2 7	
641.1 1	\$ 35.0 0	\$ 16.18	\$ 17.9 5	\$ 38.97	\$ 45.27	8.9 7	1.4 0%	\$ 650.0 8	
568.7 6	\$ 35.0 0	\$ 16.18	\$ 12.7 2	\$ 54.02	\$ 41.00	7.9 6	1.4 0%	\$ 576.7 2	
704.4 5	\$ 35.0 0	\$ 16.18	\$ 35.4 7	\$ 51.54	\$ 32.46	9.8 6	1.4 0%	\$ 714.3 1	
440.9 3	\$ 35.0 0	\$ 16.18	\$ 16.7 1	\$ 51.54	\$ 41.00	6.1 7	1.4 0%	\$ 447.1 0	
672.5 0	\$ 35.0 0	\$ 16.18	\$ 24.2 2	\$ 78.24	\$ 41.00	9.4 1	1.4 0%	\$ 681.9 1	
714.8 5	\$ 35.0 0	\$ 16.18	\$ 19.2 1	\$ 29.89	\$ 49.54	10. 00	1.4 0%	\$ 724.8 5	
474.4 9	\$ 35.0 0	\$ 16.18	\$ 15.6 0	\$ 54.28	\$ 58.08	6.6 4	1.4 0%	\$ 481.1 3	

613.1 2	\$ 35.0 0	\$ 16.18	\$ 32.1 4	\$ 158.1 5	\$ 67.16	8.5 8	1.4 0%	\$ 621.7 0	
844.5 3	\$ 35.0 0	\$ 16.18	\$ 49.5 2	\$ 110.0 7	\$ 71.97	11. 82	1.4 0%	\$ 856.3 5	
649.3 2	\$ 35.0 0	\$ 16.18	\$ 19.2 1	\$ 48.08	\$ 58.08	9.0 9	1.4 0%	\$ 658.4 1	
745.0 8	\$ 35.0 0	\$ 16.18	\$ 19.2 1	\$ 29.33	\$ 53.81	10. 43	1.4 0%	\$ 755.5 1	
811.6 5	\$ 35.0 0	\$ 16.18	\$ 30.5 6	\$ 158.1 5	\$ 41.00	11. 36	1.4 0%	\$ 823.0 1	
836.7 8	\$ 35.0 0	\$ 16.18	\$ 16.7 1	\$ 34.43	\$ 41.00	11. 71	1.4 0%	\$ 848.4 9	
776.8 0	\$ 35.0 0	\$ 16.18	\$ 11.2 0	\$ 115.1 3	\$ 62.35	10. 87	1.4 0%	\$ 787.6 7	
474.4 9	\$ 35.0 0	\$ 16.18	\$ 32.1 4	\$ 69.33	\$ 41.00	6.6 4	1.4 0%	\$ 481.1 3	
664.2 7	\$ 35.0 0	\$ 16.18	\$ 27.9 8	\$ 176.8 9	\$ 58.08	9.2 9	1.4 0%	\$ 673.5 6	
624.3 1	\$ 35.0 0	\$ 16.18	\$ 14.1 2	\$ 80.88	\$ 53.81	8.7 4	1.4 0%	\$ 633.0 5	
906.0 1	\$ 35.0 0	\$ 16.18	\$ 71.6 5	\$ 72.81	\$ 76.78	12. 68	1.4 0%	\$ 918.6 9	
734.6 8	\$ 35.0 0	\$ 16.18	\$ 19.6 8	\$ 87.53	\$ 53.81	10. 28	1.4 0%	\$ 744.9 6	
823.0 1	\$ 35.0 0	\$ 16.18	\$ 24.2 4	\$ 68.46	\$ 62.35	11. 52	1.4 0%	\$ 834.5 3	
704.6 4	\$ 35.0 0	\$ 16.18	\$ 28.9 8	\$ 95.62	\$ 49.54	9.8 6	1.4 0%	\$ 714.5 0	
646.5 7	\$ 35.0 0	\$ 16.18	\$ 15.5 1	\$ 237.1 3	\$ 49.54	9.0 5	1.4 0%	\$ 655.6 2	

844.53	\$ 35.00	\$ 16.18	\$ 7.91	\$ 23.32	\$ 49.54	11.82	1.40%	\$ 856.35
789.76	\$ 35.00	\$ 16.18	\$ 15.60	\$ 172.63	\$ 53.81	11.05	1.40%	\$ 800.81
708.88	\$ 35.00	\$ 16.18	\$ 14.12	\$ 105.45	\$ 58.08	9.92	1.40%	\$ 718.80
682.91	\$ 35.00	\$ 16.18	\$ 16.91	\$ 64.72	\$ 49.54	9.56	1.40%	\$ 692.47
714.06	\$ 35.00	\$ 16.18	\$ 28.98	\$ 82.04	\$ 62.35	9.99	1.40%	\$ 724.05
666.60	\$ 35.00	\$ 16.18	\$ 31.72	\$ 37.89	\$ 32.46	9.33	1.40%	\$ 675.93
837.29	\$ 35.00	\$ 16.18	\$ 27.98	\$ 65.22	\$ 76.78	11.72	1.40%	\$ 849.01
844.53	\$ 35.00	\$ 16.18	\$ 18.29	\$ 66.64	\$ 45.27	11.82	1.40%	\$ 856.35
844.38	\$ 35.00	\$ 16.18	\$ 19.68	\$ 64.72	\$ 49.54	11.82	1.40%	\$ 856.20
507.36	\$ 35.00	\$ 16.18	\$ 4.38	\$ 30.04	\$ 32.46	7.10	1.40%	\$ 514.46
474.49	\$ 35.00	\$ 16.18	\$ 4.38	\$ 24.57	\$ 32.46	6.64	1.40%	\$ 481.13
769.26	\$ 35.00	\$ 16.18	\$ 15.60	\$ 45.17	\$ 36.73	10.76	1.40%	\$ 780.02
776.80	\$ 35.00	\$ 16.18	\$ 16.91	\$ 57.78	\$ 53.81	10.87	1.40%	\$ 787.67
872.12	\$ 35.00	\$ 16.18	\$ 28.98	\$ 106.02	\$ 41.00	12.20	1.40%	\$ 884.32
756.00	\$ 35.00	\$ 16.18	\$ 13.41	\$ 55.56	\$ 49.54	10.58	1.40%	\$ 766.58

623.8 4	\$ 35.0 0	\$ 16.18	\$ 15.5 1	\$ 65.23	\$ 58.08	8.7 3	1.4 0%	\$ 632.5 7
883.9 8	\$ 35.0 0	\$ 16.18	\$ 9.95	\$ 60.95	\$ 41.00	12. 37	1.4 0%	\$ 896.3 5
687.7 1	\$ 35.0 0	\$ 16.18	\$ 27.9 8	\$ 60.12	\$ 86.40	9.6 2	1.4 0%	\$ 697.3 3
798.3 0	\$ 35.0 0	\$ 16.18	\$ 8.55	\$ 45.64	\$ 32.46	11. 17	1.4 0%	\$ 809.4 7
586.3 6	\$ 35.0 0	\$ 16.18	\$ 3.17	\$ 56.90	\$ 36.73	8.2 0	1.4 0%	\$ 594.5 6
958.3 8	\$ 35.0 0	\$ 16.18	\$ 22.6 6	\$ 86.09	\$ 49.54	13. 41	1.4 0%	\$ 971.7 9
811.6 5	\$ 35.0 0	\$ 16.18	\$ 32.1 4	\$ 179.7 7	\$ 32.46	11. 36	1.4 0%	\$ 823.0 1
422.4 9	\$ 35.0 0	\$ 16.18	\$ 11.2 0	\$ 39.71	\$ 45.27	5.9 1	1.4 0%	\$ 428.4 0
442.3 4	\$ 35.0 0	\$ 16.18	\$ 9.95	\$ 67.60	\$ 32.46	6.1 9	1.4 0%	\$ 448.5 3
744.7 9	\$ 35.0 0	\$ 16.18	\$ 11.2 0	\$ 99.06	\$ 45.27	10. 42	1.4 0%	\$ 755.2 1
814.2 8	\$ 35.0 0	\$ 16.18	\$ 5.71	\$ 173.3 9	\$ 32.46	11. 39	1.4 0%	\$ 825.6 7
814.2 8	\$ 35.0 0	\$ 16.18	\$ 12.7 2	\$ 173.2 9	\$ 45.27	11. 39	1.4 0%	\$ 825.6 7
718.0 3	\$ 35.0 0	\$ 16.18	\$ 22.6 6	\$ 56.04	\$ 35.88	10. 05	1.4 0%	\$ 728.0 8
459.8 5	\$ 35.0 0	\$ 16.18	\$ 5.71	\$ 36.25	\$ 32.46	6.4 3	1.4 0%	\$ 466.2 8
872.8 2	\$ 35.0 0	\$ 16.18	\$ 11.2 0	\$ 39.34	\$ 41.00	12. 21	1.4 0%	\$ 885.0 3

866.6 8	\$ 35.0 0	\$ 16.18	\$ 8.55	\$ 53.74	\$ 36.73	12. 13	1.4 0%	\$ 878.8 1	
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**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 599-7254**



October 1, 2019

VIA UNITED STATES MAIL

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue  
San Marcos, California 92069

Re: **Corrected and Amended Notice**  
Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**Please take notice that this notice of increase in rent replaces and supersedes the notice dated September 30, 2019**

PLEASE TAKE NOTICE that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 1.4%, effective January 1, 2020. The January 1, 2020 rent increase is based on the change in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period, which increased by 1.4, from 295.200 to 299.333

INFORMATION REQUIRED BY THE ORDINANCE: Enclosed is a chart showing the current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the spaces to which the increase applies and the names of the tenants at those spaces, including your space. The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2019. In the event the tenants file a timely and complete petition challenging the 1.4% rent increase, the park owner will be required to appoint a representative. The name, address and telephone number of the park owner's representative are as follows:

Page 1 of 2

**SM 00011**

**Hart | King**

**John H. Pentecost | Partner**

4 Hutton Centre Drive, Suite 900

Santa Ana, CA 92707

Tel. 714-432-8700 x363

Fax. 714-546-7457

**Direct No. 714-619-7081**

[jpentecost@hartkinglaw.com](mailto:jpentecost@hartkinglaw.com)

[www.hartkinglaw.com](http://www.hartkinglaw.com)

In the event the affected tenants file a timely and complete petition challenging the 1.4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants file a timely and complete petition, the park owner proposes that the parties meet at the park clubhouse on Wednesday, November 6, 2019 at 7:00 p.m., to discuss the 1.4% rent increase.

Finally, this notice of rent increase is without prejudice to any of the park owner's rights, including the right to increase rents at any time allowed by law to any level allowed by law, including but not limited to any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal constitutions.

Very truly yours,  
Springdale Estates

A handwritten signature in black ink, appearing to read 'Juli Smith', written over a horizontal line.

By: Juli Smith  
Authorized Agent

cc: Susan Kreun, Treehouse Communities

City Clerk, City of San Marcos

1 Civic Center Drive

San Marcos, California 92069

SP #	NAME	CURRENT RENT	SEWER	TRASH	GAS (CHARGES VARY)	ELECTRIC (CHARGES VARY)	WATER (CHARGES VARY)	1/1/2020 INCREASE	Rent Increase %	1/1/2020 RENT
2		594.12	\$ 35.00	\$ 16.18	\$ 10.10	\$ 41.35	\$ 32.46	8.31	1.40%	\$ 602.43
3		1,004.08	\$ 35.00	\$ 16.18	\$ 21.08	\$ 10.15	\$ 45.27	14.05	1.40%	\$ 1,018.13
4		507.36	\$ 35.00	*NO SERVICE	\$ 3.17	\$ 19.07	\$ 32.46	7.10	1.40%	\$ 514.46
5		861.59	\$ 35.00	\$ 16.18	\$ 24.24	\$ 34.39	\$ 45.27	12.06	1.40%	\$ 873.65
6		659.57	\$ 35.00	\$ 16.18	\$ 31.72	\$ 92.03	\$ 62.35	9.23	1.40%	\$ 668.80
7		844.53	\$ 35.00	\$ 16.18	\$ 13.41	\$ 98.81	\$ 62.35	11.82	1.40%	\$ 856.35
8		876.85	\$ 35.00	\$ 16.18	\$ 12.31	\$ 21.51	\$ 49.54	12.27	1.40%	\$ 889.12
9		465.80	\$ 35.00	\$ 16.18	\$ 32.98	\$ 49.55	\$ 32.46	6.52	1.40%	\$ 472.32
10		760.78	\$ 35.00	\$ 16.18	\$ 9.01	\$ 62.54	\$ 36.73	10.65	1.40%	\$ 771.43
11		704.54	\$ 35.00	\$ 16.18	\$ 16.91	\$ 68.22	\$ 32.46	9.86	1.40%	\$ 714.40
12		681.88	\$ 35.00	\$ 16.18	\$ 30.56	\$ 536.74	\$ 53.81	9.54	1.40%	\$ 691.42
14		653.88	\$ 35.00	\$ 16.18	\$ 16.71	\$ 30.25	\$ 32.46	9.15	1.40%	\$ 663.03
15		535.58	\$ 35.00	\$ 16.18	\$ 28.98	\$ 165.62	\$ 62.35	7.49	1.40%	\$ 543.07

16		730.7 1	\$ 35.0 0	\$ 16.1 8	\$ 3.17	\$ 99.67	\$ 49.54	10.2 2	1.4 0%	\$ 740.9 3	
17		815.9 8	\$ 35.0 0	\$ 16.1 8	\$ 22.9 7	\$ 43.35	\$ 62.35	11.4 2	1.4 0%	\$ 827.4 0	
18		794.3 8	\$ 35.0 0	\$ 16.1 8	\$ 28.9 8	\$ 95.34	\$ 49.54	11.1 2	1.4 0%	\$ 805.5 0	
19		754.7 0	\$ 35.0 0	\$ 16.1 8	\$ 32.1 4	\$ 58.06	\$ 45.27	10.5 6	1.4 0%	\$ 765.2 6	
20		629.8 2	\$ 35.0 0	\$ 16.1 8	\$ 9.95	\$ 82.33	\$ 36.73	8.81	1.4 0%	\$ 638.6 3	
21		862.3 7	\$ 35.0 0	\$ 16.1 8	\$ 19.6 8	\$ 67.60	\$ 53.81	12.0 7	1.4 0%	\$ 874.4 4	
22		550.4 1	\$ 35.0 0	\$ 16.1 8	\$ 27.9 8	\$ 173.6 4	\$ 58.08	7.70	1.4 0%	\$ 558.1 1	
25		560.4 3	\$ 35.0 0	\$ 16.1 8	\$ 18.9 0	\$ 141.9 6	\$ 62.35	7.84	1.4 0%	\$ 568.2 7	
26		641.1 1	\$ 35.0 0	\$ 16.1 8	\$ 17.9 5	\$ 38.97	\$ 45.27	8.97	1.4 0%	\$ 650.0 8	
27		568.7 6	\$ 35.0 0	\$ 16.1 8	\$ 12.7 2	\$ 54.02	\$ 41.00	7.96	1.4 0%	\$ 576.7 2	
30		704.4 5	\$ 35.0 0	\$ 16.1 8	\$ 35.4 7	\$ 51.54	\$ 32.46	9.86	1.4 0%	\$ 714.3 1	
31		440.9 3	\$ 35.0 0	\$ 16.1 8	\$ 16.7 1	\$ 51.54	\$ 41.00	6.17	1.4 0%	\$ 447.1 0	
32		672.5 0	\$ 35.0 0	\$ 16.1 8	\$ 24.2 2	\$ 78.24	\$ 41.00	9.41	1.4 0%	\$ 681.9 1	
33		714.8 5	\$ 35.0 0	\$ 16.1 8	\$ 19.2 1	\$ 29.89	\$ 49.54	10.0 0	1.4 0%	\$ 724.8 5	
34		474.4 9	\$ 35.0 0	\$ 16.1 8	\$ 15.6 0	\$ 54.28	\$ 58.08	6.64	1.4 0%	\$ 481.1 3	

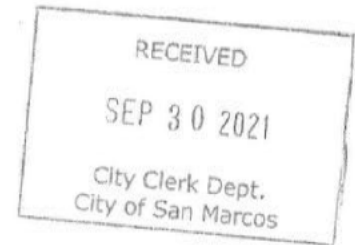
35		613.12	\$ 35.00	\$ 16.18	\$ 32.14	\$ 158.15	\$ 67.16	8.58	1.40%	\$ 621.70	
37		844.53	\$ 35.00	\$ 16.18	\$ 49.52	\$ 110.07	\$ 71.97	11.82	1.40%	\$ 856.35	
38		649.32	\$ 35.00	\$ 16.18	\$ 19.21	\$ 48.08	\$ 58.08	9.09	1.40%	\$ 658.41	
40		745.08	\$ 35.00	\$ 16.18	\$ 19.21	\$ 29.33	\$ 53.81	10.43	1.40%	\$ 755.51	
41		811.65	\$ 35.00	\$ 16.18	\$ 30.56	\$ 158.15	\$ 41.00	11.36	1.40%	\$ 823.01	
42		836.78	\$ 35.00	\$ 16.18	\$ 16.71	\$ 34.43	\$ 41.00	11.71	1.40%	\$ 848.49	
46		776.80	\$ 35.00	\$ 16.18	\$ 11.20	\$ 115.13	\$ 62.35	10.87	1.40%	\$ 787.67	
47		474.49	\$ 35.00	\$ 16.18	\$ 32.14	\$ 69.33	\$ 41.00	6.64	1.40%	\$ 481.13	
48		664.27	\$ 35.00	\$ 16.18	\$ 27.98	\$ 176.89	\$ 58.08	9.29	1.40%	\$ 673.56	
50		624.31	\$ 35.00	\$ 16.18	\$ 14.12	\$ 80.88	\$ 53.81	8.74	1.40%	\$ 633.05	
51		906.01	\$ 35.00	\$ 16.18	\$ 71.65	\$ 72.81	\$ 76.78	12.68	1.40%	\$ 918.69	
53		734.68	\$ 35.00	\$ 16.18	\$ 19.68	\$ 87.53	\$ 53.81	10.28	1.40%	\$ 744.96	
54		823.01	\$ 35.00	\$ 16.18	\$ 24.24	\$ 68.46	\$ 62.35	11.52	1.40%	\$ 834.53	
55		704.64	\$ 35.00	\$ 16.18	\$ 28.98	\$ 95.62	\$ 49.54	9.86	1.40%	\$ 714.50	
56		646.57	\$ 35.00	\$ 16.18	\$ 15.51	\$ 237.13	\$ 49.54	9.05	1.40%	\$ 655.62	

57		844.53	\$ 35.00	\$ 16.18	\$ 7.91	\$ 23.32	\$ 49.54	11.82	1.40%	\$ 856.35	
58		789.76	\$ 35.00	\$ 16.18	\$ 15.60	\$ 172.63	\$ 53.81	11.05	1.40%	\$ 800.81	
59		708.88	\$ 35.00	\$ 16.18	\$ 14.12	\$ 105.45	\$ 58.08	9.92	1.40%	\$ 718.80	
60		682.91	\$ 35.00	\$ 16.18	\$ 16.91	\$ 64.72	\$ 49.54	9.56	1.40%	\$ 692.47	
61		714.06	\$ 35.00	\$ 16.18	\$ 28.98	\$ 82.04	\$ 62.35	9.99	1.40%	\$ 724.05	
62		666.60	\$ 35.00	\$ 16.18	\$ 31.72	\$ 37.89	\$ 32.46	9.33	1.40%	\$ 675.93	
63		837.29	\$ 35.00	\$ 16.18	\$ 27.98	\$ 65.22	\$ 76.78	11.72	1.40%	\$ 849.01	
64		844.53	\$ 35.00	\$ 16.18	\$ 18.29	\$ 66.64	\$ 45.27	11.82	1.40%	\$ 856.35	
65		844.38	\$ 35.00	\$ 16.18	\$ 19.68	\$ 64.72	\$ 49.54	11.82	1.40%	\$ 856.20	
66		507.36	\$ 35.00	\$ 16.18	\$ 4.38	\$ 30.04	\$ 32.46	7.10	1.40%	\$ 514.46	
67		474.49	\$ 35.00	\$ 16.18	\$ 4.38	\$ 24.57	\$ 32.46	6.64	1.40%	\$ 481.13	
69		769.26	\$ 35.00	\$ 16.18	\$ 15.60	\$ 45.17	\$ 36.73	10.76	1.40%	\$ 780.02	
70		776.80	\$ 35.00	\$ 16.18	\$ 16.91	\$ 57.78	\$ 53.81	10.87	1.40%	\$ 787.67	
71		872.12	\$ 35.00	\$ 16.18	\$ 28.98	\$ 106.02	\$ 41.00	12.20	1.40%	\$ 884.32	
73		756.00	\$ 35.00	\$ 16.18	\$ 13.41	\$ 55.56	\$ 49.54	10.58	1.40%	\$ 766.58	

74		623.84	\$ 35.00	\$ 16.18	\$ 15.51	\$ 65.23	\$ 58.08	8.73	1.40%	\$ 632.57	
75		883.98	\$ 35.00	\$ 16.18	\$ 9.95	\$ 60.95	\$ 41.00	12.37	1.40%	\$ 896.35	
76		687.71	\$ 35.00	\$ 16.18	\$ 27.98	\$ 60.12	\$ 86.40	9.62	1.40%	\$ 697.33	
77		798.30	\$ 35.00	\$ 16.18	\$ 8.55	\$ 45.64	\$ 32.46	11.17	1.40%	\$ 809.47	
78		586.36	\$ 35.00	\$ 16.18	\$ 3.17	\$ 56.90	\$ 36.73	8.20	1.40%	\$ 594.56	
81		958.38	\$ 35.00	\$ 16.18	\$ 22.66	\$ 86.09	\$ 49.54	13.41	1.40%	\$ 971.79	
82		811.65	\$ 35.00	\$ 16.18	\$ 32.14	\$ 179.77	\$ 32.46	11.36	1.40%	\$ 823.01	
13		422.49	\$ 35.00	\$ 16.18	\$ 11.20	\$ 39.71	\$ 45.27	5.91	1.40%	\$ 428.40	
24		442.34	\$ 35.00	\$ 16.18	\$ 9.95	\$ 67.60	\$ 32.46	6.19	1.40%	\$ 448.53	
28		744.79	\$ 35.00	\$ 16.18	\$ 11.20	\$ 99.06	\$ 45.27	10.42	1.40%	\$ 755.21	
44		814.28	\$ 35.00	\$ 16.18	\$ 5.71	\$ 173.39	\$ 32.46	11.39	1.40%	\$ 825.67	
45		814.28	\$ 35.00	\$ 16.18	\$ 12.72	\$ 173.29	\$ 45.27	11.39	1.40%	\$ 825.67	
49		718.03	\$ 35.00	\$ 16.18	\$ 22.66	\$ 56.04	\$ 35.88	10.05	1.40%	\$ 728.08	
68		459.85	\$ 35.00	\$ 16.18	\$ 5.71	\$ 36.25	\$ 32.46	6.43	1.40%	\$ 466.28	
85		872.82	\$ 35.00	\$ 16.18	\$ 11.20	\$ 39.34	\$ 41.00	12.21	1.40%	\$ 885.03	

80		866.6 8	\$ 35.0 0	\$ 16.1 8	\$ 8.55	\$ 53.74	\$ 36.73	12.1 3	1.4 0%	\$ 878.8 1	

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 727-0115**



September 30, 2020

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 72  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 6.0%, effective January 1, 2021. The January 1, 2021 rent increase is based on the change in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period, which increased by 6.0%, from 305.611 to 323.906, to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2021	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2022 Increase	Rent Increase %	1/1/2022 Rent
72		\$957.83	\$35.00	\$16.18	\$19.24	\$76.80	\$65.17	\$57.47	6.0%	\$1015.30

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2021.

In the event the tenants file a timely and complete petition challenging the 6.0% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart King  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hartkinglaw.com

In the event the affected tenants file a timely and complete petition challenging the 6.0% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 6.0% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Julie Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

Site Information					
Row	Site	Resident	Base Rent	CPI	New Base Rent
1	2		\$615.08	6% <del>3.0%</del>	\$651.98
2	3		\$1,039.51		\$1,101.50
3	4		\$525.26		\$556.56
4	5		\$892.00		\$945.52
5	6		\$682.84		\$723.81
6	7		\$874.33		\$926.79
7	8		\$907.79		\$962.26
8	9		\$482.24		\$511.17
9	10		\$787.63		\$834.89
10	11		\$729.40		\$773.16
11	12		\$705.94		\$748.30
12	13		\$448.62	\$0.00	\$448.62
13	14		\$676.95		\$717.57
14	15		\$554.47		\$587.74
15	16		\$756.49		\$801.88
16	17		\$844.78		\$895.47
17	18		\$822.42		\$871.77
18	19		\$781.33		\$828.21
19	20		\$652.04		\$691.16
20	21		\$892.80		\$946.37
21	22		\$569.83		\$604.02
22	23		\$1,059.91		\$1,123.50
23	24		\$457.95		\$485.43
24	25		\$580.20		\$615.01
25	26		\$663.73		\$703.55
26	27		\$588.83		\$624.16
27	28		\$771.07		\$817.33
28	29		\$851.73		\$902.83
29	30		\$729.31		\$773.07
30	31		\$456.49		\$483.88
31	32		\$696.23		\$738.00
32	33		\$740.07		\$784.47
33	34		\$491.23		\$520.70
34	35		\$634.76		\$672.85
35	36		\$984.98		\$1,004.68
36	37		\$874.33		\$926.79
37	38		\$672.24		\$712.57
38	39		\$876.94		\$894.48
39	40		\$771.38		\$817.66
40	41		\$840.29		\$890.71
41	42		\$866.31		\$918.29
42	43		\$876.94	\$0.00	\$743.37
43	44		\$843.01		\$893.59
44	45		\$843.01		\$893.59
45	46		\$804.21		\$852.46
46	47		\$491.23	2.10??	\$520.70
47	48		\$687.70		\$728.96
48	49		\$743.37	\$0.00	\$743.37

49	50		\$646.34		\$685.12
50	51		\$937.98		\$994.26
51	52		\$854.78		\$871.88
52	53		\$760.60		\$806.24
53	54		\$852.06		\$903.18
54	55		\$729.50		\$773.27
55	56		\$669.39		\$709.55
56	57		\$874.33		\$926.79
57	58		\$817.63		\$866.69
58	59		\$733.89		\$777.92
59	60		\$707.01		\$749.43
60	61		\$739.26		\$783.62
61	62		\$690.12		\$731.53
62	63		\$866.84		\$918.85
63	64		\$874.33		\$926.79
64	65		\$874.18		\$926.63
65	66		\$525.26		\$556.78
66	67		\$491.23		\$550.70
67	68		\$488.28	\$0.00	\$488.28
68	69		\$796.40		\$844.18
69	70		\$804.21		\$852.46
70	71		\$902.89		\$957.06
71	72		\$957.83		\$1,015.30
72	73		\$782.68		\$829.64
73	74		\$645.85		\$684.60
74	75		\$915.17		\$970.08
75	76		\$711.97		\$754.69
76	77		\$826.47		\$876.06
77	78		\$607.05		\$643.47
78	79		\$767.13		\$813.16
79	80		\$897.27		\$951.11
80	81		\$992.20		\$1,051.73
81	82		\$840.29		\$890.71
82	83		\$1,092.00		\$1,157.52
83	84		\$1,035.19		\$1,097.30
84	85		\$903.62		\$957.84
85	86		\$639.30		\$677.65
			Total	\$64,389.73	

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760)599-7254**

September 30, 2022

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 2  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 6.5%, effective January 1, 2023. The January 1, 2023, rent increase is based on the change in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period, which increased by 7.3%, to the amount as shown in the last column of the attached rent ledger you space.

Please take note that Springdale met with the residents prior to this communication to try and agree to the rent increase amount. Springdale is offering as a hardship for our residents a 6.5% increase instead of the 7.3% increase allowed by the Ordinance.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2022	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2023 Increase	Rent Increase %	1/1/2023 Rent
2		\$639.68	36.59	\$22.97	\$0.21	\$18.73	\$7.08	\$41.58	6.5%	\$681.26

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2022.

In the event the tenants file a timely and complete petition challenging the 6.5% rent

increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

Nectaria Belantis, Esq.  
Rudderow Law Group  
1301 Dove Street, Suite 800  
Newport Beach, CA 92660  
(949) 565-1344  
nectaria@rudderowlaw.com

In the event the affected tenants file a timely and complete petition challenging the 6.5% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 6.5% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun, Sr. Vice President West Operations  
Armando Jones, District Manager - California

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

SITE #	STATUS	RESIDENT	BASE RENT
2	MH: Resident Owned		639.68
3	MH: Resident Owned		1081.09
4	MH: Resident Owned		546.27
5	MH: Resident Owned		927.68
6	MH: Resident Owned		710.15
7	MH: Resident Owned		909.3
8	MH: Resident Owned		944.1
9	MH: Resident Owned		501.53
10	MH: Resident Owned		819.14
11	MH: Resident Owned		758.58
12	MH: Resident Owned		734.18
13	MH: Resident Owned		448.62
14	MH: Resident Owned		704.03
15	MH: Resident Owned		576.65
16	MH: Resident Owned		786.75
17	MH: Resident Owned		878.57
18	MH: Resident Owned		855.32
19	MH: Resident Owned		812.58
20	MH: Resident Owned		678.12
21	MH: Resident Owned		928.51
22	MH: Resident Owned		592.62
23	MH: Resident Owned		1123.5
24	MH: Resident Owned		476.27
25	MH: Resident Owned		603.41
26	MH: Resident Owned		690.28
27	MH: Resident Owned		612.38
28	MH: Resident Owned		801.91
29	MH: Resident Owned		902.83
30	MH: Resident Owned		758.48
31	MH: Resident Owned		474.75
32	MH: Resident Owned		724.08
33	MH: Resident Owned		769.67
34	MH: Resident Owned		510.88
35	MH: Resident Owned		660.15
36	MH: Resident Owned		1004.68
37	MH: Resident Owned		909.3
38	MH: Resident Owned		699.13
39	MH: Resident Owned		930.26
40	MH: Resident Owned		802.24
41	MH: Resident Owned		873.9
42	MH: Resident Owned		900.96
43	MH: Resident Owned		884.48
44	MH: Resident Owned		876.73
45	MH: Resident Owned		876.73
46	MH: Resident Owned		836.38

47	MH: Resident Owned		510.88
48	MH: Resident Owned		715.21
49	MH: Resident Owned		743.37
50	MH: Resident Owned		672.19
51	MH: Resident Owned		975.5
52	MH: Resident Owned		871.88
53	MH: Resident Owned		791.02
54	MH: Resident Owned		886.14
55	MH: Resident Owned		758.68
56	MH: Resident Owned		696.17
57	MH: Resident Owned		909.3
58	MH: Resident Owned		850.34
59	MH: Resident Owned		763.25
60	MH: Resident Owned		735.29
61	MH: Resident Owned		768.83
62	MH: Resident Owned		717.72
63	MH: Resident Owned		901.51
64	MH: Resident Owned		909.3
65	MH: Resident Owned		909.15
66	MH: Resident Owned		546.27
67	MH: Resident Owned		510.88
68	MH: Resident Owned		488.28
69	MH: Resident Owned		828.26
70	MH: Resident Owned		836.38
71	MH: Resident Owned		939.01
72	MH: Resident Owned		996.14
73	MH: Resident Owned		813.99
74	MH: Resident Owned		671.68
75	MH: Resident Owned		951.78
76	MH: Resident Owned		740.45
77	MH: Resident Owned		859.53
78	MH: Resident Owned		631.33
79	MH: Resident Owned		797.82
80	MH: Resident Owned		933.16
81	MH: Resident Owned		1031.89
82	MH: Resident Owned		873.9
83	MH: Resident Owned		1135.68
84	MH: Resident Owned		1097.3
85	MH: Resident Owned		903.62
86	MH: Community Owned - Emplo		664.87
			Total: \$66,874.80

CURRENT CHARGE DETAIL					
CTRL #		BASE RENT		increase	1/1/2023
1	2		639.68	41.58	681.26
2	3		1081.09	70.27	1151.36
3	4		546.27	35.51	581.78
4	5		927.68	60.3	987.98
5	6		710.15	46.16	756.31
6	7		909.3	59.1	968.4
7	8		944.1	61.37	1005.47
8	9		501.53	32.6	534.13
9	10		819.14	53.24	872.38
10	11		758.58	49.31	807.89
11	12		734.18	47.72	781.9
12	13		448.62	29.16	477.78
13	14		704.03	45.76	749.79
14	15		576.65	39.48	616.13
15	16		786.75	49.19	835.94
16	17		878.57	57.11	935.68
17	18		855.32	55.6	910.92
18	19		812.58	52.82	865.4
19	20		678.12	44.08	722.2
20	21		928.51	60.35	988.86
21	22		592.62	38.52	631.14
22	23		1123.5	73.03	1196.53
23	24		476.27	30.96	507.23
24	25		603.41	39.22	642.63
25	26		690.28	44.87	735.15
26	27		612.38	39.8	652.18
27	28		801.91	52.12	854.03
28	29		902.83	*****	*****
29	30		758.48	49.3	807.78
30	31		474.75	30.86	505.61
31	32		724.08	47.06	771.14
32	33		769.67	50.03	819.7
33		34	510.88	33.21	544.09
34	35		660.15	42.91	703.06
35	36		1004.68	****	*****
36	37		909.3	59.1	968.4
37	rt5555555555!		699.13	45.44	744.57
38	39		930.26	*****	*****
39	40		802.24	52.14	854.38
40	41		873.9	56.8	930.7
41	42		900.96	58.56	959.52
42	43		884.48	*****	****
43	44		876.73	56.99	933.72
44	45		876.73	56.99	933.72
45	46		836.38	54.36	890.74

46	47	510.88	33.21	544.09
47	48	715.21	46.49	761.7
48	49	743.37	****	****
49	50	672.19	43.69	715.88
50	51	975.5	63.41	1038.91
51	52	871.88	*****	****
52	53	791.02	51.42	842.44
53	54	886.14	57.6	943.74
54	55	758.68	49.31	807.99
55	56	696.17	45.25	741.42
56	57	909.3	59.1	968.4
57	58	850.34	55.27	905.61
58	59	763.25	49.61	812.86
59	60	735.29	47.79	783.08
60	61	768.83	49.97	818.8
61	62	717.72	46.65	764.37
62	63	901.51	58.6	969.11
63	64	909.3	59.1	968.4
64	65	909.15	59.09	968.24
65	66	546.27	35.51	581.78
66	67	510.88	33.21	544.09
67	68	488.28	****	****
68	69	828.26	53.84	882.1
69	70	836.38	54.36	890.74
70	71	939.01	61.03	1000.04
71	72	996.14	64.75	1060.89
72	73	813.99	52.91	866.9
73	74	671.68	43.66	715.34
74	75	951.78	61.86	1013.64
75	76	740.45	48.13	788.58
76	77	859.53	55.87	915.4
77	78	631.33	41.04	672.37
78	79	797.82	51.86	849.68
79	80	933.16	60.65	993.81
80	81	1031.89	67.07	1098.96
81	82	873.9	56.8	930.7
82	83	1135.68	73.82	1209.5
83	84	1097.3	****	****
84	85	903.62	58.73	962.35
85	86	664.87	43.22	708.09

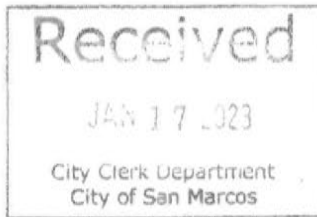
Increase at 6.5%  
CPI 7.3%

\*\*\*\* Leased sites\*\*\*\*

Site Information						
Row	Site	Resident	Base Rent	water	sewer	trash
1	2		639.68			
2	3		1081.09			
3	4		546.27			
4	5		927.68			
5	6		710.15			
6	7		909.3			
7	8		944.1			
8	9		501.53			
9	10		819.14			
10	11		758.58			
11	12		734.18			
12	13		448.62			lease
13	14		704.03			
14	15		576.65			
15	16		786.75			
16	17		878.57			
17	18		855.32			
18	19		812.58			
19	20		678.12			
20	21		928.51			
21	22		592.62			
22	23		1123.5			lease
23	24		476.27			
24	25		603.41			
25	26		690.28			
26	27		612.38			
27	28		612.38			
28	29		801.91			lease
29	30		902.83			
30	31		758.48			
31	32		474.75			
32	33		724.08			
33	34		769.67			
34	35		510.88			
35	36		660.15			lease
36	37		1004.68			
37	38		909.3			
38	39		699.13			
39	40		930.26			
40	41		802.24			
41	42		873.9			
42	43		900.96			lease
43	44		884.48			
44	45		876.73			
45	46		876.73			
46	47		836.38			
47	48		510.88			
48	49		715.21			lease

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		Total

743.37		
672.19		
975.5		lease
871.88		
791.02		
886.14		
758.68		
696.17		
909.3		
850.34		
763.25		
735.29		
768.83		
717.72		
901.51		
909.3		
909.15		
546.27		
510.88		lease
488.28		
828.26		
836.38		
939.01		
996.14		
813.99		
671.68		
951.78		
740.45		
859.53		
631.33		
797.82		
933.16		
1031.89		
873.9		
1135.68		lease
1097.3		
903.62		
664.87		



**SPRINGDALE ESTATES**  
**2907 S. Santa Fe Ave.**  
**San Marcos, CA 92069**

**BREIT SPRINGDALE MHC LLC, a Delaware limited liability company**

**Submission date: January 17, 2023**

**Submitted to San Marcos Mobile Home Rent Review Commission**

DECLARATIONS PAGE  
TREEHOUSE COMMUNITIES  
SPRINGDALE

I "declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and if called upon to testify as a witness I can and will do so competently to the same effect."

Dated: January 17, 2023

Susan Kreun

Susan Kreun  
Senior Vice President, Treehouse Communities

Treehouse Communities  
1630 W. Guadalupe Rd., Gilbert, AZ 85233

PROFIT AND LOSS STATEMENT

SPRINGDALE

DEC '21 THROUGH NOV '22

# Profit & Loss 12 Month Recap

Property: SPRINGDALE ESTATES  
 Period Range: December 2021 - November 2022 (accrual basis)

	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	TOTAL
<b>INCOME</b>													
41000 Rental Income													
410020 Market Rent	92,820	92,820	92,820	92,820	92,820	92,820	93,772	92,820	92,820	94,658	90,982	92,820	1,114,792
410030 Loss to Lease	-28,831	-28,192	-25,945	-25,945	-25,945	-27,037	-25,864	-25,945	-25,059	-25,945	-26,459	-25,573	-316,741
41000 Total Rental Incoi	63,989	64,628	66,875	66,875	66,875	65,783	67,908	66,875	67,761	68,713	64,523	67,247	798,051
43000 Other Income													
431050 Dry Storage Spc	375	375	375	375	375	375	375	375	375	375	375	375	4,500
431100 Late Fee	0	0	0	0	0	0	650	1,700	-250	475	1,100	550	4,225
431190 NSF Fees	0	0	0	0	25	25	25	0	25	0	0	0	100
431250 Cable TV Incom	1,012	0	0	1,014	0	0	1,014	0	0	1,057	0	0	4,097
431310 Misc. Income	0	0	0	0	0	0	0	0	0	0	1	0	1
43000 Total Other Incon	1,387	375	375	1,389	400	400	2,064	2,075	150	1,907	1,476	925	12,923
45000 Bad Debt and Credit													
450010 Bad Debt Recog	-8,562	-5,095	-7,339	-5,017	-1,958	-7,269	-1,981	-4,023	-4,372	-7,362	-5,372	-5,278	-63,628
450030 Employee Unit	-1,316	-1,316	-1,316	-1,342	-1,342	-1,342	-1,342	-1,342	-1,342	-1,342	-1,586	-1,401	-16,302
450040 Misc Credit/Rec	0	0	0	0	0	-150	0	0	0	0	0	0	-150
45000 Total Bad Debt ar	-9,878	-6,411	-8,655	-6,334	-3,300	-8,761	-3,322	-5,365	-5,714	-8,704	-6,957	-6,679	-80,080
44000 Utility Income													
440010 Electric Billing Ir	7,341	7,166	11,068	8,795	7,656	8,337	8,372	8,922	10,975	17,050	12,173	4,225	112,081
440020 Water Billing Inc	4,764	2,150	2,937	2,651	2,589	2,755	2,958	2,813	2,592	3,142	3,010	2,841	35,201
440030 Trash Billing Inc	1,854	2,149	1,877	1,877	1,832	1,899	1,854	1,877	1,810	1,929	1,929	1,929	22,816
440040 Gas Billing Incoi	3,029	4,323	7,597	5,504	4,696	3,178	-243	3,125	2,265	2,377	2,093	2,562	40,506
440050 Sewer Billing Inc	3,074	3,074	3,110	3,110	3,037	3,147	3,074	3,110	3,000	3,110	3,110	2,996	36,952
44000 Total Utility Incon	20,063	18,861	26,588	21,937	19,810	19,315	16,015	19,847	20,642	27,609	22,316	14,554	247,556
<b>TOTAL INCOME</b>	<b>75,560</b>	<b>77,454</b>	<b>85,183</b>	<b>83,867</b>	<b>83,784</b>	<b>76,737</b>	<b>82,664</b>	<b>83,433</b>	<b>82,839</b>	<b>89,524</b>	<b>81,358</b>	<b>76,047</b>	<b>978,449</b>
<b>EXPENSE</b>													
51000 Sales & Marketing													
510020 Marketing Exper	57	57	0	0	0	0	0	0	0	0	0	0	114
510070 Digital Marketing	76	76	0	0	0	0	0	0	0	0	0	0	151
510100 Signage	173	1,399	0	0	0	0	0	0	0	0	0	0	1,571
51000 Total Sales & Ma:	305	1,531	0	0	0	0	0	0	0	0	0	0	1,836
51500 Resident Services													
515010 Tenant Relation:	68	336	68	68	68	68	0	204	0	68	68	68	1,084
515020 Resident Activiti	0	0	0	0	0	133	0	145	0	0	0	0	277

51500 Total Resident Se 68 336 68 68 68 68 201 0 349 0 68 68 68 1,361  
52000 Payroll & Benefits  
Profit & Loss 12 Month Recap By Period 12/06/22 11:29 PM  
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	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	TOTAL
520020 Salaries -Manag	4,083	4,083	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	50,225
520050 Salaries - Maint	3,116	2,864	2,895	1,680	1,920	1,800	1,515	1,590	1,590	1,920	1,920	1,920	25,060
520080 Payroll Taxes	588	1,027	900	1,116	588	570	464	466	466	538	497	484	7,737
520090 Payroll Processi	33	33	87	213	213	310	47	44	44	29	31	29	720
520100 Employee Insur	331	331	331	331	331	343	384	384	384	384	384	392	4,311
520110 Worker Comp Ir	426	658	421	576	350	346	315	534	534	594	590	578	5,723
520070 Salaries - Bonus	639	-1,231	1,049	4,089	764	764	764	764	764	-1,481	681	531	8,094
52000 Total Payroll & B	9,216	7,765	9,889	12,211	8,372	8,458	7,641	7,694	7,987	6,189	8,310	8,139	101,870
53000 R&M Master													
525020 Pool 3rd Party	360	360	700	360	360	360	360	975	360	550	547	713	6,005
530020 Clubhouse R&M	0	35	0	0	0	78	242	245	0	195	0	0	796
530050 Maintenance Su	678	0	0	0	0	0	0	0	0	0	0	206	884
530070 Landscaping Su	0	0	0	85	41	0	87	0	0	0	0	0	213
530080 Safety & Securit	0	0	0	108	0	0	0	0	0	0	0	0	108
530090 Cleaning Suppl	0	106	0	0	0	0	0	0	0	87	0	0	193
530120 Pool Supplies	48	538	42	522	675	32	482	920	-205	815	0	614	4,482
530130 Plumbing Repai	225	0	0	2,950	0	0	0	0	0	0	0	0	3,175
530135 Plumbing - Supp	0	0	0	0	0	126	0	113	77	0	0	0	317
530150 Electrical Repair	0	0	0	0	1,894	0	0	0	0	0	0	0	1,894
530155 Electrical - Supp	312	0	0	0	0	0	0	0	0	0	0	0	312
530160 Meter Expense	91	91	91	91	91	91	91	91	91	91	91	91	1,092
530240 Access Gates &	0	0	0	0	0	788	0	0	0	0	0	0	788
530260 Tools/Equipmen	0	0	0	213	43	397	-214	0	0	0	0	0	439
530265 Equipment Rent	0	0	0	0	0	41	0	0	0	0	0	0	41
530280 Golf Carts Expei	0	0	0	0	0	1,174	0	0	0	0	0	0	1,174
530290 Painting	0	0	0	72	0	0	0	0	0	0	0	0	72
530310 Other R&M	0	0	195	0	0	0	0	0	0	0	0	118	313
53000 Total R&M Mast	1,713	1,130	1,028	4,401	3,104	3,087	1,047	2,344	323	1,738	638	1,742	22,296
55000 Legal, Regulatory &													
550020 Legal Expense -	468	6,091	1,892	544	13,433	0	7,523	728	1,872	0	122	-869	31,803
550050 Public Relations	30	30	31	1	31	31	31	31	36	36	36	36	360
55000 Total Legal, Regl	498	6,121	1,922	545	13,465	31	7,554	759	1,908	36	158	-833	32,163
56000 General & Admin													
560060 Uniform Expens	94	0	0	0	0	0	0	0	0	0	0	0	94
560080 Other Expenses	0	0	0	0	0	0	0	0	0	100	0	0	100
560090 Cell Phones	75	77	74	74	74	88	65	73	73	104	126	92	995
560100 Telephone & Int	424	170	423	40	168	421	166	293	175	172	301	172	2,924
560105 Answering Servi	137	132	151	90	90	19	13	34	101	36	50	28	881
560130 Office Supplies	29	0	0	0	0	42	0	0	0	0	0	0	71

	97	98	96	101	99	99	97	80	94	88	63	52	1,064
560140 Bank Charges	0	0	0	0	36	35	0	0	0	0	39	0	110
560150 Postage/Freight	26	28	26	41	22	23	24	26	24	26	31	28	326
560180 Computer/Softw	135	135	200	135	135	178	135	135	216	44	157	248	1,854
560225 Copier - Printer ,	0	0	0	0	43	0	0	0	0	0	0	0	43
560230 Dues & Subscrip													

Profit & Loss 12 Month Recap By Period 12/06/22 11:29 PM

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	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	TOTAL
560235 License & Perm	0	2,121	0	0	0	44	1,147	0	0	424	82	495	4,313
560240 Employee Trave	0	0	0	0	0	0	0	0	0	0	149	0	149
560300 Prospect Screer	52	23	0	0	23	0	34	34	0	0	0	0	166
56000 Total General & F	1,070	2,784	970	480	691	948	1,681	675	684	994	998	1,115	13,090
54000 Utility Expenses													
540020 Utilities - Electric	7,847	8,846	12,657	11,423	4,709	8,553	8,860	8,498	11,436	13,416	11,683	9,902	117,830
540030 Utilities - Water	3,988	3,709	3,451	4,107	6,144	3,193	4,444	4,107	4,750	4,309	4,501	4,870	51,574
540040 Utilities - Trash I	4,189	2,095	2,095	2,095	3,650	539	2,012	2,218	2,053	2,202	2,202	2,148	27,500
540050 Utilities - Gas/Pr	4,685	3,514	9,835	7,227	416	3,248	-1,453	1,910	1,790	958	1,022	1,191	34,342
54000 Total Utility Exper	20,710	18,163	28,037	24,851	14,919	15,534	13,864	16,733	20,030	20,886	19,408	18,111	231,245
<b>TOTAL EXPENSE</b>	<b>33,579</b>	<b>37,829</b>	<b>41,915</b>	<b>42,556</b>	<b>40,617</b>	<b>28,259</b>	<b>31,786</b>	<b>28,555</b>	<b>30,932</b>	<b>29,911</b>	<b>29,580</b>	<b>28,343</b>	<b>403,862</b>
<b>CONTROLLABLE NOI</b>	<b>41,981</b>	<b>39,624</b>	<b>43,268</b>	<b>41,311</b>	<b>43,167</b>	<b>48,478</b>	<b>50,878</b>	<b>54,878</b>	<b>51,907</b>	<b>59,614</b>	<b>51,778</b>	<b>47,704</b>	<b>574,588</b>
<b>N/C EXPENSE</b>													
57000 Insurance Expense													
570010 Insurance Prope	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,272	1,030	1,165	1,165	1,165	14,302
570020 Bonds, Fees	0	0	0	0	0	0	0	577	0	0	0	0	577
57000 Total Insurance E	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,849	1,030	1,165	1,165	1,165	14,879
59000 Property Managem													
590010 % Management	2,524	2,476	2,776	2,667	2,572	2,520	2,539	2,624	2,616	2,907	2,557	2,440	31,217
59000 Total Property Me	2,524	2,476	2,776	2,667	2,572	2,520	2,539	2,624	2,616	2,907	2,557	2,440	31,217
58000 Property Tax													
580010 Property Tax Ex	12,716	12,808	12,808	12,808	12,808	12,808	19,895	12,808	12,808	12,808	12,808	13,156	161,039
580020 Personal Proper	0	0	0	0	0	0	0	0	19	0	0	0	19
58000 Total Property Ta	12,716	12,808	12,808	12,808	12,808	12,808	19,895	12,808	12,827	12,808	12,808	13,156	161,058
<b>TOTAL N/C EXPENSE</b>	<b>16,455</b>	<b>16,500</b>	<b>16,799</b>	<b>16,690</b>	<b>16,595</b>	<b>16,543</b>	<b>23,650</b>	<b>17,281</b>	<b>16,473</b>	<b>16,879</b>	<b>16,530</b>	<b>16,760</b>	<b>207,155</b>
<b>NOI</b>	<b>25,526</b>	<b>23,125</b>	<b>26,469</b>	<b>24,621</b>	<b>26,572</b>	<b>31,935</b>	<b>27,228</b>	<b>37,597</b>	<b>35,434</b>	<b>42,734</b>	<b>35,248</b>	<b>30,944</b>	<b>367,433</b>
<b>N/O EXPENSE</b>													
70500 Capital Expenditure:													
705001 Landscaping Imj	0	0	0	0	0	0	0	7,980	750	2,145	0	7,729	18,604
705004 Electrical Improv	0	4,266	0	0	0	0	0	0	0	0	0	0	4,266
705008 Clubhouse/Leas	20,396	28,567	2,485	0	0	0	0	0	0	0	0	0	51,448
705010 Pool	3,477	0	0	0	0	0	4,103	0	0	0	0	0	7,580
705017 Plumbing	0	0	0	0	9,000	0	0	8,500	0	0	1,170	0	18,670
70500 Total Capital Expe	23,873	32,833	2,485	0	9,000	0	4,103	16,480	750	2,145	1,170	7,729	100,567
70800 Capital Expenditure:													
708000 Capital Expendit	-23,873	-32,833	-2,485	0	-9,000	0	-4,103	-16,480	-750	-2,145	-1,170	-7,729	-100,567
70800 Total Capital Expe	-23,873	-32,833	-2,485	0	-9,000	0	-4,103	-16,480	-750	-2,145	-1,170	-7,729	-100,567
80100 Non Operating Expe	0	0	0	0	0	800	0	0	0	0	0	0	800
801065 Franchise Tax E													



	DEC 21	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	TOTAL
801240 Corporate Millea:	0	196	0	301	0	0	0	0	0	0	0	0	498
801250 Corporate Trave	0	0	0	0	0	317	296	0	0	0	0	0	613
801260 Corporate Meals	0	0	0	0	0	45	0	0	0	0	0	0	45
810210 Payroll Expense	579	579	687	3,297	738	755	723	691	647	1,288	658	700	11,341
801270 Technology & S	700	888	840	640	1,802	1,554	1,092	659	1,161	1,389	875	1,217	12,818
80100 Total Non Operat	1,279	1,663	1,527	4,239	2,541	3,470	2,111	1,350	1,808	2,677	1,533	1,917	26,115
90100 Interest Expense													
901060 Mortgage Intere:	17,574	17,545	15,821	17,481	16,889	17,421	16,830	17,360	17,330	16,743	17,269	16,683	204,945
90100 Total Interest Exp	17,574	17,545	15,821	17,481	16,889	17,421	16,830	17,360	17,330	16,743	17,269	16,683	204,945
90200 Depreciation & Amo													
902010 Amortization Exj	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	1,860	22,326
902012 Amortization Ma	307	307	307	307	307	307	307	307	307	307	307	307	3,683
902020 Depreciation Exj	859	859	859	859	859	859	859	859	859	859	859	859	10,313
902022 Depr Exp FF+E	443	501	501	501	501	501	501	501	501	501	501	501	5,949
902024 Deprec Exp FAC	16,650	16,650	16,650	16,650	16,650	16,650	16,650	16,650	16,650	16,650	16,650	16,650	199,799
90200 Total Depreciation	20,119	20,177	20,177	20,177	20,177	20,177	20,177	20,177	20,177	20,177	20,177	20,177	242,069
<b>TOTAL N/O EXPENSE</b>	<b>38,972</b>	<b>39,385</b>	<b>37,525</b>	<b>41,897</b>	<b>39,607</b>	<b>41,068</b>	<b>39,119</b>	<b>38,887</b>	<b>39,315</b>	<b>39,597</b>	<b>38,980</b>	<b>38,777</b>	<b>473,129</b>
<b>NET INCOME</b>	<b>-13,446</b>	<b>-16,261</b>	<b>-11,056</b>	<b>-17,276</b>	<b>-13,035</b>	<b>-9,134</b>	<b>-11,890</b>	<b>-1,290</b>	<b>-3,881</b>	<b>3,138</b>	<b>-3,732</b>	<b>-7,833</b>	<b>-105,696</b>

Capital Improvements for 2023

BREIT SPRINGDALE MHC LLC, a Delaware limited liability company

Property Name	Item Code	Desc.	Estimated Cost	Notes	Status	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
Springdale Estates	705010 Pool	Pool Deck and Interior resurface	60,000	\$45k Approved in 2022 asking for an additional \$15k	Planned	-	-	20,000	20,000	-	-	-	-	-	-	-	-
	705017 Plumbing	Site drainage	10,000	Paid full amount to attorney. Working with City for project approval. Had \$5500 change order plus we'll have some additional work to do.	In Progress	-	-	-	-	-	-	-	-	-	-	-	-
Springdale Estates	705004 Electrical Improvements	2026 Solar Project	720,221		Planned	5,000	5,000	-	-	-	-	-	-	-	-	-	-
Springdale Estates						60,018	60,018	60,018	60,018	60,018	60,018	60,018	60,018	60,018	60,018	60,018	60,018

Capital Improvements 2024

BREIT SPRINGDALE MHC LLC, a Delaware limited liability company

2024 CAPX NONE SCHEDULED AS OF JANUARY 2023

GRANT DEED

SPRINGDALE

<p>RECORDING REQUESTED BY, AND WHEN RECORDED MAIL TO:</p> <p>c/o BRE MHC Property Tax PO Box A-3878 Chicago, IL 60690-3878</p>	
<p>MAIL PROPERTY TAX STATEMENT TO:</p> <p>c/o BRE MHC Property Tax PO Box A-3878 Chicago, IL 60690-3878</p>	<p>SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY</p> <p>THE UNDERSIGNED GRANTOR DECLARES: DOCUMENTARY TRANSFER TAX \$ _____</p>

APN: 217-162-27

**Grant Deed**

For a valuable consideration, receipt of which is hereby acknowledged,

**TRICON/COB SPRINGDALE LP**, a Delaware limited partnership

hereby grants to

**BREIT SPRINGDALE MHC LLC**, a Delaware limited liability company

That certain improved real property, together with any and all easements, or other appurtenances used in connection with the beneficial use and enjoyment of the Land, commonly known as 2907 S. SANTA FE AVENUE, SAN MARCOS, CALIFORNIA 92069 in the County of San Diego, as legally described in Exhibit A attached hereto and incorporated herein by this reference.

Dated: \_\_\_\_\_

**GRANTOR:**

TRICON/COB SPRINGDALE LP, a Delaware limited partnership

By: Tricon/COB Springdale GP LLC, a Delaware limited liability company, its general partner

By: [Signature]  
Name: ERIK D. HAGEN  
Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Illinois )  
COUNTY OF Dupage ) ss.

On June 22<sup>nd</sup>, 2018, before me, Alina Ramirez, a Notary Public, personally appeared Erik D. Hagen [NAME]

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

[Signature]

Signature of Notary Public

EXHIBIT A

All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel 1:

All that portion of Lots 3 and 4 in Block 95 of Rancho Los Vallecitos De San Marcos in the County of San Diego, State of California, according to map thereof No. 806, filed in the Office of the County Recorder of San Diego County December 21, 1895, described as follows:

Beginning at the Northwestern corner of said Lot 3, thence along the Westerly line thereof, South 23° 08' 10" West 383.90 Feet thence leaving said Westerly line, South 80° 47' 35" East, 594.71 Feet; thence North 23° 08' 10" West, 221.30 Feet; thence South 66° 55' 45" East, 140.97 Feet to a point hereinafter referred to as Point "A"; thence North 23° 08' 10" East to an intersection with the center line of California State Highway, formerly County Highway Route 4, Division 1, a map is filed in the Office of the County Surveyor of San Diego County; thence along said center line North 32° 52' West to an intersection with the Northerly line of said Lot 4; thence along said Northerly line North 67° 20' West, 18.70 Feet to the Northwestern corner thereof; thence along the Westerly line of said Lot 4 South 23° 08' 10" West, 683.86 Feet to the point of beginning.

Parcel 2:

An Easement for road and public utility purposes, over, along and across a strip of land 40.00 Feet wide lying within a portion of Lots 3 and 4 in Block 95 of Rancho Los Vallecitos De San Marcos, in the County of San Diego, State of California, according to a Map thereof No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895, the center line of said 40.00 foot strip being described as follows:

Beginning at a Point "A" hereinabove mentioned in Parcel 1; thence North 23° 08' 10" East to an intersection with the Southerly line of California State Highway formerly County Highway Route 4, Division 1. The side lines of said 40.00 foot strip are to be prolonged or shortened so as to terminate in the Southwesterly line of said California State Highway.

Common Address: 2907 Santa Fe Avenue, San Marcos, CA  
APN: 217-162-27

CASH FLOW ANALYSIS 2022

SPRINGDALE

# Cash Flow 12 Month Recap

Property: SPRINGDALE ESTATES  
01/01/22 - 12/31/22 (accrual basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
<b>OPERATING ACTIVITIES</b>													
Net Income	31,380.24	-15,938.33	-26,011.78	19,365.00	-1,861.67	-10,932.47	4,641.94	-577.36	9,768.12	-2,253.67	1,765.93	-224,539.59	-215,193.64
Adjustments to reconcile Net Income													
120000 Accounts Receivable	6,198.00	-8,190.97	-4,876.12	3,572.26	-15,204.27	4,454.41	-8,083.39	2,673.35	-12,438.94	-3,372.82	-1,036.80	12,378.37	-24,936.72
120020 Allowance for Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,476.84	56,476.84
120100 Notes Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-265.00	-265.00
120500 Other Accounts Receivable	2,772.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,772.91
120510 Other Account Receivable	2,772.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,772.91
120560 Total Other Accounts Receivable	17,000.00	-17,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1007000 Due to / From Affiliate	17,000.00	-17,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128000 Short Term Receivables													
129000 Prepaid Expense Accounts													
120910 Prepaid Expenses	75.51	75.51	8,660.04	213.89	110.13	110.13	8,534.61	34.62	34.62	34.62	34.62	34.62	17,853.05
129030 Prepaid Insurance	1,215.18	1,215.18	1,215.18	1,215.18	1,215.18	1,215.18	395.44	-11,738.11	1,164.81	1,164.81	1,164.81	1,164.81	807.65
129000 Total Prepaid Expense Accounts	1,290.69	1,290.69	9,875.22	1,429.17	1,325.31	1,325.31	8,930.05	-11,703.49	1,199.43	1,199.43	1,199.43	1,199.43	18,560.70
200000 Accounts Payable	-8,066.66	-8,040.11	1,599.50	830.89	-2,787.81	-3,441.52	5,991.26	-454.74	1,224.73	-2,727.69	-373.17	-2,843.86	-17,691.18
200200 Taxes Payable													
2002002 Property Tax Payable	12,808.00	12,808.00	12,808.00	12,808.00	12,808.00	-64,040.00	12,808.00	12,808.00	12,808.00	-64,457.10	13,155.60	12,877.50	0.00
2002000 Total Taxes Payable	12,808.00	12,808.00	12,808.00	12,808.00	12,808.00	-64,040.00	12,808.00	12,808.00	12,808.00	-64,457.10	13,155.60	12,877.50	0.00
200400 Other Payables													
200450 Other AP Expenses	0.00	0.00	0.00	0.00	951.78	-951.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200470 Accrued Interest Payable	-28.89	-1,724.05	1,660.38	-592.16	531.61	-590.40	529.66	-29.59	-587.78	526.45	-588.00	524.27	-366.30
2004001 Accrued Expenses	-2,028.20	8,721.58	388.15	-44,007.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,714.99	-33,199.53
2004004 Unallocated Prepays	-2,999.82	-1,482.32	-951.07	-703.65	756.35	-680.65	1,374.81	-728.41	-536.93	1,121.78	-687.54	4,836.64	-690.81
2004008 Accrued Utility Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,364.23
2004009 Accrued Bonuses	20.72	1,048.92	1,098.54	763.50	763.50	763.50	763.50	-1,231.70	514.10	580.78	530.77	530.77	6,144.90
200400 Total Other Payables	-5,036.19	6,564.13	2,205.00	-13,175.13	3,003.44	-1,459.33	2,667.97	-1,989.70	-610.61	2,229.01	-742.77	9,606.67	3,262.49
209900 Other Liabilities													
209940 Acc Amort Mark to Market	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	3,682.68
209900 Total Other Liabilities	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	306.89	3,682.68
<b>Operating Activities</b>	<b>60,643.88</b>	<b>-28,797.70</b>	<b>-4,093.29</b>	<b>25,137.06</b>	<b>-2,410.11</b>	<b>-73,786.71</b>	<b>26,262.72</b>	<b>1,062.95</b>	<b>12,255.62</b>	<b>-69,075.75</b>	<b>14,275.11</b>	<b>-134,804.72</b>	<b>-173,330.92</b>
Net cash provided by													
<b>INVESTING ACTIVITIES</b>													
153000 Buildings and Structures													
1530040 MAJ Electrical	-4,265.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,265.52
1530050 MAJ Other Improvements	0.00	0.00	0.00	-8,000.00	0.00	0.00	-8,500.00	0.00	0.00	0.00	0.00	0.00	-17,500.00
1530070 Common Area Improvements	0.00	0.00	0.00	0.00	0.00	-4,102.92	0.00	0.00	0.00	0.00	0.00	0.00	-55,550.71
1530045 CM Fees: Major Electrical	-213.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-213.28
1530055 CM Fees: Major Other	-84.13	0.00	0.00	0.00	0.00	0.00	-1,064.45	0.00	0.00	0.00	0.00	0.00	-1,148.58
1530075 CM Fees: Common Area	-276.40	0.00	0.00	0.00	-2,572.39	0.00	-205.15	0.00	0.00	0.00	0.00	0.00	-3,053.94

1500075 CM Fees: Common Area	-4,838.33	-51,447.79	0.00	-9,000.00	-2,572.39	-4,102.92	-9,769.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-81,732.03
150000 Total Buildings and Structures	0.00	0.00	0.00	0.00	0.00	0.00	-7,980.00	-750.00	-2,145.00	-1,170.00	-7,728.88	0.00	0.00	0.00	-19,773.88
1555000 WIP	-28,587.14	48,982.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,395.65
154430 CIP Site Improvements Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-144.75
154440 CIP Building Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-389.00
154470 CIP CM Fees - Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.02
154489 CIP CM Fees - Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1555000 Total WIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
160000 Accumulated Depreciation	859.38	859.38	859.38	859.38	859.38	859.38	859.38	859.38	859.38	859.38	859.38	859.38	859.38	859.38	10,312.56
160010 Acc Depr Building	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	16,649.92	200,441.93
160020 Acc Depr Land Improvement	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	6,083.13
160040 Acc Depr FF-E	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	18,009.86	218,837.62
160000 Total Accumulated Depreciation	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	1,860.49	22,325.88
185000 Accumulated Amortization	-13,536.12	17,285.35	19,870.35	10,870.35	17,237.96	15,767.43	1,721.75	19,120.35	17,725.35	18,555.60	12,141.47	20,580.65	157,609.49		
Investing Activities															
Net cash provided by															
FINANCING ACTIVITIES															
230010 NOTES PAYABLE LT															
2005001 Principal Red - 1st Mortgage	-8,712.47	-8,741.36	-10,465.41	-8,805.03	-9,397.19	-8,865.38	-9,455.78	-8,926.12	-8,955.71	-9,543.49	-9,017.04	-9,803.04	-110,488.02		
230010 Total NOTES PAYABLE LT	-8,712.47	-8,741.36	-10,465.41	-8,805.03	-9,397.19	-8,865.38	-9,455.78	-8,926.12	-8,955.71	-9,543.49	-9,017.04	-9,803.04	-110,488.02		
303000 Capital	0.00	0.00	0.00	0.00	0.00	38,838.64	0.00	0.00	0.00	0.00	0.00	0.00	149,398.65	168,237.29	
3100003 Non Initial Contribution GP	0.00	0.00	0.00	0.00	0.00	161.36	0.00	0.00	0.00	0.00	0.00	0.00	601.35	762.71	
3100004 Non Initial Contribution JV	0.00	0.00	0.00	0.00	0.00	-40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00	190,000.00	
303000 Total Capital	-8,712.47	-8,741.36	-10,465.41	-8,805.03	-9,397.19	31,134.62	-9,455.78	-8,926.12	-8,955.71	-9,543.49	-9,017.04	140,386.96	79,511.96		
Financing Activities															
Net cash provided by															
Net cash increase for period	38,395.29	-20,153.71	5,311.65	27,202.40	5,490.66	-26,864.66	18,520.69	11,257.18	21,025.26	-60,063.64	17,399.54	26,181.89	63,690.55		
Cash at beginning of period	14,399.87	52,795.16	32,641.45	37,963.10	65,155.50	70,646.16	43,781.50	62,290.19	73,547.37	94,572.63	34,508.99	51,908.53	14,399.87		
Cash at end of period	52,795.16	32,641.45	37,963.10	65,155.50	70,646.16	43,781.50	62,290.19	73,547.37	94,572.63	34,508.99	51,908.53	78,090.42	78,090.42		

(F) FIXED ASSET SYSTEM

SPRINGDALE

BU	Class	Asset #	Activity Code	Write-Off	Description	Cap Month	Service Date	Est Life (Y/MM)	Acquisition Cost	Accum Depri/Amnt	YTD Depri/Amnt	G/L-Asset Acct#	G/L-Accum Acct#	G/L Exp Acct#
138000	10	19 A			Land	12/1/2018	6/29/2018 00 00	10 00	4,377,991.57			150010		0
138000	12	125 A			Pads	12/1/2018	6/29/2018 10 00	10 00	1,629,601.36	734,225.96	162,960.14	150020	150330	600030
138000	12	126 A			Landscaping	12/1/2018	6/29/2018 10 00	10 00	207,055.23	93,289.87	20,705.52	150020	150330	600030
138000	12	127 A			Pool	12/1/2018	6/29/2018 10 00	10 00	14,719.67	6,632.04	1,471.97	150020	150333	600030
138000	12	128 A			Outdoor Lighting	12/1/2018	6/29/2018 10 00	10 00	6,837.94	3,080.86	683.79	150020	150330	600030
138000	12	1,027 A			Asphalt Paving and Sealing	12/1/2019	12/1/2019 10 00	10 00	10,920.00	3,321.50	1,092.00	150030	150330	600030
138000	12	962 A			Asphalt Paving	12/1/2019	12/1/2019 10 00	10 00	73,767.00	22,437.46	7,376.70	150030	150330	600030
138000	12	963 A			Sewer Line Replacement	12/1/2019	12/1/2019 10 00	10 00	6,885.00	2,094.19	688.50	150030	150330	600030
138000	12	1,194 A			CM Fees	5/1/2020	5/1/2020 10 00	10 00	4,938.32	1,234.58	493.83	150030	150330	600030
138000	12	439 A			Replace Electric Pedestal at space 33	3/1/2020	2/1/2020 10 00	10 00	2,449.58	949.22	244.96	150030	150330	600030
138000	12	459 A			Main Water Line Pipe Replacement	4/1/2019	4/1/2019 10 00	10 00	7,176.00	2,661.10	717.60	150070	150330	600030
138000	12	476 A			ADA Full inspection & Certificate	5/1/2019	4/6/2019 10 00	10 00	1,495.00	554.40	149.50	150070	150330	600030
138000	12	655 A			Southwest Recording Fees	8/1/2019	8/1/2019 10 00	10 00	(1,445.99)	(488.03)	(144.60)	150070	150330	600030
138000	12	1,026 A			Main Line Replacement	12/1/2019	12/1/2019 10 00	10 00	8,012.50	2,971.30	801.25	150130	150330	600030
138000	12	475 A			Park Cathodic Replacement	5/1/2019	4/6/2019 10 00	10 00	3,273.75	995.75	327.37	150070	150330	600030
138000	12	901 A			Backflow Replacement	11/1/2019	11/1/2019 10 00	10 00	8,012.50	2,971.30	801.25	150130	150330	600030
138000	12	1,446 A			Water Pipes	9/1/2020	9/1/2020 10 00	10 00	(4,820.00)	(1,506.25)	(482.00)	150130	150330	600030
138000	12	1,479 A			Construction Management fees	11/1/2020	11/1/2020 10 00	10 00	2,379.00	594.75	237.90	150130	150330	600030
138000	12	1,480 A			Street Lights	11/1/2020	11/1/2020 10 00	10 00	118.95	29.75	11.90	150130	150330	600030
138000	12	1,937 A			Water Line	3/1/2021	3/1/2021 10 00	10 00	2,151.00	537.75	215.10	150130	150330	600030
138000	12	1,999 A			Street Light	4/1/2021	4/1/2021 10 00	10 00	9,810.00	1,486.50	991.00	150130	150330	600030
138000	12	2,342 A			Geotechnical Test	11/1/2021	11/1/2021 10 00	10 00	107.55	16.14	10.76	150130	150330	600030
138000	12	2,550 A			Electric Pedestal	1/1/2022	1/1/2022 10 00	10 00	1,682.50	252.38	168.25	150130	150330	600030
138000	12	2,685 A			Electric Pedestal	2/1/2022	2/1/2022 10 00	10 00	4,265.52	213.28	213.28	150130	150330	600030
138000	12	2,686 A			Geotechnical Test	2/1/2022	2/1/2022 10 00	10 00	213.28	10.66	10.66	150130	150330	600030
138000	12	2,841 A			Geotechnical Engineering Tests	2/1/2022	2/1/2022 10 00	10 00	84.13	4.21	4.21	150130	150330	600030
138000	12	3,340 A			Geotechnical Engineering Tests	4/1/2022	4/1/2022 10 00	10 00	9,000.00	450.00	450.00	150130	150330	600030
138000	12	3,341 A			Water Leak	7/1/2022	7/1/2022 10 00	10 00	8,500.00	425.00	425.00	150130	150330	600030
138000	12	3,342 A			Geotechnical Engineering Tests	7/1/2022	7/1/2022 10 00	10 00	118.95	5.95	5.95	150130	150330	600030
138000	12	3,343 A			Water main line reroute	7/1/2022	7/1/2022 10 00	10 00	450.00	22.50	22.50	150130	150330	600030
138000	12	790 A			Geotechnical Engineering Tests	9/1/2019	8/1/2019 10 00	10 00	495.50	24.78	24.78	150130	150330	600030
138000	12	858 A			YEXX Marketing/Production	10/1/2019	10/1/2019 10 00	10 00	458.13	154.61	45.81	150150	150330	600030
138000	20	1,028 A			Website Video	12/1/2018	6/29/2018 30 00	30 00	1,346.03	431.84	134.60	150150	150330	600035
138000	30	2,684 A			Clubhouse	12/1/2018	6/29/2018 30 00	30 00	76.39	23.24	7.64	150150	150330	600035
138000	30	3,036 A			Clubhouse Roof	2/1/2022	2/1/2022 10 00	10 00	309,378.07	46,463.99	10,312.60	150060	150330	600035
138000	30	190 A			Roof - clubhouse	5/1/2022	5/1/2022 10 00	10 00	51,447.79	4,501.67	4,501.67	150060	150330	600030
138000	30	191 A			Replaced underground water valves	12/1/2018	8/29/2018 10 00	10 00	2,572.39	160.78	160.78	150030	150330	600030
138000	30	454 A			Reroute 2 in PVC line underground	12/1/2018	9/4/2018 10 00	10 00	900.00	390.00	90.00	150070	150330	600030
138000	50	600 A			Electrical/Pedestal Upgrade	4/1/2019	3/6/2019 05 00	05 00	7,995.00	3,464.50	799.50	150070	150330	600030
138000	50	961 A			Water Meter	7/1/2019	7/1/2019 05 00	05 00	3,434.64	2,604.57	686.92	150070	150330	600030
138000	50	2343 A			Pool Spa Pump Parts	12/1/2019	12/1/2019 05 00	05 00	1,149.36	804.55	229.87	150030	150330	600030
138000	50	2454 A			Pool Pump	11/1/2021	11/1/2021 05 00	05 00	602.27	371.39	120.45	150030	150330	600030
138000	50	2687 A			Heater	12/1/2021	12/1/2021 05 00	05 00	2,050.92	478.54	410.18	150030	150330	600030
138000	50	2688 A			Pool Pump	2/1/2022	2/1/2022 05 00	05 00	3,477.04	753.36	695.41	150030	150330	600030
138000	50	3117 A			Pool Heater	2/1/2022	2/1/2022 05 00	05 00	102.55	18.80	18.80	150030	150330	600030
138000	50	3344 A			Pool Gas Heater	6/1/2022	6/1/2022 05 00	05 00	173.85	31.87	31.87	150030	150330	600030
138000	50	857 A			Pool Gas Heater	7/1/2022	7/1/2022 05 00	05 00	4,102.92	478.67	478.67	150030	150330	600030
138000	50	1079 A			Backflow Replacement	10/1/2019	10/1/2019 05 00	05 00	205.15	20.52	20.52	150030	150330	600030
138000	50	497 A			Pedestal	2/1/2020	2/1/2020 05 00	05 00	13,480.00	8,762.00	2,696.00	150130	150330	600030
138000	51	2281 A			Pool Pump	6/1/2019	6/1/2019 05 00	05 00	2,394.77	1,063.73	364.71	150130	150330	600030
138000	62	221 A	D19		Computer	10/1/2021	10/1/2021 05 00	05 00	1,716.17	1,716.17	478.93	150150	150330	600030
138000	63	244 A	D19		Paid Site Foregone Rent	12/1/2018	6/29/2018 00 06	00 06	405.24	405.24	324.19	150150	150330	600035
138000	86	342 A			Tenant Origination Costs	12/1/2018	6/29/2018 00 06	00 06	350,239.33	350,239.33	19,457.74	150320	150340	600020
					Above Market Debt	6/29/2018 00 00	00 00	19,978.00	19,457.74	-	150320	150340	250230	600000

**From:** Nectaria Belantis  
**Sent:** Monday, January 30, 2023 4:16 PM  
**To:** Jill Maland ; Tim Sheahan  
**Cc:** 'Griffin, Jack' ; 'Sangster, Tess' ; Helen Peak  
**Subject:** RE: Springdale Estates Mobile Home Rent Review Hearing - Briefing Schedule  
**Importance:** High

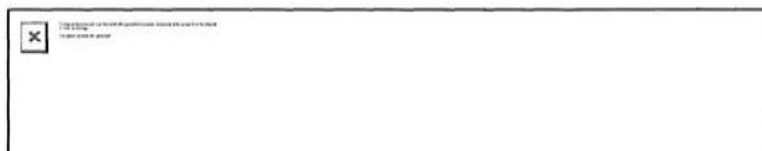
Ms. Maland,

Attached please find responses to the inquiries regarding the Profit & Loss 12 Month Recap dated January 27, 2023. I assume you wanted an “electronic response” since you requested that we provide you with the excel sheets so that “the figures do not need to be reentered by the City in order to review the calculations.”

If I am incorrect, please let me know and we will deliver a “hard copy” to the City. Please be advised that I redacted the names and space numbers for those homes with delinquent accounts out of respect for their privacy. If the City would like to see an unredacted version, I am happy to provide that “in camera.”

Please let me know if you have any additional questions.

Nectaria Belantis | Senior Counsel  
1301 Dove Street, Suite 800  
Newport Beach, CA 92660  
Main: (949) 565-1344



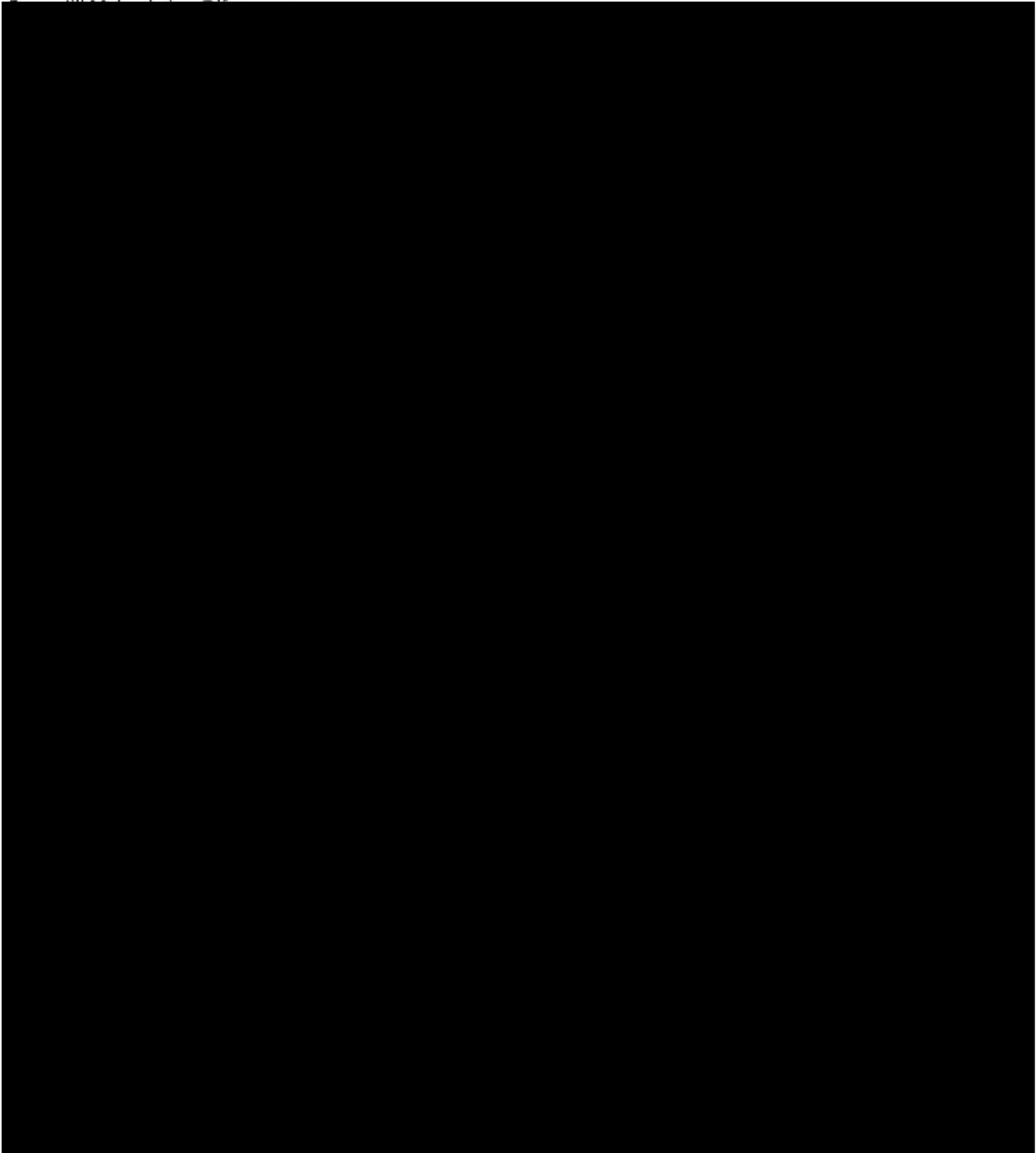
Direct: (949) 418-8565

Mobile: (949)677-0665

[nectaria@rudderowlaw.com](mailto:nectaria@rudderowlaw.com)

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**Response to Inquiries in Regard to "Profit & Loss 12 Month Recap" dated January 27, 2023**

**1. Explain the "Loss to Lease Category" and how the amounts were calculated (Line 410030)**

Please see the attached rent roll for calculations for December. Market rent (Line 410020) is the sum of Market Rents for all sites. Loss to lease (Line 410030) = Base Rent Charged – Market Rent. We use Manage America to assist with the market rent of the sites.

**2. Explain "Bad Debt Recoc" category and how the amounts were calculated. (Line 450010)**

Attached is the general ledger for this account in 2022. Our accounting policy books an allowance for bad debt as a % of aged receivables and then debits this balance as write offs are processed. This allowance % increases as balances age until 100% at >90 days. As of 12/31 delinquent balances were \$69,716. Delinquency report attached.

**3. Please explain the methodology and provide the data which was used to calculate the totals for "Market Rent", "Loss to Lease", (Lines (410020, 410030)**

Explained in question 1.

**4. Explain the basis for the Calculation of the amount for Employee Unit (Line 450030)**

Please see the attached rent roll. There is one employee that uses a community owned home and receives a rent credit, site 86.

**5. Explain the bases for the Legal Expenses (Line 550020)**

The majority of the legal expense in 2022 has been to engage local legal counsel to advise on rent increases and working with the tenant organization for the rent increase in 2022 and when the notice was sent for the increase in 2023.

# Delinquency Report

Springdale Estates  
 2807 S. Santa Fe Avenue, San Marcos, CA, 92069  
 Credit/Delinquent: Delinquent  
 Residents: Both  
 Include Loan Balances: No  
 For: 12/2022  
 As of: 01/30/2023 11:44 AM

Count	Site #	Resident	Address	Move In Date	Move Out Date	Base Rent	Total Amount Due	Less Than 30 Days Past Due	30-59 Days Past Due	60-89 Days Past Due	90-119 Days Past Due	Over 120 Days Past Due	Payment Agreement	Last Paid Date	Last Paid Amount
1				11/21/2016		\$1,081.09	\$23,375.83	\$1,596.14	\$1,599.41	\$1,577.05	\$1,576.70	\$17,046.53	\$0.00	12/2022	\$0.00
2				11/21/2016		\$710.15	\$5,355.07	\$1,061.21	\$999.01	\$1,035.60	\$1,140.87	\$1,118.38	\$0.00	12/2022	\$250.00
3				11/21/2016		\$576.85	\$4,368.16	\$958.17	\$956.02	\$1,167.50	\$1,227.22	\$59.35	\$0.00	12/2022	\$1,113.17
4				11/21/2016		\$758.48	\$1,445.00	\$998.34	\$448.86	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$976.34
5				11/21/2016		\$1,064.96	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$1,351.92
6				11/21/2016		\$957.89	\$166.60	\$166.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$1,000.00
7				11/21/2016		\$876.73	\$15,896.67	\$1,133.34	\$1,185.94	\$1,022.74	\$1,157.52	\$11,397.13	\$0.00	5/2022	\$2,538.03
8				11/21/2016		\$672.19	\$265.00	\$265.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	11/2022	\$599.94
9				11/21/2016		\$944.24	\$5,646.45	\$1,323.78	\$1,325.64	\$1,452.17	\$1,519.86	\$25.00	\$0.00	9/2022	\$2,551.63
10				01/07/2019		\$768.83	\$1,038.73	\$1,038.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	11/2022	\$946.79
11				11/21/2016		\$601.51	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$1,184.51
12				12/01/2018		\$909.30	\$10,306.49	\$1,207.52	\$1,219.47	\$1,345.43	\$1,489.17	\$5,044.90	\$0.00	4/2022	\$6,090.14
13				11/21/2016		\$740.45	\$720.06	\$720.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$5,387.54
14				11/21/2016		\$631.33	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$843.59
15				11/21/2016		\$873.90	\$16.46	\$16.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$380.00
16				09/01/2018		\$1,188.37	\$310.87	\$310.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$1,588.36
17				11/21/2016		\$664.87	\$709.79	\$450.46	\$259.33	\$0.00	\$0.00	\$0.00	\$0.00	12/2022	\$0.00
						\$14,530.54	\$69,716.18	\$11,329.68	\$7,963.46	\$7,600.49	\$8,111.34	\$34,691.19	\$0.00		\$26,601.96



# General Ledger

Property: SPRINGDALE ESTATES  
Detail 12/06/21 - 12/05/22 (accrual basis)

Date	Type	Reference	Description	Debit	Credit
<b>450010 Bad Debt Recognition (Income)</b>					
12/06/21	JOURNL	J44472	Allowance for Bad Debt		20,376.33
01/05/22	JOURNL	J45642	Allowance for Bad Debt	25,471.30	
01/06/22	JOURNL	J45643	Allowance for Bad Debt		25,471.30
02/05/22	JOURNL	J46956	Allowance for Bad Debt	32,810.27	
02/06/22	JOURNL	J46957	Allowance for Bad Debt		32,810.27
03/05/22	JOURNL	J48091	Allowance for Bad Debt	37,827.57	
03/06/22	JOURNL	J48092	Allowance for Bad Debt		37,827.57
04/05/22	JOURNL	J49207	Allowance for Bad Debt	39,785.60	
04/06/22	JOURNL	J49208	Allowance for Bad Debt		39,785.60
05/05/22	JOURNL	J50260	Allowance for Bad Debt	47,054.88	
05/06/22	JOURNL	J50261	Allowance for Bad Debt		47,054.88
06/05/22	JOURNL	J51310	Allowance for Bad Debt	49,035.38	
06/06/22	JOURNL	J51312	Allowance for Bad Debt		49,035.38
07/05/22	JOURNL	J52448	Allowance for Bad Debt	53,058.10	
07/06/22	JOURNL	J52449	Allowance for Bad Debt		53,058.10
08/05/22	JOURNL	J53535	Allowance for Bad Debt	57,430.14	
08/06/22	JOURNL	J53536	Allowance for Bad Debt		57,430.14
09/05/22	JOURNL	J54551	Allowance for Bad Debt	64,792.29	
09/06/22	JOURNL	J54552	Allowance for Bad Debt		64,792.29
10/05/22	JOURNL	J54840	R:Former Applied Writeoff Trash Income - SDE	16.18	
10/05/22	JOURNL	J54840	R:Former Applied Writeoff Over Credit - SDE	17.65	
10/05/22	JOURNL	J54840	R:Former Applied Writeoff Sewer Income - SDE	35.00	
10/05/22	JOURNL	J54840	R:Former Applied Writeoff Electric Income - SDE	122.42	
10/05/22	JOURNL	J54840	R:Former Applied Writeoff Water Income - SDE	125.91	
10/05/22	JOURNL	J54840	R:Former Applied Writeoff Gas Income - SDE	156.32	
10/05/22	JOURNL	J54840	R:Former Applied Writeoff Rent Income - SDE	1,039.16	
10/05/22	JOURNL	J54845	10/22 AR Tie out / Reclass S.Bradbury SDE-83 (J54840 R:Forr		17.65
10/05/22	JOURNL	J55465	Allowance for Bad Debt	68,668.89	
10/06/22	JOURNL	J55466	Allowance for Bad Debt		68,668.89
11/05/22	JOURNL	J56381	Allowance for Bad Debt	73,947.36	
11/06/22	JOURNL	J56382	Allowance for Bad Debt		73,947.36
12/05/22	JOURNL	J57358	Allowance for Bad Debt	56,476.84	
<b>450010 Bad Debt Recognition</b>			<b>Beg Bal: 0.00</b>	<b>Activity: -37,595.50</b>	
				<b>607,871.26</b>	<b>570,275.76</b>
<b>Totals</b>				<b>607,871.26</b>	<b>570,275.76</b>

<u>Balance</u>
0.00
20,376.33
-5,094.97
20,376.33
-12,433.94
20,376.33
-17,451.24
20,376.33
-19,409.27
20,376.33
-26,678.55
20,376.33
-28,659.05
20,376.33
-32,681.77
20,376.33
-37,053.81
20,376.33
-44,415.96
20,376.33
20,360.15
20,342.50
20,307.50
20,185.08
20,059.17
19,902.85
18,863.69
18,881.34
-49,787.55
18,881.34
-55,066.02
18,881.34
-37,595.50
<b>-37,595.50</b>

**SPRINGDALE ESTATES**

**2907 S. Santa Fe Ave.  
San Marcos, CA 92069  
760-599-7254**

October 18, 2023

Mr. Phil Scollick  
City Clerk  
City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069

RE: Mobile Home Park Tenant Rent Review Petition – Springdale Estates

Dear Mr. Scollick:

This will confirm that I am the Regional Manager – West for Treehouse Communities which manages Springdale Estates (the “Community”).

The Community has received and reviewed the correspondence from the Tenant Representatives Claudia Michel and Susan Rogers, wherein they both have agreed, on behalf of themselves and the impacted residents at the Community noted in the Petition, to accept the 3.2% rent increase effective January 1, 2024, and to confirm that all disputes regarding the Petition have been settled.

The Community thanks the residents of the Community for their agreement to settle this matter at the 3.2% rent increase which is 75% of the CPI for the area.

The Community agrees that the Petition filed by the residents is settled and the Community accepts the 3.2% increase as noted in its previously served September 2023 – Notices.

Thank you for your attention to this matter.

Very truly yours,

Springdale Estates

By:   
Armando Jones  
Authorized Agent

CC: Claudia Michel via email  
Susan Rogers via email  
Helen Peak, City Attorney, via email

2		\$668.47	\$36.59	\$25.85	\$0.21
3		\$1,129.74	\$36.59	\$25.85	\$2.40
4		\$570.85	\$36.59	\$0.00	\$0.21
5		\$969.43	\$36.59	\$25.85	\$49.13
6		\$742.11	\$36.59	\$25.85	\$38.79
7		\$950.22	\$36.59	\$25.85	\$38.79
8		\$986.58	\$36.59	\$25.85	\$38.79
9		\$524.10	\$36.59	\$25.85	\$19.16
10		\$856.00	\$36.59	\$25.85	\$26.47
11		\$792.72	\$36.59	\$25.85	\$15.72
12		\$767.22	\$36.59	\$25.85	\$26.47
13		\$468.81	\$36.59	\$25.85	\$8.83
14		\$749.79	\$36.59	\$25.85	\$24.86
15		\$602.60	\$36.59	\$25.85	\$36.41
16		\$822.15	\$36.59	\$25.85	\$4.59
17		\$935.68	\$36.59	\$25.85	\$42.77
18		\$910.92	\$36.59	\$25.85	\$22.09
19		\$849.15	\$36.59	\$25.85	\$0.21
20		\$708.64	\$36.59	\$25.85	\$8.83
21		\$970.29	\$36.59	\$25.85	\$22.09
22		\$619.29	\$36.59	\$25.85	\$17.70
23		\$1,174.06	\$36.59	\$25.85	\$19.90
24		\$497.70	\$36.59	\$25.85	\$19.90
25		\$630.56	\$36.59	\$25.85	\$26.47
26		\$721.34	\$36.59	\$25.85	\$22.89
27		\$612.38	\$36.59	\$25.85	\$11.15
28		\$838.00	\$36.59	\$25.85	\$22.89
30		\$792.61	\$36.59	\$25.85	\$64.64
31		\$496.11	\$36.59	\$25.85	\$22.89
32		\$756.66	\$36.59	\$25.85	\$10.56
33		\$804.31	\$36.59	\$25.85	\$44.75
34		\$533.87	\$36.59	\$25.85	\$30.84
35		\$689.86	\$36.59	\$25.85	\$36.54
37		\$950.22	\$36.59	\$25.85	\$84.39
38		\$730.59	\$36.59	\$25.85	\$26.87
40		\$838.34	\$36.59	\$25.85	\$41.57
41		\$913.23	\$36.59	\$25.85	\$28.98
42		\$941.50	\$36.59	\$25.85	\$26.87
44		\$916.18	\$36.59	\$25.85	\$7.10
45		\$916.18	\$36.59	\$25.85	\$8.83
46		\$874.02	\$36.59	\$25.85	\$17.45



\$22.15	\$7.81	\$21.39	3.2%	\$689.86
\$0.00	\$39.67	\$36.15	3.2%	\$1,165.89
\$8.63	\$7.81	\$18.27	3.2%	\$589.12
\$72.20	\$34.31	\$31.02	3.2%	\$1,000.45
\$203.37	\$45.03	\$23.75	3.2%	\$765.86
\$192.86	\$61.11	\$30.41	3.2%	\$980.63
\$107.19	\$55.75	\$31.57	3.2%	\$1,018.15
\$79.13	\$39.67	\$16.77	3.2%	\$540.87
\$55.86	\$27.91	\$27.39	3.2%	\$883.39
\$48.22	\$7.81	\$25.37	3.2%	\$818.09
\$118.52	\$66.47	\$24.55	3.2%	\$791.77
\$64.08	\$14.51	\$15.00	3.2%	\$483.81
\$60.83	\$39.67	\$23.99	3.2%	\$773.78
\$275.82	\$120.07	\$19.28	3.2%	\$621.88
\$121.71	\$34.31	\$26.31	3.2%	\$848.46
\$131.68	\$109.35	\$29.94	3.2%	\$965.62
\$162.11	\$27.91	\$29.15	3.2%	\$940.07
\$37.22	\$14.51	\$27.17	3.2%	\$876.32
\$54.03	\$21.21	\$22.68	3.2%	\$731.32
\$141.68	\$45.03	\$31.05	3.2%	\$1,001.34
\$146.23	\$14.51	\$19.82	3.2%	\$639.11
\$208.81	\$21.21	\$37.57	3.2%	\$1,211.63
\$271.08	\$21.21	\$15.93	3.2%	\$513.63
\$402.49	\$50.39	\$20.18	3.2%	\$650.74
\$64.08	\$39.67	\$23.08	3.2%	\$744.42
\$114.45	\$7.81	\$19.60	3.2%	\$631.98
\$278.07	\$39.67	\$26.82	3.2%	\$864.82
\$176.73	\$7.81	\$25.36	3.2%	\$817.97
\$134.69	\$14.51	\$15.88	3.2%	\$511.99
\$198.13	\$14.51	\$24.21	3.2%	\$780.87
\$162.47	\$61.11	\$25.74	3.2%	\$830.05
\$125.19	\$50.39	\$17.08	3.2%	\$550.95
\$201.62	\$39.67	\$22.08	3.2%	\$711.94
\$180.73	\$39.67	\$30.41	3.2%	\$980.63
\$61.41	\$50.39	\$23.38	3.2%	\$753.97
\$108.08	\$50.39	\$26.83	3.2%	\$865.17
\$65.85	\$61.11	\$29.22	3.2%	\$942.45
\$58.17	\$34.31	\$30.13	3.2%	\$971.63
\$285.58	\$61.11	\$29.32	3.2%	\$945.50
\$194.65	\$34.31	\$29.32	3.2%	\$945.50
\$224.39	\$39.67	\$27.97	3.2%	\$901.99

47		\$533.87	\$36.59	\$25.85	\$19.90
48		\$747.39	\$36.59	\$25.85	\$17.45
50		\$702.44	\$36.59	\$25.85	\$17.70
51		\$1,019.40	\$36.59	\$25.85	\$59.20
53		\$826.62	\$36.59	\$25.85	\$6.78
54		\$926.02	\$36.59	\$25.85	\$36.54
55		\$792.82	\$36.59	\$25.85	\$36.54
56		\$727.50	\$36.59	\$25.85	\$22.09
57		\$950.22	\$36.59	\$25.85	\$8.83
58		\$888.61	\$36.59	\$25.85	\$32.82
59		\$797.60	\$36.59	\$25.85	\$31.49
60		\$768.38	\$36.59	\$25.85	\$24.27
61		\$803.43	\$36.59	\$25.85	\$28.98
62		\$750.02	\$36.59	\$25.85	\$66.63
63		\$942.08	\$36.59	\$25.85	\$36.80
64		\$950.22	\$36.59	\$25.85	\$13.33
65		\$950.06	\$36.59	\$25.85	\$22.09
66		\$570.85	\$36.59	\$25.85	\$6.78
67		\$533.87	\$36.59	\$25.85	\$17.69
69		\$865.53	\$36.59	\$25.85	\$17.45
70		\$874.02	\$36.59	\$25.85	\$41.57
71		\$981.27	\$36.59	\$25.85	\$15.72
72		\$1,040.97	\$36.59	\$25.85	\$22.09
73		\$850.62	\$36.59	\$25.85	\$12.28
74		\$701.91	\$36.59	\$25.85	\$31.49
75		\$994.61	\$36.59	\$25.85	\$17.70
76		\$773.77	\$36.59	\$25.85	\$32.82
77		\$898.21	\$36.59	\$25.85	\$11.15
78		\$659.74	\$36.59	\$25.85	\$0.21
79		\$833.72	\$36.59	\$25.85	\$30.84
80		\$975.15	\$36.59	\$25.85	\$28.98
81		\$1,078.33	\$36.59	\$25.85	\$34.02
82		\$913.23	\$36.59	\$25.85	\$41.57
83		\$1,186.79	\$36.59	\$25.85	\$6.78
85		\$944.28	\$36.59	\$25.85	\$24.27
86		\$708.09	\$36.59	\$25.85	\$4.59

Total: \$69,979.25      \$3,110.15      \$2,171.40      \$2,127.63

\$163.48	\$34.31	\$17.08	3.2%	\$550.95
\$486.75	\$45.03	\$23.92	3.2%	\$771.31
\$132.15	\$27.91	\$22.48	3.2%	\$724.92
\$0.46	\$45.03	\$32.62	3.2%	\$1,052.02
\$168.01	\$21.21	\$26.45	3.2%	\$853.07
\$174.83	\$39.67	\$29.63	3.2%	\$955.65
\$171.65	\$34.31	\$25.37	3.2%	\$818.19
\$671.61	\$71.83	\$23.28	3.2%	\$750.78
\$57.88	\$14.51	\$30.41	3.2%	\$980.63
\$351.26	\$61.11	\$28.44	3.2%	\$917.05
\$230.52	\$39.67	\$25.52	3.2%	\$823.12
\$147.58	\$27.91	\$24.59	3.2%	\$792.97
\$158.48	\$45.03	\$25.71	3.2%	\$829.14
\$142.20	\$66.47	\$24.00	3.2%	\$774.02
\$160.60	\$55.75	\$30.15	3.2%	\$972.23
\$204.23	\$7.81	\$30.41	3.2%	\$980.63
\$96.27	\$39.67	\$30.40	3.2%	\$980.46
\$23.62	\$45.03	\$18.27	3.2%	\$589.12
\$171.65	\$21.21	\$17.08	3.2%	\$550.95
\$95.08	\$34.31	\$27.70	3.2%	\$893.23
\$123.52	\$61.11	\$27.97	3.2%	\$901.99
\$468.35	\$7.81	\$31.40	3.2%	\$1,012.67
\$126.70	\$45.03	\$33.31	3.2%	\$1,074.28
\$213.13	\$34.31	\$27.22	3.2%	\$877.84
\$386.50	\$50.39	\$22.46	3.2%	\$724.37
\$118.98	\$27.91	\$31.83	3.2%	\$1,026.44
\$156.08	\$61.11	\$24.76	3.2%	\$798.53
\$74.92	\$55.75	\$28.74	3.2%	\$926.95
\$95.35	\$7.81	\$21.11	3.2%	\$680.85
\$87.40	\$39.67	\$26.68	3.2%	\$860.40
\$468.19	\$39.67	\$31.20	3.2%	\$1,006.35
\$360.78	\$21.21	\$34.51	3.2%	\$1,112.84
\$342.50	\$45.03	\$29.22	3.2%	\$942.45
\$40.89	\$7.81	\$37.98	3.2%	\$1,224.77
\$59.49	\$34.31	\$30.22	3.2%	\$974.50
\$557.34	\$55.75	\$22.66	3.2%	\$730.75
\$14,497.87	\$3,193.35			

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 2  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
2		\$668.47	\$36.59	\$25.85	\$0.21	\$22.15	\$7.81	\$21.39	3.2%	\$689.86

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00068**

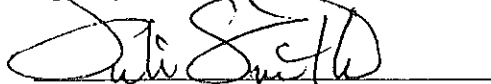
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 3  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
3		\$1,129.74	\$36.59	\$25.85	\$2.40	\$0.00	\$39.67	\$36.15	3.2%	\$1,165.89

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00070**

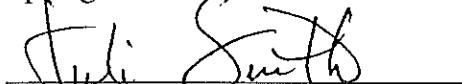
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 727-0115**

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 4  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
4	[REDACTED]	\$570.85	\$36.59	\$0.00	\$0.21	\$8.63	\$7.81	\$18.27	3.2%	\$589.12

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

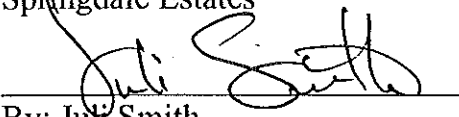
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 5  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
5	[REDACTED]	\$969.43	\$36.59	\$25.85	\$49.13	\$72.20	\$34.31	\$31.02	3.2%	\$1,000.45

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00074**

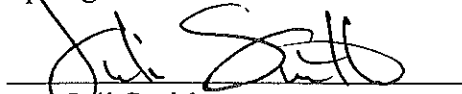
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 6  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
6	[REDACTED]	\$742.11	\$36.59	\$25.85	\$38.79	\$203.37	\$45.03	\$23.75	3.2%	\$765.86

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

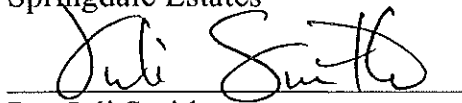
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 727-0115**

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 7  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
7	[REDACTED]	\$950.22	\$36.59	\$25.85	\$38.79	\$192.86	\$61.11	\$30.41	3.2%	\$980.63

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00078**

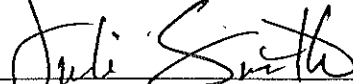
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 8  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
8	[REDACTED]	\$986.58	\$36.59	\$25.85	\$38.79	\$107.19	\$55.75	\$31.57	3.2%	\$1,018.15

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

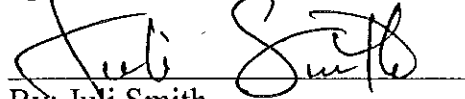
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 9  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
9		\$524.10	\$36.59	\$25.85	\$19.16	\$79.13	\$39.67	\$16.77	3.2%	\$540.87

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00082**

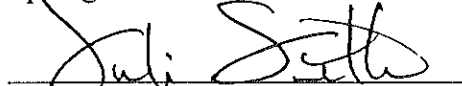
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 10  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
10	[REDACTED]	\$856.00	\$36.59	\$25.85	\$26.47	\$55.86	\$27.91	\$27.39	3.2%	\$883.39

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00084**


In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 11  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
11	[REDACTED]	\$792.72	\$36.59	\$25.85	\$15.72	\$48.22	\$7.81	\$25.37	3.2%	\$818.09

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00086**

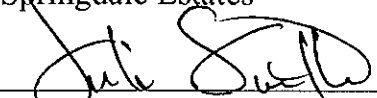
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Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 12  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
12	[REDACTED]	\$767.22	\$36.59	\$25.85	\$26.47	\$118.52	\$66.47	\$24.55	3.2%	\$791.77

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 13  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
13	[REDACTED]	\$468.81	\$36.59	\$25.85	\$8.83	\$64.08	\$14.51	\$15.00	3.2%	\$483.81

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00090**

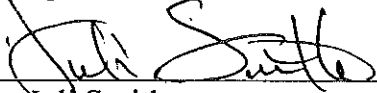
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Santa Ana, CA 92707  
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jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
By: Julie Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 14  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
14		\$749.79	\$36.59	\$25.85	\$24.86	\$60.83	\$39.67	\$23.99	3.2%	\$773.78

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00092**

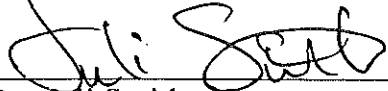
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 15  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
15	[REDACTED]	\$602.60	\$36.59	\$25.85	\$36.41	\$275.82	\$120.07	\$19.28	3.2%	\$621.88

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00094**

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 16  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
16	[REDACTED]	\$822.15	\$36.59	\$25.85	\$4.59	\$121.71	\$34.31	\$26.31	3.2%	\$848.46

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 17  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
17	[REDACTED]	\$935.68	\$36.59	\$25.85	\$42.77	\$131.68	\$109.35	\$29.94	3.2%	\$965.62

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1


In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 18  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
18	[REDACTED]	\$910.92	\$36.59	\$25.85	\$22.09	\$162.11	\$27.91	\$29.15	3.2%	\$940.07

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00100**


In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 19  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
19	[REDACTED]	\$849.15	\$36.59	\$25.85	\$0.21	\$37.22	\$14.51	\$27.17	3.2%	\$876.32

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1


In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 20  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
20	[REDACTED]	\$708.64	\$36.59	\$25.85	\$8.83	\$54.03	\$21.21	\$22.68	3.2%	\$731.32

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00104**

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 21  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
21		\$970.29	\$36.59	\$25.85	\$22.09	\$141.68	\$45.03	\$31.05	3.2%	\$1,001.34

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
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(714) 432-8700  
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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 22  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
22	[REDACTED]	\$619.29	\$36.59	\$25.85	\$17.70	\$146.23	\$14.51	\$19.82	3.2%	\$639.11

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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Santa Ana, CA 92707  
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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 23  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
23	[REDACTED]	\$1,174.06	\$36.59	\$25.85	\$19.90	\$208.81	\$21.21	\$37.57	3.2%	\$1,211.63

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00110**

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 24  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
24	[REDACTED]	\$497.70	\$36.59	\$25.85	\$19.90	\$271.08	\$21.21	\$15.93	3.2%	\$513.63

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
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Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 25  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
25	[REDACTED]	\$630.56	\$36.59	\$25.85	\$26.47	\$402.49	\$50.39	\$20.18	3.2%	\$650.74

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00114**

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
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In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 26  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
26	[REDACTED]	\$721.34	\$36.59	\$25.85	\$22.89	\$64.08	\$39.67	\$23.08	3.2%	\$744.42

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00116**

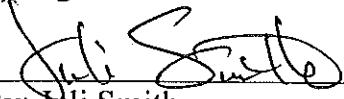
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 27  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
27	[REDACTED]	\$612.38	\$36.59	\$25.85	\$11.15	\$114.45	\$7.81	\$19.60	3.2%	\$631.98

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00118**

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 28  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
28	[REDACTED]	\$838.00	\$36.59	\$25.85	\$22.89	\$278.07	\$39.67	\$26.82	3.2%	\$864.82

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

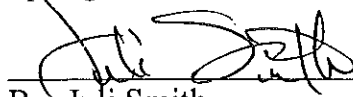
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 30  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
30	[REDACTED]	\$792.61	\$36.59	\$25.85	\$64.64	\$176.73	\$7.81	\$25.36	3.2%	\$817.97

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 31  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
31	[REDACTED]	\$496.11	\$36.59	\$25.85	\$22.89	\$134.69	\$14.51	\$15.88	3.2%	\$511.99

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1


In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Springdale Estates



By: Juli Smith  
Authorized Agent

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 32  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
32		\$756.66	\$36.59	\$25.85	\$10.56	\$198.13	\$14.51	\$24.21	3.2%	\$780.87

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

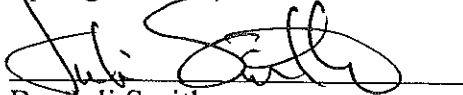
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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 33  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
33		\$804.31	\$36.59	\$25.85	\$44.75	\$162.47	\$61.11	\$25.74	3.2%	\$830.05

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

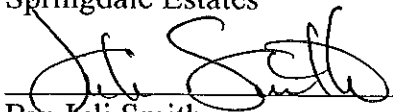
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 34  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
34		\$533.87	\$36.59	\$25.85	\$30.84	\$125.19	\$50.39	\$17.08	3.2%	\$550.95

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

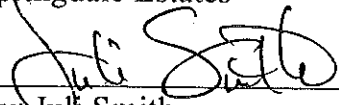
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

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Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 727-0115**

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 35  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
35	[REDACTED]	\$689.86	\$36.59	\$25.85	\$36.54	\$201.62	\$39.67	\$22.08	3.2%	\$711.94

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 37  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
37		\$950.22	\$36.59	\$25.85	\$84.39	\$180.73	\$39.67	\$30.41	3.2%	\$980.63

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

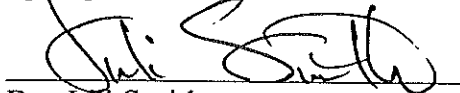
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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 38  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
38	[REDACTED]	\$730.59	\$36.59	\$25.85	\$26.87	\$61.41	\$50.39	\$23.38	3.2%	\$753.97

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

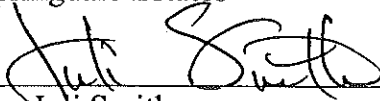
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Authorized Agent

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*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 40  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
40	[REDACTED]	\$838.34	\$36.59	\$25.85	\$41.57	\$108.08	\$50.39	\$26.83	3.2%	\$865.17

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

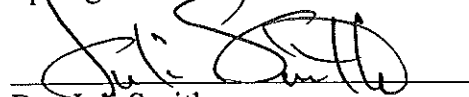
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 41  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
41	[REDACTED]	\$913.23	\$36.59	\$25.85	\$28.98	\$65.85	\$61.11	\$29.22	3.2%	\$942.45

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

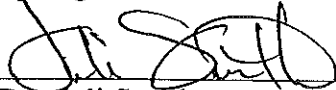
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Hart Kienle Pentecost  
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Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 42  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
42	[REDACTED]	\$941.50	\$36.59	\$25.85	\$26.87	\$58.17	\$34.31	\$30.13	3.2%	\$971.63

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

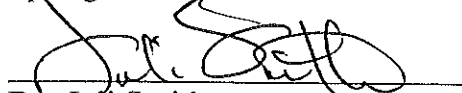
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
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In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 44  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
44	██████	\$916.18	\$36.59	\$25.85	\$7.10	\$285.58	\$61.11	\$29.32	3.2%	\$945.50

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

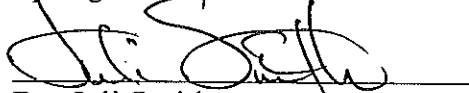
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 45  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
45	[REDACTED]	\$916.18	\$36.59	\$25.85	\$8.83	\$194.65	\$34.31	\$29.32	3.2%	\$945.50

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00146**

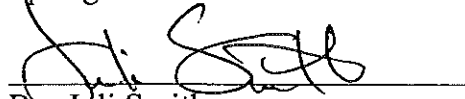
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Santa Ana, CA 92707  
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In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 46  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
46	[REDACTED]	\$874.02	\$36.59	\$25.85	\$17.45	\$224.39	\$39.67	\$27.97	3.2%	\$901.99

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

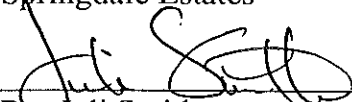
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 47  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
47	[REDACTED]	\$533.87	\$36.59	\$25.85	\$19.90	\$163.48	\$34.31	\$17.08	3.2%	\$550.95

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00150**

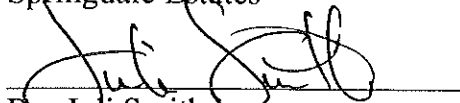
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 48  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
48	[REDACTED]	\$747.39	\$36.59	\$25.85	\$17.45	\$486.75	\$45.03	\$23.92	3.2%	\$771.31

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

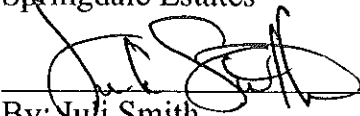
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Very truly yours,  
Springdale Estates

  
\_\_\_\_\_  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 50  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
50	[REDACTED]	\$702.44	\$36.59	\$25.85	\$17.70	\$132.15	\$27.91	\$22.48	3.2%	\$724.92

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

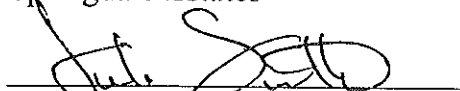
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

***Springdale Estates***  
***2907 S. Santa Fe Avenue***  
***San Marcos, California 92069***  
***Telephone: (760) 727-0115***

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 51  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
51	[REDACTED]	\$1,019.40	\$36.59	\$25.85	\$59.20	\$0.46	\$45.03	\$32.62	3.2%	\$1,052.02

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00156**

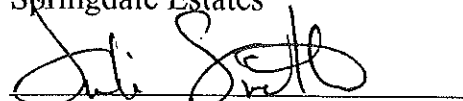
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 53  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
53	[REDACTED]	\$826.62	\$36.59	\$25.85	\$6.78	\$168.01	\$21.21	\$26.45	3.2%	\$853.07

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 54  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
54		\$926.02	\$36.59	\$25.85	\$174.83	\$39.67	\$29.63	\$29.63	3.2%	\$955.65

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00160**

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 55  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
55		\$792.82	\$36.59	\$25.85	\$171.65	\$34.31	\$25.37	\$25.37	3.2%	\$818.19

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

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Springdale Estates



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Authorized Agent

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 56  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
56	[REDACTED]	\$727.50	\$36.59	\$25.85	\$671.61	\$71.83	\$23.28	\$23.28	3.2%	\$750.78

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 57  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
57	[REDACTED]	\$950.22	\$36.59	\$25.85	\$57.88	\$14.51	\$30.41	\$30.41	3.2%	\$980.63

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

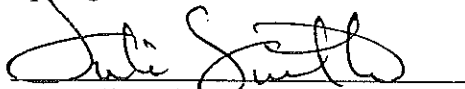
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 58  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
58	[REDACTED]	\$888.61	\$36.59	\$25.85	\$351.26	\$61.11	\$28.44	\$28.44	3.2%	\$917.05

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

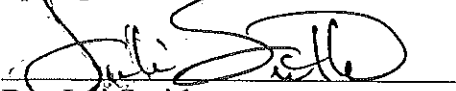
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 59  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
59	[REDACTED]	\$797.60	\$36.59	\$25.85	\$230.52	\$39.67	\$25.52	\$25.52	3.2%	\$823.12

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00170**

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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Very truly yours,  
Springdale Estates



By: Julie Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 60  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
60	[REDACTED]	\$768.38	\$36.59	\$25.85	\$147.58	\$27.91	\$24.59	\$24.59	3.2%	\$792.97

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 61  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
61	[REDACTED]	\$803.43	\$36.59	\$25.85	\$158.48	\$45.03	\$25.71	\$25.71	3.2%	\$829.14

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00174**


In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

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Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 62  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
62	[REDACTED]	\$750.02	\$36.59	\$25.85	\$142.20	\$66.47	\$24.00	\$24.00	3.2%	\$774.02

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
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September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 63  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
63		\$942.08	\$36.59	\$25.85	\$160.60	\$55.75	\$30.15	\$30.15	3.2%	\$972.23

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00178**

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 64  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
64		\$950.22	\$36.59	\$25.85	\$204.23	\$7.81	\$30.41	\$30.41	3.2%	\$980.63

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00180**


In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
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4 Hutton Centre Drive, Suite 900  
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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

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Springdale Estates



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Authorized Agent

cc: Susan Kreun

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 65  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
65	[REDACTED]	\$950.06	\$36.59	\$25.85	\$96.27	\$39.67	\$30.40	\$30.40	3.2%	\$980.46

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

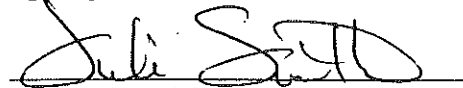
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 66  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
66	[REDACTED]	\$570.85	\$36.59	\$25.85	\$23.62	\$45.03	\$18.27	\$18.27	3.2%	\$589.12

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Springdale Estates



By: Juli Smith  
Authorized Agent

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1 Civic Center Drive  
San Marcos, California 92069

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2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 67  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
67	[REDACTED]	\$533.87	\$36.59	\$25.85	\$171.65	\$21.21	\$17.08	\$17.08	3.2%	\$550.95

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

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Springdale Estates



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Authorized Agent

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1 Civic Center Drive  
San Marcos, California 92069

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San Marcos, California 92069  
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September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 69  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
69	[REDACTED]	\$865.53	\$36.59	\$25.85	\$95.08	\$34.31	\$27.70	\$27.70	3.2%	\$893.23

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

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Authorized Agent

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San Marcos, California 92069

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***2907 S. Santa Fe Avenue***  
***San Marcos, California 92069***  
***Telephone: (760) 727-0115***

September 27, 2023

**VIA UNITED STATES MAIL**


Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 70  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
70		\$874.02	\$36.59	\$25.85	\$123.52	\$61.11	\$27.97	\$27.97	3.2%	\$901.99

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00190**

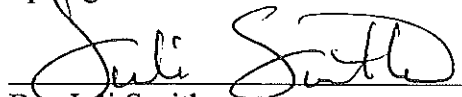
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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 71  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
71	[REDACTED]	\$981.27	\$36.59	\$25.85	\$468.35	\$7.81	\$31.40	\$31.40	3.2%	\$1,012.67

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

***Springdale Estates***  
***2907 S. Santa Fe Avenue***  
***San Marcos, California 92069***  
***Telephone: (760) 727-0115***

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 72  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
72		\$1,040.97	\$36.59	\$25.85	\$126.70	\$45.03	\$33.31	\$33.31	3.2%	\$1,074.28

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

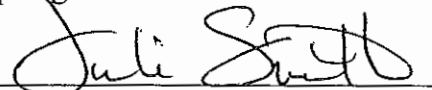
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Hart Kienle Pentecost  
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Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 727-0115**

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 73  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
73	[REDACTED]	\$850.62	\$36.59	\$25.85	\$213.13	\$34.31	\$27.22	\$27.22	3.2%	\$877.84

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1


In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 74  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
74	[REDACTED]	\$701.91	\$36.59	\$25.85	\$386.50	\$50.39	\$22.46	\$22.46	3.2%	\$724.37

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

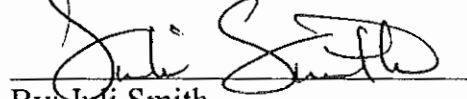
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

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Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 727-0115**

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 75  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
75		\$994.61	\$36.59	\$25.85	\$118.98	\$27.91	\$31.83	\$31.83	3.2%	\$1,026.44

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 76  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
76		\$773.77	\$36.59	\$25.85	\$156.08	\$61.11	\$24.76	\$24.76	3.2%	\$798.53

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

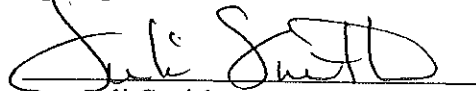
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**


Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 77  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
77		\$898.21	\$36.59	\$25.85	\$74.92	\$55.75	\$28.74	\$28.74	3.2%	\$926.95

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00204**

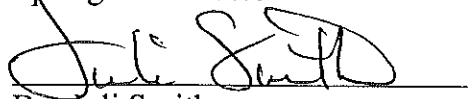
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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

***Springdale Estates***  
***2907 S. Santa Fe Avenue***  
***San Marcos, California 92069***  
***Telephone: (760) 727-0115***

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 78  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
78		\$659.74	\$36.59	\$25.85	\$95.35	\$7.81	\$21.11	\$21.11	3.2%	\$680.85

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

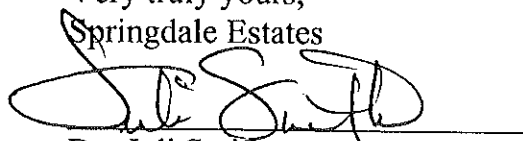
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Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

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1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 79  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

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Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
79	[REDACTED]	\$833.72	\$36.59	\$25.85	\$87.40	\$39.67	\$26.68	\$26.68	3.2%	\$860.40

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

**SM 00208**

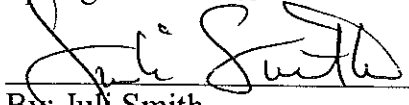
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Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

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***Telephone: (760) 727-0115***

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 80  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
80		\$975.15	\$36.59	\$25.85	\$468.19	\$39.67	\$31.20	\$31.20	3.2%	\$1,006.35

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 81  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
81	██████	\$1,078.33	\$36.59	\$25.85	\$360.78	\$21.21	\$34.51	\$34.51	3.2%	\$1,112.84

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
2907 S. Santa Fe Avenue  
San Marcos, California 92069  
Telephone: (760) 727-0115

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 82  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
82	[REDACTED]	\$913.23	\$36.59	\$25.85	\$342.50	\$45.03	\$29.22	\$29.22	3.2%	\$942.45

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

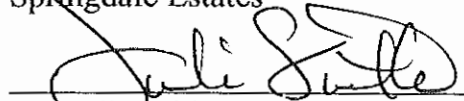
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 83  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
83	[REDACTED]	\$1,186.79	\$36.59	\$25.85	\$40.89	\$7.81	\$37.98	\$37.98	3.2%	\$1,224.77

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

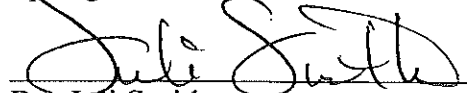
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760) 727-0115**

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 85  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
85	[REDACTED]	\$944.28	\$36.59	\$25.85	\$59.49	\$34.31	\$30.22	\$30.22	3.2%	\$974.50

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

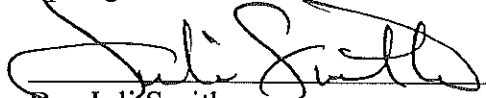
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates



By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

*Springdale Estates*  
*2907 S. Santa Fe Avenue*  
*San Marcos, California 92069*  
*Telephone: (760) 727-0115*

September 27, 2023

**VIA UNITED STATES MAIL**

Homeowner/Resident  
Springdale Estates  
2907 S. Santa Fe Avenue, Space 86  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 3.2%, effective January 1, 2024. The rent increase for January 1, 2024, is based on 75% of the increase in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period. The CPI increased by 4.3%, from 350.721 to 362.412. Therefore, 75% of this increase is applied to the amount as shown in the last column of the attached rent ledger for the affected park spaces and homeowners.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2023	Sewer	Trash	Gas (charges vary)	Electric (charges vary)	Water (charges vary)	1/1/2024 Increase	Rent Increase %	1/1/2024 Rent
86	[REDACTED]	\$708.09	\$36.59	\$25.85	\$557.34	\$55.75	\$22.66	\$22.66	3.2%	\$730.75

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2023.

38905.005/4841-4512-7883v.1

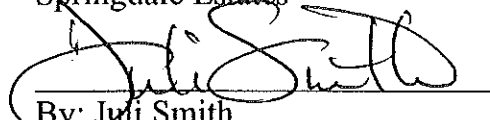
In the event the tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq.  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714) 432-8700  
jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 3.2% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 3.2% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

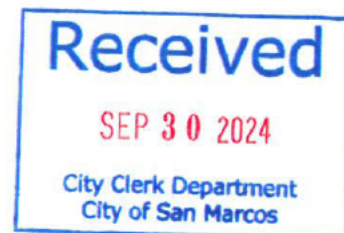
Very truly yours,  
Springdale Estates

  
By: Juli Smith  
Authorized Agent

cc: Susan Kreun

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

**Springdale Estates**  
**2907 S. Santa Fe Avenue**  
**San Marcos, California 92069**  
**Telephone: (760)599-7254**



September 25, 2024

**VIA UNITED STATES MAIL**

Homeowner/Resident Springdale Estates  
2907 S. Santa Fe Avenue, Space 2  
San Marcos, California 92069

Re: Ninety (90) Day Notice of Rent Increase  
Civil Code Section 798.30

Dear Homeowner/Resident:

**PLEASE TAKE NOTICE** that pursuant to Civil Code Section 798.30 and the City of San Marcos Rent Stabilization Ordinance, your rent will be increased by 2.625%, effective January 1, 2025. The January 1, 2025, rent increase is based on the change in the consumer price index for San Diego, all urban consumers, for the most recently reported 12-month period, which increased by 3.5%. We will be increasing 75% of the CPI to the amount as shown in the last column of the attached rent ledger for your space.

**INFORMATION REQUIRED BY THE ORDINANCE:** The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies and the names of the tenants at that space, is as follows:

Sp#	Name	Current Rent 9/2024	Sewer	Trash	Gas (charge s vary)	Electric (charge s vary)	Water (charge s vary)	1/1/2025 Increase	Rent Increase %	1/1/2025 Rent
2	[REDACTED]	\$689.86	\$36.59	\$25.85				\$18.11	2.625%	\$707.97

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024.

In the event the tenants file a timely and complete petition challenging the 2.625%

rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone and facsimile numbers of the park owner's representative are as follows:

John H. Pentecost, Esq  
Hart Kienle Pentecost  
4 Hutton Centre Drive, Suite 900  
Santa Ana, CA 92707  
(714)432-8700

jpentecost@hkplawfirm.com

In the event the affected tenants file a timely and complete petition challenging the 2.625% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 2.625% rent increase.

Finally, this Notice of Rent Increase is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance and/or the state and federal laws.

Very truly yours,  
Springdale Estates

Armando Jones

By: Armando Jones  
Authorized Agent

cc: Susan Kreun, Sr. Vice President West Operations  
Armando Jones, District Manager - California

City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, California 92069

		CURRENT CHARGE DETAIL			
Site #	Resident	Base Rent	Rent Increase %	Increase Amount	New Base Rent
2		\$ 689.86	2.625%	\$ 18.11	\$ 707.97
3		\$ 1,165.89	2.625%	\$ 30.60	\$ 1,196.49
4		\$ 589.12	2.625%	\$ 15.46	\$ 604.58
5		\$ 1,000.45	2.625%	\$ 26.26	\$ 1,026.71
6		\$ 765.86	2.625%	\$ 20.10	\$ 785.96
7		\$ 980.63	2.625%	\$ 25.74	\$ 1,006.37
8		\$ 1,018.15	2.625%	\$ 26.73	\$ 1,044.88
9		\$ 540.87	2.625%	\$ 14.20	\$ 555.07
10		\$ 883.39	2.625%	\$ 23.19	\$ 906.58
11		\$ 818.09	2.625%	\$ 21.47	\$ 839.56
12		\$ 767.22	2.625%	\$ 20.14	\$ 787.36
13		\$ 483.81	2.625%	\$ 12.70	\$ 496.51
14		\$ 773.78	2.625%	\$ 20.31	\$ 794.09
15		\$ 621.88	2.625%	\$ 16.32	\$ 638.20
16		\$ 848.46	2.625%	\$ 22.27	\$ 870.73
17		\$ 965.62	2.625%	\$ 25.35	\$ 990.97
18		\$ 940.07	2.625%	\$ 24.68	\$ 964.75
19		\$ 1,200.00	2.625%	\$ 31.50	\$ 1,231.50
20		\$ 731.32	2.625%	\$ 19.20	\$ 750.52
21		\$ 1,001.34	2.625%	\$ 26.29	\$ 1,027.63
22		\$ 639.11	2.625%	\$ 16.78	\$ 655.89
23		\$ 1,211.63	2.625%	\$ 31.81	\$ 1,243.44
24		\$ 513.63	2.625%	\$ 13.48	\$ 527.11
25		\$ 650.74	2.625%	\$ 17.08	\$ 667.82
26		\$ 744.42	2.625%	\$ 19.54	\$ 763.96
27		\$ 631.98	2.625%	\$ 16.59	\$ 648.57
28		\$ 864.82	2.625%	\$ 22.70	\$ 887.52
29		\$ 1,021.76		\$ -	\$ 1,021.76
30		\$ 817.97	2.625%	\$ 21.47	\$ 839.44
31		\$ 511.99	2.625%	\$ 13.44	\$ 525.43
32		\$ 780.87	2.625%	\$ 20.50	\$ 801.37
33		\$ 830.05	2.625%	\$ 21.79	\$ 851.84
34		\$ 550.95	2.625%	\$ 14.46	\$ 565.41
35		\$ 711.94	2.625%	\$ 18.69	\$ 730.63
36		\$ 1,112.88	2.625%	\$ 29.21	\$ 1,142.09
37		\$ 980.63	2.625%	\$ 25.74	\$ 1,006.37
38		\$ 753.97	2.625%	\$ 19.79	\$ 773.76
39		\$ 972.12	2.625%	\$ 25.52	\$ 997.64
40		\$ 865.17	2.625%	\$ 22.71	\$ 887.88
41		\$ 942.45	2.625%	\$ 24.74	\$ 967.19
42		\$ 971.63	2.625%	\$ 25.51	\$ 997.14
43		\$ 1,001.00		\$ -	\$ 1,001.00
44		\$ 945.50	2.625%	\$ 24.82	\$ 970.32
45		\$ 945.50	2.625%	\$ 24.82	\$ 970.32
46		\$ 901.99	2.625%	\$ 23.68	\$ 925.67

47	\$ 550.95	2.625%	\$ 14.46	\$ 565.41
48	\$ 771.31	2.625%	\$ 20.25	\$ 791.56
49	\$ 776.82		\$ -	\$ 776.82
50	\$ 724.92	2.625%	\$ 19.03	\$ 743.95
51	\$ 1,052.02	2.625%	\$ 27.62	\$ 1,079.64
52	\$ 986.73		\$ -	\$ 986.73
53	\$ 853.07	2.625%	\$ 22.39	\$ 875.46
54	\$ 955.65	2.625%	\$ 25.09	\$ 980.74
55	\$ 818.19	2.625%	\$ 21.48	\$ 839.67
56	\$ 750.78	2.625%	\$ 19.71	\$ 770.49
57	\$ 980.63	2.625%	\$ 25.74	\$ 1,006.37
58	\$ 917.05	2.625%	\$ 24.07	\$ 941.12
59	\$ 823.12	2.625%	\$ 21.61	\$ 844.73
60	\$ 792.97	2.625%	\$ 20.82	\$ 813.79
61	\$ 829.14	2.625%	\$ 21.76	\$ 850.90
62	\$ 774.02	2.625%	\$ 20.32	\$ 794.34
63	\$ 972.23	2.625%	\$ 25.52	\$ 997.75
64	\$ 1,200.00	2.625%	\$ 31.50	\$ 1,231.50
65	\$ 980.46	2.625%	\$ 25.74	\$ 1,006.20
66	\$ 589.12	2.625%	\$ 15.46	\$ 604.58
67	\$ 550.95	2.625%	\$ 14.46	\$ 565.41
68	\$ 510.25		\$ -	\$ 510.25
69	\$ 893.23	2.625%	\$ 23.45	\$ 916.68
70	\$ 901.99	2.625%	\$ 23.68	\$ 925.67
71	\$ 1,012.67	2.625%	\$ 26.58	\$ 1,039.25
72	\$ 1,074.28	2.625%	\$ 28.20	\$ 1,102.48
73	\$ 877.84	2.625%	\$ 23.04	\$ 900.88
74	\$ 724.37	2.625%	\$ 19.01	\$ 743.38
75	\$ 1,026.44	2.625%	\$ 26.94	\$ 1,053.38
76	\$ 798.53	2.625%	\$ 20.96	\$ 819.49
77	\$ 926.95	2.625%	\$ 24.33	\$ 951.28
78	\$ 680.85	2.625%	\$ 17.87	\$ 698.72
79	\$ 860.40	2.625%	\$ 22.59	\$ 882.99
80	\$ 1,006.35	2.625%	\$ 26.42	\$ 1,032.77
81	\$ 1,112.84	2.625%	\$ 29.21	\$ 1,142.05
82	\$ 942.45	2.625%	\$ 24.74	\$ 967.19
83	\$ 1,224.77	2.625%	\$ 32.15	\$ 1,256.92
84	\$ 1,241.85		\$ -	\$ 1,241.85
85	\$ 974.50	2.625%	\$ 25.58	\$ 1,000.08
86	\$ 730.75	2.625%	\$ 19.18	\$ 749.93

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 02**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 707.97 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 28.03** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 736.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
02		\$707.97	\$36.59	\$37.37	\$0.21	\$22.58	\$8.78	\$28.03	4%	\$736.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

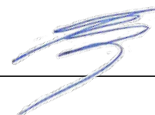
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00227**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 03**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1165.89 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 46.11** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1212.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
03		\$1165.89	\$36.59	\$37.37	-	-	-	\$46.11	4%	\$1212.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00228**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

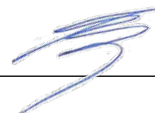
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00229**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 04**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 604.58 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 23.42 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 628.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
04		\$604.58	\$36.59	\$37.37	\$0.21	\$11.38	\$8.78	\$23.42	4%	\$628.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

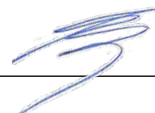
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00231**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 05**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1026.71 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 40.29** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1067.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space :	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
05		\$1026.71	\$36.59	\$37.37	\$54.71	\$63.95	\$47.09	\$40.29	4%	\$1067.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00232**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

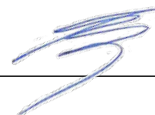
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00233**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 06**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 785.96 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 31.04** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 817.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
06		\$785.96	\$36.59	\$37.37	\$20.44	\$177.55	\$60.21	\$31.04	4%	\$817.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00234**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

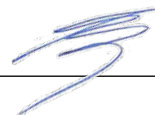
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00235**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 07**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1006.37 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.63** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1046.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
07		\$1006.37	\$36.59	\$37.37	\$38.90	\$256.80	\$79.89	\$39.63	4%	\$1046.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00236**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

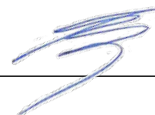
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00237**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 08**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 1044.88 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 41.12** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1086.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
08		\$1044.88	\$36.59	\$37.37	\$10.33	\$53.12	\$73.33	\$41.12	4%	\$1086.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

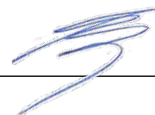
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00239**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 09**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 555.07 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 21.93** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 577.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
09		\$555.07	\$36.59	\$37.37	\$16.39	\$87.38	\$53.65	\$21.93	4%	\$577.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

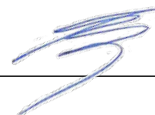
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00241**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 10**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 906.58 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 35.42** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 942.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
10		\$906.58	\$36.59	\$37.37	\$28.59	\$190.62	\$33.38	\$35.42	4%	\$942.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

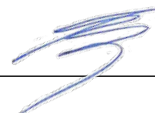
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00243**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 11**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 839.56 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 33.44 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 873.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
11		\$839.56	\$36.59	\$37.37	\$18.41	\$81.17	\$8.78	\$33.44	4%	\$873.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

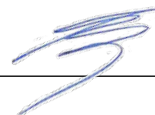
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00245**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 12**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 787.36 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 30.64** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 818.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
12		\$787.36	\$36.59	\$37.37	\$28.59	\$89.95	\$40.53	\$30.64	4%	\$818.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

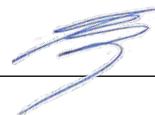
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00247**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 13**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 496.51 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 19.49** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 516.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
13		\$496.51	\$36.59	\$37.37	\$14.37	\$59.49	\$8.78	\$19.49	4%	\$516.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00248**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

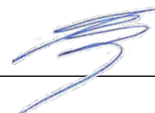
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00249**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 14**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 794.09 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 30.91** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 825.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
14		\$794.09	\$36.59	\$37.37	\$29.67	\$45.94	\$53.65	\$30.91	4%	\$825.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00250**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

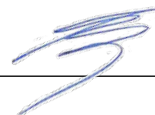
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00251**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 15**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 638.2 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 24.8** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 663.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
15		\$638.2	\$36.59	\$37.37	\$34.59	\$280.73	\$40.53	\$24.8	4%	\$663.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00252**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

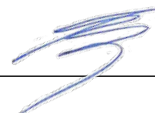
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00253**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 16**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 870.73 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 34.27 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 905.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
16		\$870.73	\$36.59	\$37.37	\$7.86	\$152.63	\$40.53	\$34.27	4%	\$905.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

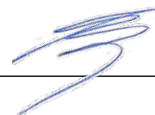
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00255**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 17**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 990.97 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.03** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1030.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
17		\$990.97	\$36.59	\$37.37	\$38.90	\$89.24	\$73.33	\$39.03	4%	\$1030.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

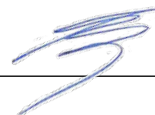
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025      Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00257**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

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### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 18**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 964.75 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 38.25** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1003.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
18		\$964.75	\$36.59	\$37.37	\$40.20	\$525.39	\$60.21	\$38.25	4%	\$1003.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00258**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

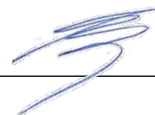
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00259**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 19**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 1231.5 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 48.5** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1280.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
19		\$1231.5	\$36.59	\$37.37	\$38.90	\$143.83	\$73.33	\$48.50	4%	\$1280.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

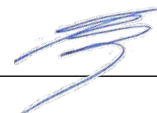
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00261**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

To the attention of:



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 20**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 750.52 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 29.48** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 780.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
20		\$750.52	\$36.59	\$37.37	\$12.35	\$30.01	\$16.98	\$29.48	4%	\$780.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00262**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

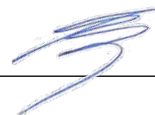
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00263**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 21**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### **Rent:**

Your current monthly rent of \$ 1027.63 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 40.37** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1068.00** (Total Rounded Down to Nearest Whole Dollar).

### **Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### **Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
21		\$1027.63	\$36.59	\$37.37	\$27.36	\$36.38	\$60.21	\$40.37	4%	\$1068.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00264**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

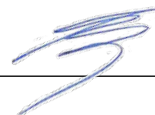
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00265**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 22**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 655.89 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 26.11** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 682.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
22		\$655.89	\$36.59	\$37.37	\$10.40	\$57.55	\$16.98	\$26.11	4%	\$682.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

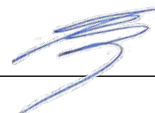
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00267**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 23**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### **Rent:**

Your current monthly rent of \$ 1243.44 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 49.56** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1293.00** (Total Rounded Down to Nearest Whole Dollar).

### **Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### **Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
23		\$1243.44	\$36.59	\$37.37	\$20.58	\$228.72	\$25.18	\$49.56	4%	\$1293.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00268**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

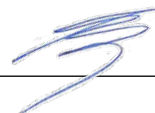
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00269**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 24**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 527.11 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 20.89 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 548.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
24		\$527.11	\$36.59	\$37.37	\$40.20	\$190.62	\$66.77	\$20.89	4%	\$548.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

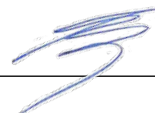
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00271**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

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### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 25**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 667.82 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 26.18** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 694.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
25		\$667.82	\$36.59	\$37.37	\$43.10	\$611.77	\$60.21	\$26.18	4%	\$694.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00272**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

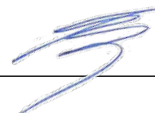
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00273**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 26**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 793.96 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 31.04** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 825.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
26		\$793.96	\$36.59	\$37.37	\$25.05	\$52.32	\$53.65	\$31.04	4%	\$825.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00274**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

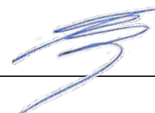
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00275**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 27**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 648.57 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 25.43** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 674.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
27		\$648.57	\$36.59	\$37.37	\$12.95	\$146.21	\$132.37	\$25.43	4%	\$674.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00276**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

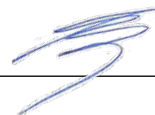
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025      Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00277**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 28**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 887.52 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 35.48** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 923.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
28		\$887.52	\$36.59	\$37.37	\$29.67	\$244.99	\$60.21	\$35.48	4%	\$923.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00278**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

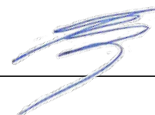
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025      Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00279**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 29**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 1054.46 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 41.54** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1096.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
29		\$1054.46	\$36.59	\$37.37	\$23.13	\$81.85	\$40.53	\$41.54	4%	\$1096.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

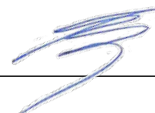
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00281**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 30**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 839.44 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 33.56** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 873.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
30		\$839.44	\$36.59	\$37.37	\$50.43	\$184.30	\$53.65	\$33.56	4%	\$873.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

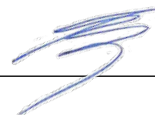
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00283**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 31**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 525.43 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 20.57 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 546.00 (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
31		\$525.43	\$36.59	\$37.37	\$29.67	\$185.31	\$25.18	\$20.57	4%	\$546.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

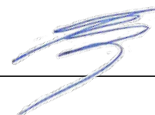
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**      **Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00285**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 32**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 801.37 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 31.63** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 833.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
32		\$801.37	\$36.59	\$37.37	\$12.35	\$327.94	\$16.98	\$31.63	4%	\$833.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

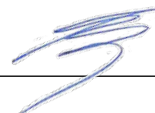
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00287**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 33**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### **Rent:**

Your current monthly rent of \$ 851.84 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 33.16** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 885.00** (Total Rounded Down to Nearest Whole Dollar).

### **Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### **Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
33		\$851.84	\$36.59	\$37.37	\$25.05	\$131.35	\$53.65	\$33.16	4%	\$885.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00288**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

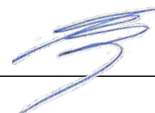
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00289**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 34**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 565.41 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 22.59** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 588.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
34		\$565.41	\$36.59	\$37.37	\$22.75	\$110.11	\$99.57	\$22.59	4%	\$588.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

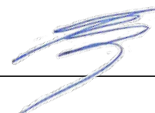
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00291**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 35**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 730.63 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 28.37 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 759.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
35		\$730.63	\$36.59	\$37.37	\$51.81	\$309.74	\$8.78	\$28.37	4%	\$759.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00292**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

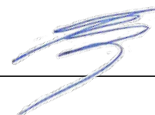
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00293**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 36**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1148.49 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 45.51** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1194.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
36		\$1148.49	\$36.59	\$37.37	\$31.48	\$205.10	\$53.65	\$45.51	4%	\$1194.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

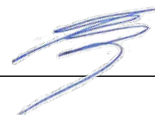
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00295**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 37**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1006.37 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.63** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1046.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
37		\$1006.37	\$36.59	\$37.37	\$51.81	\$282.36	\$60.21	\$39.63	4%	\$1046.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00296**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

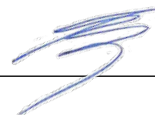
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00297**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 38**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 773.76 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 30.24** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 804.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
38		\$773.76	\$36.59	\$37.37	\$34.27	\$118.88	\$66.77	\$30.24	4%	\$804.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

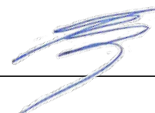
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00299**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 39**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 1003.23 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 39.77 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 1043.00 (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
39		\$1003.23	\$36.59	\$37.37	\$18.41	\$110.11	\$33.38	\$39.77	4%	\$1043.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

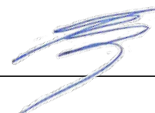
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00301**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 40**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 887.88 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 35.12** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 923.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space :	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
40		\$887.88	\$36.59	\$37.37	\$51.57	\$224.42	\$66.77	\$35.12	4%	\$923.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00302**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

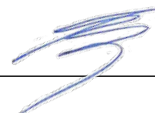
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00303**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 41**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 967.19 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 37.81** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1005.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
41		\$967.19	\$36.59	\$37.37	\$28.59	\$141.11	\$8.78	\$37.81	4%	\$1005.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

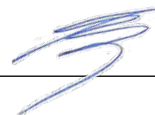
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00305**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 42**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 997.14 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.86** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1037.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
42		\$997.14	\$36.59	\$37.37	\$31.99	\$39.30	\$47.09	\$39.86	4%	\$1037.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

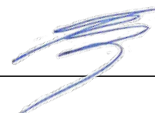
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00307**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 43**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1033.03 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 40.97** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1074.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
43		\$1033.03	\$36.59	\$37.37	\$16.39	\$126.30	\$33.38	\$40.97	4%	\$1074.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

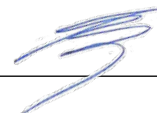
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00309**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 44**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 970.32 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 38.68** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1009.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
44		\$970.32	\$36.59	\$37.37	\$14.37	\$218.70	\$66.77	\$38.68	4%	\$1009.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

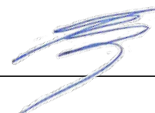
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00311**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 45**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 970.32 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 38.68** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1009.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
45		\$970.32	\$36.59	\$37.37	\$8.31	\$69.25	\$16.98	\$38.68	4%	\$1009.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00312**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

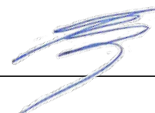
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00313**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 46**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 925.67 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 36.33** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 962.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
46		\$925.67	\$36.59	\$37.37	\$20.44	\$202.51	\$40.53	\$36.33	4%	\$962.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

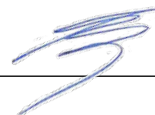
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00315**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 47**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 565.41 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 22.59 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 588.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
47		\$565.41	\$36.59	\$37.37	\$31.48	\$176.13	\$47.09	\$22.59	4%	\$588.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

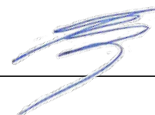
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00317**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 48**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 791.56 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 31.44** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 823.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
48		\$791.56	\$36.59	\$37.37	\$38.90	\$222.74	\$47.09	\$31.44	4%	\$823.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00318**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

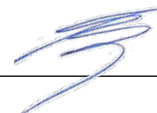
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00319**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

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### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 49**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 801.68 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 31.32** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 833.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
49		\$801.68	\$36.59	\$37.37	\$34.39	\$68.64	\$47.09	\$31.32	4%	\$833.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

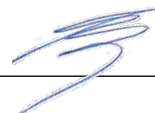
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00321**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 50**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 743.95 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 29.05** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 773.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
50		\$743.95	\$36.59	\$37.37	\$23.13	\$126.20	\$33.38	\$29.05	4%	\$773.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00322**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

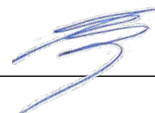
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00323**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 51**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1079.64 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 42.36** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1122.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
51		\$1079.64	\$36.59	\$37.37	\$75.04	\$247.47	\$53.65	\$42.36	4%	\$1122.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

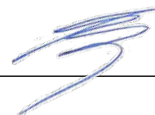
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**      **Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00325**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 52**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1018.31 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 40.69** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1059.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
52		\$1018.31	\$36.59	\$37.37	\$86.65	\$241.58	\$138.93	\$40.69	4%	\$1059.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00326**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

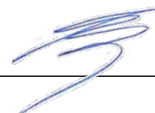
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00327**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 53**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 875.46 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 34.54** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 910.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
53		\$875.46	\$36.59	\$37.37	\$10.40	\$141.54	\$33.38	\$34.54	4%	\$910.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

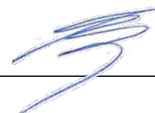
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00329**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

To the attention of:



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 54**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 980.74 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 38.26** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1019.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
54		\$980.74	\$36.59	\$37.37	\$34.39	\$138.55	\$47.09	\$38.26	4%	\$1019.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

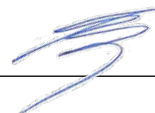
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00331**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 55**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### **Rent:**

Your current monthly rent of \$ 839.67 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 33.33** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 873.00** (Total Rounded Down to Nearest Whole Dollar).

### **Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### **Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
55		\$839.67	\$36.59	\$37.37	\$42.72	\$263.58	\$53.65	\$33.33	4%	\$873.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00332**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

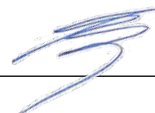
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00333**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

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**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 56**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 770.49 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 30.51** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 801.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
56		\$770.49	\$36.59	\$37.37	\$43.10	\$564.03	\$106.13	\$30.51	4%	\$801.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

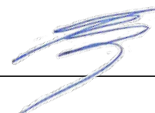
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00335**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 57**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1006.37 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.63** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1046.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
57		\$1006.37	\$36.59	\$37.37	\$10.40	\$37.10	\$8.78	\$39.63	4%	\$1046.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

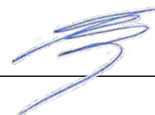
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00337**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 58**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 941.12 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 36.88** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 978.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
58		\$941.12	\$36.59	\$37.37	\$29.67	\$385.94	\$79.89	\$36.88	4%	\$978.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

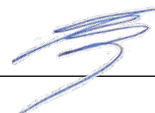
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00339**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 59**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### **Rent:**

Your current monthly rent of \$ 844.73 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 33.27 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 878.00 (Total Rounded Down to Nearest Whole Dollar).

### **Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### **Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
59		\$844.73	\$36.59	\$37.37	\$37.30	\$270.56	\$47.09	\$33.27	4%	\$878.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00340**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

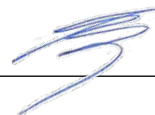
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00341**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 60**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 813.79 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 32.21 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 846.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
60		\$813.79	\$36.59	\$37.37	\$25.68	\$109.58	\$33.38	\$32.21	4%	\$846.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

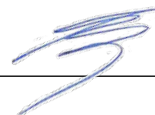
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00343**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 61**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 850.9 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 33.1 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 884.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
61		\$850.90	\$36.59	\$37.37	\$69.23	\$241.58	\$86.45	\$33.10	4%	\$884.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00344**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

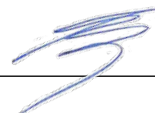
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00345**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 62**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 794.34 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 31.66** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 826.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
62		\$794.34	\$36.59	\$37.37	\$66.58	\$109.44	\$73.33	\$31.66	4%	\$826.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

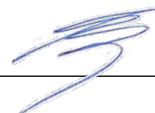
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00347**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 63**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 997.75 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.25** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1037.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
63		\$997.75	\$36.59	\$37.37	\$27.36	\$117.54	\$60.21	\$39.25	4%	\$1037.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

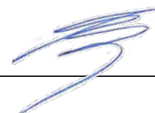
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00349**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

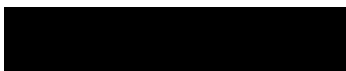
Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

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### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 64**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1231.5 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 48.5** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1280.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
64		\$1231.50	\$36.59	\$37.37	\$18.04	\$81.85	\$16.98	\$48.50	4%	\$1280.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

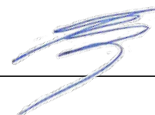
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00351**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 65**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1006.2 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.8** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1046.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
65		\$1006.20	\$36.59	\$37.37	\$23.13	\$77.59	\$33.38	\$39.80	4%	\$1046.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

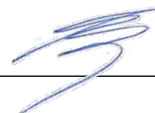
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00353**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 66**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 604.58 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 23.42 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 628.00 (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
66		\$604.58	\$36.59	\$37.37	\$7.86	\$46.89	\$8.78	\$23.42	4%	\$628.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

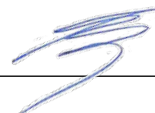
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00355**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 67**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 565.41 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 22.59 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 588.00 (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
67		\$565.41	\$36.59	\$37.37	\$28.59	\$289.34	\$40.53	\$22.59	4%	\$588.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

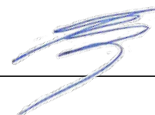
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00357**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 68**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 526.58 that is payable on or before the 1<sup>st</sup> day of each month will increase by \$ 20.42 based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of \$ 547.00 (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
68		\$526.58	\$36.59	\$37.37	\$0.21	\$48.88	\$16.98	\$20.42	4%	\$547.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

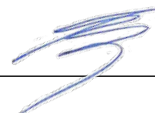
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00359**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 69**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 916.68 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 36.32** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 953.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
69		\$916.68	\$36.59	\$37.37	\$45.82	\$349.87	\$33.38	\$36.32	4%	\$953.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

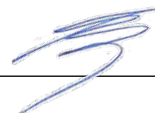
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00361**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 70**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 925.67 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 36.33** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 962.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
70		\$925.67	\$36.59	\$37.37	\$46.00	\$117.67	\$73.33	\$36.33	4%	\$962.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00362**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

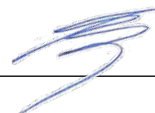
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00363**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 71**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 1039.25 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 40.75** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1080.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
71		\$1039.25	\$36.59	\$37.37	\$18.41	\$459.12	\$33.38	\$40.75	4%	\$1080.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

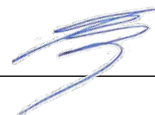
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00365**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 72**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1102.48 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 43.52** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1146.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
72		\$1102.48	\$36.59	\$37.37	\$31.10	\$109.14	\$40.53	\$43.52	4%	\$1146.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

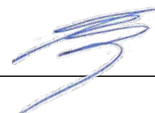
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00367**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 73**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 900.88 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 35.12** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 936.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
73		\$900.88	\$36.59	\$37.37	\$14.37	\$100.92	\$40.53	\$35.12	4%	\$936.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00368**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

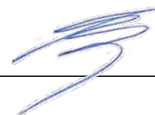
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00369**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 74**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 743.38 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 29.62** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 773.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
74		\$743.38	\$36.59	\$37.37	\$22.75	\$298.95	\$40.53	\$29.62	4%	\$773.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00370**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

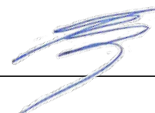
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00371**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 75**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1053.38 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 41.62** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1095.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
75		\$1053.38	\$36.59	\$37.37	\$153.42	\$109.58	\$25.18	\$41.62	4%	\$1095.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00372**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

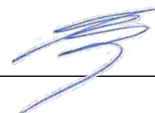
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00373**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**

**2907 S Santa Fe Ave, Space 76**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 819.49 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 32.51** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 852.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
76		\$819.49	\$36.59	\$37.37	\$31.99	\$163.05	\$8.78	\$32.51	4%	\$852.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00374**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

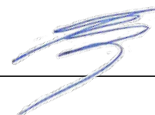
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**      **Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00375**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 77**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 951.28 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 37.72** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 989.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
77		\$951.28	\$36.59	\$37.37	\$15.50	\$97.21	\$25.18	\$37.72	4%	\$989.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

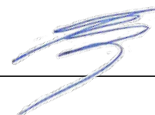
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00377**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 78**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 698.72 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 27.28** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 726.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
78		\$698.72	\$36.59	\$37.37	\$0.21	\$51.16	\$8.78	\$27.28	4%	\$726.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

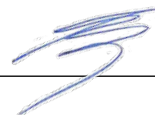
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00379**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 79**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 882.99 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 35.01** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 918.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
79		\$882.99	\$36.59	\$37.37	\$36.58	\$69.59	\$60.21	\$35.01	4%	\$918.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

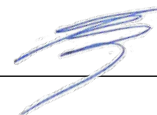
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00381**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

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### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 80**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1006.35 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.65** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1046.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
80		\$1006.35	\$36.59	\$37.37	\$18.04	\$126.20	\$16.98	\$39.65	4%	\$1046.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00382**

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

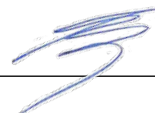
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00383**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

---

## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 81**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1142.05 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 44.95** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1187.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
81		\$1142.05	\$36.59	\$37.37	\$69.23	\$609.09	\$40.53	\$44.95	4%	\$1187.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

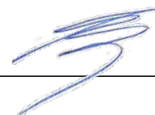
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00385**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 82**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 967.19 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 37.81** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1005.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
82		\$967.19	\$36.59	\$37.37	\$89.55	\$514.12	\$79.89	\$37.81	4%	\$1005.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

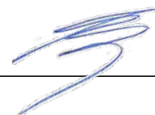
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00387**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

Office: (858)481-3081 Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

**To the attention of:**



& all others in possession of the premises commonly known as

**Springdale Estates**  
**2907 S Santa Fe Ave, Space 83**  
San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

**Rent:**

Your current monthly rent of \$ 1256.92 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 50.08** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1307.00** (Total Rounded Down to Nearest Whole Dollar).

**Utilities:**

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

**Information Required by San Marcos Ordinance:**

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
83		\$1256.92	\$36.59	\$37.37	\$23.13	\$143.24	\$33.38	\$50.08	4%	\$1307.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

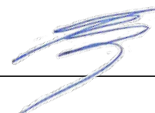
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00389**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 84**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1281.59 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 50.41** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1332.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
84		\$1281.59	\$36.59	\$37.37	\$36.58	\$465.85	\$33.38	\$50.41	4%	\$1332.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00391**

# Kleege Enterprises

12625 High Bluff Drive Suite. 310

San Diego, CA 92130

Office: (858)481-3081

Fax: (858)481-2674

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## Notice of Change: Terms of Tenancy

---

### To the attention of:



& all others in possession of the premises commonly known as

### Springdale Estates

**2907 S Santa Fe Ave, Space 85**

San Marcos, CA 92069

You are notified that pursuant to Civil Code Section 798.30 & the City of San Marcos Rent Stabilization Ordinance, that **90** days after service upon receiving this notice or on **01/01/2026**, whichever is later, the terms of your tenancy at the above designated premises shall be changed as follows:

### Rent:

Your current monthly rent of \$ 1000.08 that is payable on or before the 1<sup>st</sup> day of each month will increase by **\$ 39.92** based on the San Diego-Carlsbad-San Marcos CPI on 08/12/2025 of 4% for a new rent of **\$ 1040.00** (Total Rounded Down to Nearest Whole Dollar).

### Utilities:

No changes. The fixed fee and submetered monthly utility rates which are payable on or before the 1<sup>st</sup> day of each month will continue in addition to rent.

### Information Required by San Marcos Ordinance:

The current rent, separately billed fees and charges, the dollar amount of the rent increase, the new rent, the space to which the increase applies, and the names of the tenant at that space is as follows:

Space:	Name:	09/25 Rent:	Sewer:	Trash:	Gas:	Electric:	Water:	01/01/25 Increase:	Increase %:	01/01/25 Rent:
85		\$1000.08	\$36.59	\$37.37	\$23.13	\$55.85	\$40.53	\$39.92	4%	\$1040.00

The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership.

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner is required by the Ordinance to appoint a representative. The name, address, telephone, and email of the park owner's representative are as follows:

George Gregory  
Director of Residential Management  
Kleege Enterprises  
12625 High Bluff Dr #310  
San Diego, CA 92130  
(858) 481-3081 x104  
george@kleege.com

In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants timely file a complete petition, the park manager will propose a date and time to meet at the park clubhouse to discuss the 4% rent increase.

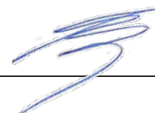
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization Ordinance or County of San Diego or State of California laws.

CC: Phil Scollick  
City Clerk, City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
pscollick@san-marcos.net

*Except as herein provided, all other terms of your tenancy shall remain in full force and effect. **This notice supersedes any prior notice.***

**Date: 09/25/2025**

**Agent for Owner:**



Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

**SM 00393**

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**From:** TIM SHEAHAN <[tpsheahan@cox.net](mailto:tpsheahan@cox.net)>  
**Sent:** Thursday, April 23, 2026 5:00 PM  
**To:** Jill Maland <[jsm@lfap.com](mailto:jsm@lfap.com)>  
**Subject:** Re: Springdale Rent Review Hearing - Prior Rent Increases

[Caution] External source

Thanks Jill,

I received a few attachments but they appear to be the same, both 13.8 Mb and labeled Bates SM 00001 - SM 00062.

I can confirm Springdale residents have received annual increases since 2010, with many years at full CPI and 75% CPI in more recent years, including the 01/01/2025 rent increase of 2.625% that was tied to the July 2024 annual CPI of 3.5%. Even at the 75% of CPI, we still had concerns with the widening rent disparity and I had some assurance from the previous management company that they would consider alternatives that were more equitable. Also, many on leases had higher than CPI annual rent increases or large vacancy rent increases in prior years.

Only two home sites have not been impacted by long-term leases, space 4 and 66 for which the rents in 2010 were \$424.56 and could be a valid and fair base year for annual 75% CPI rent increases in subsequent years that could establish a just and reasonable space rent for all residents today.

I am currently in northern Idaho without full Internet access. I just saw your message this afternoon. If something urgent comes up, feel free to text me at 760.521.2490.

Tim S.

On Tuesday, April 21, 2026 at 02:26:53 PM PDT, Jill Maland <[jsm@lfap.com](mailto:jsm@lfap.com)> wrote:

Hi Tim,

I just sent out the below message. Yours bounced back to me with an error message. I am guessing it may have been too large. I am resending the attachments separately.

**JILL D.S. MALAND, SENIOR COUNSEL**  
LOUNSBERY FERGUSON ALTONA & PEAK  
T: 760-743-1226 EXT. 109

The information contained in this electronic mail transmission is confidential and intended to be sent only to the stated recipient of the transmission. It may therefore be protected from unauthorized use or dissemination by the attorney-client and/or attorney work-product privileges. If you are not the intended recipient

or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution or copying of this communication is strictly prohibited. You are also asked to notify us immediately by telephone and to delete this transmission with any attachments and destroy all copies in any form. Thank you in advance for your cooperation.

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that, to the extent this communication (or any attachment) addresses any tax matter, it was not written to be (and may not be) relied upon to (i) avoid tax-related penalties under the Internal Revenue Code, or (ii) promote, market or recommend to another party any transaction or matter addressed herein (or in any such attachment).

---

**From:** Jill Maland  
**Sent:** Tuesday, April 21, 2026 2:18 PM  
**To:** George Gregory <[george@kleege.com](mailto:george@kleege.com)>; 'TIM SHEAHAN' <[tpsheahan@cox.net](mailto:tpsheahan@cox.net)>  
**Cc:** Bruce Kleege <[bruce@kleege.com](mailto:bruce@kleege.com)>; Michael Valadez <[michael@kleege.com](mailto:michael@kleege.com)>; Weston Doyle <[weston@kleege.com](mailto:weston@kleege.com)>; 'Phil Scollick' <[pscollick@sanmarcosca.gov](mailto:pscollick@sanmarcosca.gov)>; Sylvia Daniels <[sdaniels@sanmarcosca.gov](mailto:sdaniels@sanmarcosca.gov)>; Helen Peak <[hhp@lfap.com](mailto:hhp@lfap.com)>  
**Subject:** Springdale Rent Review Hearing - Prior Rent Increases

Gentlemen,

The Commission consultants have requested information regarding prior increases at the park. We provided them with documents we had in the City's files related to increases during the period 2018-2025. Those documents (redacted for privacy purposes) are attached to this email. If you have any differing information or issues with these documents, please let us know by April 23<sup>rd</sup>. One specific question that has arisen relates to the increase notice that was sent out on September 25, 2025. The notice states, "The last rent increase for the rent-controlled spaces at the park became effective on January 1, 2024, per documentation provided by prior park ownership." However, the attached documents Bates-stamped SM00222-00225 indicate there was a 2.625% increase effective January 1, 2025. We would appreciate any additional information either of you may be able to provide to address this discrepancy.

Thank you,  
Jill

**JILL D.S. MALAND, SENIOR COUNSEL**  
LOUNSBERY FERGUSON ALTONA & PEAK  
T: 760-743-1226 EXT. 109

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Tim Sheahan

2907 South Santa Fe Avenue/Space 2 San Marcos, CA 92069 ph:(760) 727-4495 email:tpsheahan@cox.net

October 26, 2025



**PERSONALLY DELIVERED**

San Marcos Mobilehome Rent Review Commission/City Clerk  
San Marcos City Hall  
1 Civic Center Drive  
San Marcos, CA 92069

**RE: Springdale Estates Rent Review petition/Tenant Representative Certification**

To whom this concerns,

Please take note of the attached completed Mobilehome Park Rent Review Petition signed by tenants of Springdale Estates MH park in San Marcos, contesting the noticed January 1, 2026 rent increase received on, or after, September 27, 2025. Also note that by signing, 100% of signors accepted and certified me to serve as the designated representative for tenants who are subject to the pending rent review proceedings.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Sheahan".

Tim Sheahan  
Springdale Estates Tenant Representative



October 31, 2025

Michael Valadez  
Property Manager  
Kleege Enterprises  
12625 High Bluff Drive Suite. 310  
San Diego, CA 92130

SUBJECT: Rent Review Petition – Springdale Estates MHP – January 1, 2026 Rental Adjustment

Dear Mr. Valadez:

This letter is to advise that the Rent Review Petition received in my office on October 27, 2025 from the Springdale Estate residents affected by the January 1, 2026 increase has been verified. The subject petition contained sufficient signatures to forward the petition to the City Council for purposes of scheduling a hearing date before the Mobilehome Rent Review Commission in accordance with Section 16.16.060(c)(2) of the San Marcos Municipal Code. The results of the verification process are as follows:

<b>Number of Signatures Submitted</b>	<b>64</b>
<b>Number of Signatures Deemed Sufficient - Petition Review</b>	<b>47</b>
<b>Number of Signatures Disqualified*</b>	<b>17</b>
<b>Number of Exempt Spaces (As indicated by Park Mgmt)</b>	<b>1</b>
<b>Number of Spaces Affected by Rent increase</b>	<b>84</b>
<b>Number of Signatures Required (&gt;50% of 84)</b>	<b>43</b>
<b>Percentage of Spaces Requesting Hearing</b>	<b>56%</b>

\*Disqualified signatures did not match registered owner on rent roll.

If you have any questions, please feel free to give me a call at (760) 744-1050, ext. 3105.

Sincerely,

Phillip Scollick  
City Clerk

cc: City Manager  
City Attorney  
Housing & Neighborhood Services Director

## RESOLUTION NO. MHP 2022-49

### A RESOLUTION OF THE SAN MARCOS MOBILE HOME RENT REVIEW COMMISSION GRANTING SAN MARCOS MOBILE ESTATES A MONTHLY SPACE RENT INCREASE

WHEREAS, San Marcos Mobile Estates is a 267-space mobile home park in San Marcos, with mobile homes located on 264 spaces (“Park”); and

WHEREAS, on September 29, 2021, Park owner Centinela Investments, Ltd. (“Park Owner”), notified Park tenants of a proposed space rent increase for all 264 spaces, in the amount of 8.21%, to be effective January 1, 2022 (the “Notice”); and

WHEREAS, on October 19, 2021, the Park tenants timely filed a petition with the City in the appropriate format pursuant to the provisions of Chapter 16.16 of the City of San Marcos Municipal Code (“Chapter 16.16”) to request review of the proposed increase by the San Marcos Rent Review Commission (the “Commission”), and thereafter certified by the City Clerk as containing the required minimum number of signatures of affected tenants (“Petition”), which was the first notification the City received of the proposed increase; and

WHEREAS, on October 27, 2021, the City notified the Park Owner that it had failed to timely file the Notice with the City, as required by Chapter 16.16, that any rent increase to be implemented pursuant to the Notice could not go into effect prior to 90 days from the date the Notice was provided to the City, the earliest date that the proposed increase could go into effect would be January 25, 2022, and that the proposed increase was stayed due to the filing of the Petition; and

WHEREAS, pursuant to the provisions of Resolution 2009-7274, by which revised procedures were adopted for Commission proceedings (“Procedures”), representatives of the Park Owner and tenants submitted briefs for the Commission’s consideration in connection with the hearing on the Petition, and mutually agreed to

certain modifications to those Procedures with respect to the hearing date and associated scheduling; and

WHEREAS, the Commission conducted a hearing on the Petition on April 5, 2022, in accordance with Chapter 16.16 and the Procedures; and

WHEREAS, during the April 5, 2022 hearing, the Commission, having reviewed prior submissions, heard sworn testimony, and received additional documentary evidence from interested parties, including: (a) Thomas Casparian, an authorized representative of the Park Owner; (b) John Mosher, the Tenant Representative; (c) Dr. Kenneth Baar, PhD., a fair return expert, on behalf of the Commission staff; (d) Isaac Etchamendy, the Development Services Director and City Engineer; and (e) various members of the public, including tenants of the Park; and

WHEREAS Chapter 16.16, section 16.16.070(g), provides, in part, that the Park Owner shall bear the burden of proving by a preponderance of the evidence that a proposed space rent increase is reasonable and necessary to enable it to receive a just and reasonable return on its investment; and

WHEREAS, Section 16.16.070(g) establishes the following seven (7) non-exclusive factors for the Commission's consideration in evaluating the proposed space rent increase:

*(1) Changes in the mobilehome parkowner's gross income from the operation of the mobilehome park;*

*(2) Changes in the reasonable operating expenses relating to the operation of the mobilehome park;*

*(3) Whether the proposed rent increase will result in an increase in net income to the parkowner from the operation of the park;*

*(4) Changes in the Consumer Price Index ("CPI") for the time period since the last rent increase;*

*(5) Changes in the services, amenities, maintenance and condition of the mobilehome park and the extent to which the rent increase is necessary to provide the*

*services or amenities or to insure maintenance and good operating condition of the park;*

*(6) The extent to which the rent increase is necessary to pay for capital improvements, and the amount of money allocated by the owner to a capital improvement or maintenance fund, along with the parkowner's budget for maintenance, care and capital improvements for the park; and,*

*(7) The extent to which the landlord [parkowner] receives net income from fees or charges for utilities, or incidental fees or charges for services billed separately from rent.*

WHEREAS, at the April 5, 2022 hearing, the Commission deliberated upon the testimony and evidence presented, and continued the hearing to April 12, 2022; and

WHEREAS, after further deliberation at the continued hearing, the Commission came to a determination on a space rent increase in an amount that would allow the Park Owner to receive a just and reasonable return on its investment and that was consistent with Dr. Baar's recommendations; and

WHEREAS, section 1.b. of the Procedures provides that, if the Commission approves a rent increase, that increase shall become effective as soon as the resolution approving the decision is signed.

NOW, THEREFORE, the Mobilehome Rent Review Commission of the City of San Marcos resolves:

1. The foregoing recitations are true and correct and are incorporated into the Commission's findings set forth below.

2. To the extent the parties agreed to modifications to the Procedures with respect to the hearing date and briefing schedule, the Commission waives those provisions of the Procedures and accepts the modifications.

3. Based on the documents and sworn testimony submitted by the Park Owner and its representative, the tenants and their representative, and the Commission staff and consultants, the Commission makes the following findings:

A. San Marcos Mobile Estates, owned by Centinela Investments, Ltd., is a

mobile home park with 264 rental spaces located at 1145 E. Barham Drive, San Marcos, California.

B. On September 29, 2021 the Park Owner provided the tenants with a notice of monthly rent increases of 8.21% to commence January 1, 2022 for the 264 spaces in the Park which were subject to rent regulation under the Ordinance.

C. On October 19, 2021, San Marcos received a Petition from the San Marcos Mobile Estates tenants seeking a hearing to review the rent increase before the Mobilehome Rent Review Commission.

D. On October 27, 2022, the San Marcos City Attorney notified the Park Owner that its rent increase notice was not properly issued because San Marcos Municipal Code section 16.16.055 requires that the City receive the rent increase Notice at the same time the Notice is given to tenants, which did not occur, and that because the City did not receive the rent increase Notice until October 27, 2021, the earliest date that the rent increase could go into effect is January 25, 2022.

E. On October 28, 2022, the City Clerk certified that the tenants' Rent Review Petition had been signed by a majority of the affected tenants, in accordance with Chapter 16.16, section 16.16.060(c)(2).

F. On mutual agreement of both the Park Owner and the tenants, the Commission rescheduled the original hearing date to April 5, 2022, and modified certain procedural requirements under the Procedures.

G. On March 1, 2022, the Park Owner filed its "Application for Rent Increase," setting forth its justifications for the proposed space rent increase (the "Application"), which was made a part of the record and considered by the Commission at the hearing.

H. On March 14, 2022, the San Marcos Mobile Estates Home Owners Association filed their Written Response, which was made a part of the record and considered by the Commission at the hearing.

I. On March 15, 2022, City personnel conducted an inspection of the Park

and prepared a report, dated March 17, 2022, summarizing their observations, which was made a part of the record and considered by the Commission at the hearing.

J. On March 18, 2022, the Commission's fair return expert, Dr. Kenneth Baar filed his Analysis of the San Marcos Mobile Estates Rent Increase Application, which was made a part of the record and considered by the Commission at the hearing.

K. On March 28, 2022, the Park Owner filed its Rebuttal, which was made a part of the record and considered by the Commission at the hearing.

L. On March 31, 2022, the tenants filed their Rebuttal, which was made a part of the record and considered by the Commission at the hearing.

M. The Commission heard and considered testimony from the Park Owner's representative, the tenants' representative, Dr. Baar, Mr. Etchamendy, and numerous tenants and members of the public at the hearing.

N. On April 26, 2022, the Commission reconvened to continue the hearing after receiving additional information from the Park Owner and tenants.

O. At the hearing the Commission received additional comments from the Park Owner regarding the Park Owner's intent to replace only a portion of the roads, rather than all roads as was previously represented.

P. At the hearing, the Commission also heard from Dr. Baar who opined that, in light of the Park Owner's scaled-back road repair plan, the Commission had the discretion to consider a range of CPI increases from 75% to 100%.

Q. The Commission also determines that maintenance and repair issues which are material and significant in nature exist at the Park, further supporting a decrease in the CPI adjustment. to 75%.

4. Based on the evidence in the record of these proceedings and on the findings and conclusions set forth above, the Commission finds and determines that the Park Owner shall be entitled to increase the space rent for the 264 spaces affected by the Notice, in the amount of:

a. Effective as of the date this resolution is signed: 75% of the 8.21%

increase in the Consumer Price Index from July 2019 to July 2021; and

b. The above increase is necessary to ensure the Park Owner a reasonable return on its investment, as analyzed in Dr. Baar's report and testimony, evidence presented during the hearing, Chapter 16.16, and other applicable state and local law.

PASSED AND APPROVED at a special meeting of the San Marcos Rent Review Commission held on the 26th day of April 2022, by the following roll call vote.

AYES: COMMISSIONERS: JENKINS, MUSGROVE, NUÑEZ, JONES

NOES: COMMISSIONERS: WALTON

ABSENT: COMMISSIONERS: NONE



Rebecca D. Jones, Chair  
Mobilehome Rent Review Commission  
City of San Marcos

ATTEST:



Phillip Scollick, Commission Clerk  
Mobilehome Rent Review Commission  
City of San Marcos