

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:

Timothy Sheahan

& 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 1st 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 1st 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	Timothy Sheahan	\$707.97	\$36.59	\$37.37	\$0.21	\$22.58	\$8.78	\$28.03	4%	\$736.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

SM 00226

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.

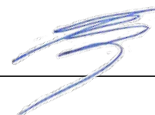
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization 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