

From: [George Gregory](#)
To: [Jill Maland](#); [Phil Scollick](#); [Helen Peak](#)
Cc: [TIM SHEAHAN](#); [Michael Valadez](#); [Weston Doyle](#)
Subject: Springdale financials prior
Date: Thursday, March 12, 2026 6:37:53 PM
Attachments: [Outlook-eztoemeh.png](#)
[Springdale four years financial with cashflow.zip](#)

[Caution] External source

Jill,

After requesting this information on the 22nd of February I have received the financials and a closing statement. I have the prior four years and a final closing statement showing the price of the park. I'm throwing in the cashflow statement I can produce for the entire property, but it is for May of 25 through December not exactly a full year as I assume you really wanted.

I know this is after the submission date, and I know you do not have to accept it, but I just received it, and in the interest of transparency I am providing what I just received.

Let me know if you need or want anything else.



George Gregory

*Director of Residential
Management*

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Kleege Enterprises

12625 High Bluff Drive

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San Diego, CA 92130

PO 00143

From: [George Gregory](#)
To: [Jill Maland](#)
Cc: [Bruce Kleege](#); [Michael Valadez](#); [TIM SHEAHAN](#); [Helen Peak](#)
Subject: Re: Springdale Rent Review Hearing - Incomplete Park Owner Submittal
Date: Wednesday, March 11, 2026 12:07:26 PM
Attachments: [Outlook-vxsghju2.png](#)
[City of San Marcos rent increase submission 03-2026.zip](#)

[Caution] External source

Jill,

See below in red.

1. Profit and loss statements for each of the four calendar or fiscal years preceding the date of the rent increase notice, accompanied by Excel spreadsheets of those statements. **We do not have four years of financials. The prior owners cleared the property of all financial information and left just prior resident move out files. We cannot produce what we do not have.**
2. A maintenance and capital improvement budget for the current year, including projections of the useful life of each **amortized expense**. **I provided the 2026 Proposed Maintenance Schedule (Budget) and I showed a cost analysis along with a depreciated value on the proposed expense even though it is not an amortized expense of intangible assets. Amortization expense usually refers to the gradual write-off of the cost of an intangible asset over its useful life. It is a non-cash expense recorded on the income statement to allocate the asset's cost systematically, similar to depreciation for tangible assets. Common examples of intangible assets that incur amortization expense include patents, trademarks, copyrights, and goodwill. At this time, being that we have owned the property less than 1 year, the write off cost of non-cash expenses for intangible assets are nearly impossible to gage, especially with no prior profit and loss statements from prior ownership. So I did the cost analysis, and a straightlined depreciation valued over the life of the proposed tangible expense.**
3. A projected maintenance and capital improvement budget for the next (succeeding) year, including projections of the useful life of each amortized expense. **2027 Proposed Maintenance Schedule (Budget) I provided showed a cost analysis along with a depreciated value on the proposed expense even though it is not an amortized expense of intangible assets. Amortization expense usually refers to the gradual write-off of the cost of an intangible asset over its useful life. It is a non-cash expense recorded on the income statement to allocate the asset's cost systematically, similar to depreciation for tangible assets. Common examples of intangible assets that incur amortization expense include patents, trademarks, copyrights, and goodwill. At this time, being that we have owned the property less than 1 year, the write off cost of non-cash expenses for intangible assets are nearly impossible to gage, especially with no prior profit and loss statements from prior ownership. So I did the cost analysis, and a**

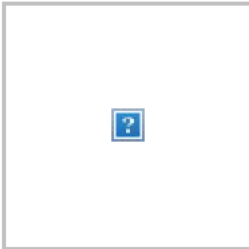
straightined depreciation valued over the life of the proposed tangable expense.

4. The Grant Deed or other written instrument transferring ownership of the property to you, along with all documentation necessary to establish the purchase price of the park. I provided the Grant Deed showing, wse own it and the ownership structure.

5. A cash flow analysis excluding pass-through amounts, accompanied by an Excel spreadsheet of that analysis. Pass-through amounts should be provided on a separate schedule. The cashflow analysis I provided were very simplistic because they are solely based on the tangable expenses on the proposed maintenace cost of each year. There is no pass through. If you are wanting a cashnflow analysis of the entire property, that is again, nearly impossible to gage, especially with no prior profit and loss statements

6. A depreciation schedule for all capital items to be **considered as a basis for the increase.** There are no capital Items to be considered as a basis for this increase. The basis for this increase is the 4% CPI. The analysis for CPI is built into the labor statistics provided..

Additionally, I have provided digital copies of the spreadsheets in excel., and the rest of the submission in a zip file. We do not have four years of Financials we have owned the property less than a year. But as stated, the only thing the increase is based on is CPI.



George Gregory

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From: Jill Maland

Sent: Tuesday, March 10, 2026 9:57 AM

To: George Gregory

Cc: Bruce Kleege ; Michael Valadez ; TIM SHEAHAN ; Helen Peak

Subject: Springdale Rent Review Hearing - Incomplete Park Owner Submittal

Dear Mr. Gregory,

I am writing regarding your recent submission to the San Marcos Mobilehome Rent Review Commission on behalf of Springdale Estates. After reviewing the materials provided, it appears that several items required under the Commission's procedures were not included.

PO 00145

As you know, the Owner's Written Submission must contain specific financial and operational documents so that residents and the Commission can meaningfully evaluate the basis for any proposed rent increase. To ensure full compliance with the procedures, please provide the following required items:

1. Profit and loss statements for each of the four calendar or fiscal years preceding the date of the rent increase notice, accompanied by Excel spreadsheets of those statements.
2. A maintenance and capital improvement budget for the current year, including projections of the useful life of each amortized expense.
3. A projected maintenance and capital improvement budget for the next (succeeding) year, including projections of the useful life of each amortized expense.
4. The Grant Deed or other written instrument transferring ownership of the property to you, along with all documentation necessary to establish the purchase price of the park.
5. A cash flow analysis excluding pass-through amounts, accompanied by an Excel spreadsheet of that analysis. Pass-through amounts should be provided on a separate schedule.
6. A depreciation schedule for all capital items to be considered as a basis for the increase.

While you provided a copy of the Grant Deed and some information regarding the proposed 2026 and 2027 maintenance, your recent submission did not include much of the required documentation listed above. Instead, it indicated that certain materials were unavailable because the prior owner did not leave financial profit and loss records or information on prior increases.

However, the Commission's procedures require that all requested items be submitted—whether through existing records or through newly prepared or reconstructed documentation, including financial statements, tax filings, bank records, vendor invoices, or any other available sources. A statement that documents are unavailable does not meet the submission requirements.

Please provide the required materials as soon as possible so that the review process may proceed in accordance with established procedures. The failure to do so may result in the Commission deeming the application incomplete, ordering the submission of the required documents, and continuing the hearing.

Thank you for your prompt attention to this matter.

Jill D.S. Maland, Senior Counsel

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From: [George Gregory](#)
To: [Jill Maland](#)
Cc: [Bruce Kleege](#); ["TIM SHEAHAN"](#); [Michael Valadez](#); [Weston Doyle](#); ["Phil Scollick"](#); [Helen Peak](#)
Subject: Re: Springdale Rent Review Hearing Date Change
Date: Thursday, April 9, 2026 7:59:32 PM
Attachments: [image001.png](#)
[Outlook-nl3eidlx.png](#)
[P&L 2022 Springdale Estates - Copy.xlsx](#)
[Springdale 2025 P&L12 Month Statement spring Cash.xlsx](#)

[Caution] External source

Jill,

I see your email came in yesterday at 5pm I am sorry I did not see it until now. As requested, I have attached Springdale 2022 in excel. I have also attached our 12-month P&L in excel in which is a partial because we did not own it for all of 2025. Let me know if there is anything else required.



George Gregory

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From: Jill Maland <jsm@lfap.com>
Sent: Wednesday, April 8, 2026 5:01 PM
To: George Gregory <george@kleege.com>
Cc: Bruce Kleege <bruce@kleege.com>; 'TIM SHEAHAN' <tpsheahan@cox.net>; Michael Valadez <michael@kleege.com>; Weston Doyle <weston@kleege.com>; 'Phil Scollick' <pscollick@sanmarcosca.gov>; Helen Peak <hhp@lfap.com>
Subject: RE: Springdale Rent Review Hearing Date Change

Mr. Gregory,

PO 00148

The City's consultants have informed us the Springdale's submittal did not include its 2025 Profit and Loss statement and that the 2022 statement was not provided in an Excel format. Please provide these at your earliest convenience.

Thank you,
Jill

JILL D.S. MALAND, SENIOR COUNSEL
LOUNSBERY FERGUSON ALTONA & PEAK
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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.

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Profit & Loss 12 Month Recap

Properties: SPRINGDALE ESTATES, TRS SPRINGDALE

Period Range: January 2022 - December 2022 (accrual basis)

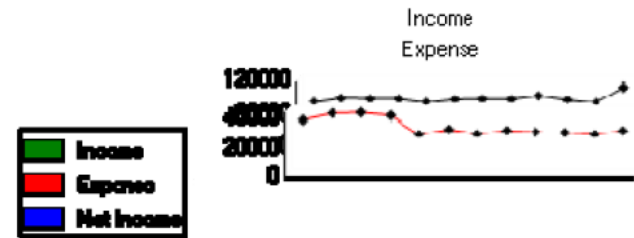
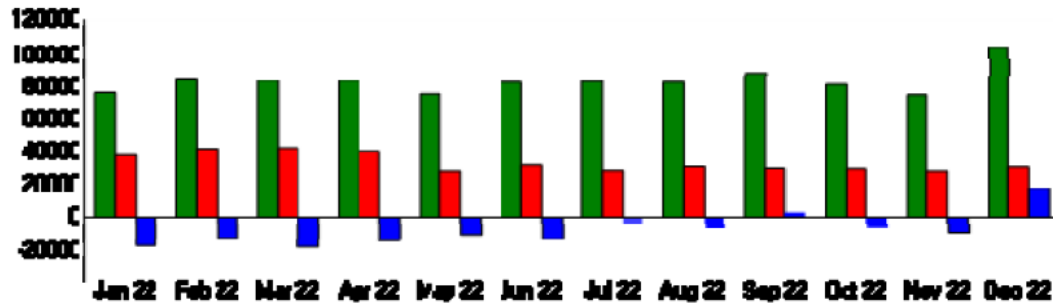
	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
INCOME													
41000 Rental Income													
410020 Market Rent	92,820.00	92,820.00	92,820.00	92,820.00	92,820.00	93,771.78	92,820.00	92,820.00	94,657.92	90,982.08	92,820.00	92,820.00	1,114,791.78
410030 Loss to Lease	-28,191.59	-25,945.20	-25,945.20	-25,945.20	-27,037.20	-25,863.91	-25,945.20	-25,059.06	-25,945.20	-26,459.29	-25,573.15	-25,573.15	-313,483.35
41000 Total Rental Incc	64,628.41	66,874.80	66,874.80	66,874.80	65,782.80	67,907.87	66,874.80	67,760.94	68,712.72	64,522.79	67,246.85	67,246.85	801,308.43
43000 Other Income													
431050 Dry Storage Sp	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
431100 Late Fee	0.00	0.00	0.00	0.00	0.00	650.00	1,700.00	-250.00	475.00	1,100.00	550.00	325.00	4,550.00
431190 NSF Fees	0.00	0.00	0.00	25.00	25.00	25.00	0.00	25.00	0.00	0.00	0.00	0.00	100.00
431250 Cable TV Incon	0.00	0.00	1,014.38	0.00	0.00	1,013.64	0.00	0.00	1,057.11	0.00	0.00	1,039.34	4,124.47
431310 Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.06	0.00	0.00	1.06
43000 Total Other Incoi	375.00	375.00	1,389.38	400.00	400.00	2,063.64	2,075.00	150.00	1,907.11	1,476.06	925.00	1,739.34	13,275.53
44000 Utility Income													
440010 Electric Billing I	7,166.20	11,067.98	8,794.59	7,655.69	8,337.02	8,372.41	8,921.98	10,975.05	17,049.84	12,173.15	4,225.42	8,164.22	112,903.55
440020 Water Billing In	2,149.88	2,936.55	2,651.01	2,588.72	2,754.90	2,957.76	2,813.09	2,591.95	3,141.90	3,010.22	2,841.11	2,973.69	33,410.78
440030 Trash Billing In	2,148.83	1,876.56	1,876.56	1,831.88	1,898.90	1,854.22	1,876.56	1,809.54	1,929.48	1,929.48	1,929.48	1,929.48	22,890.97
440040 Gas Billing Incc	4,322.95	7,596.79	5,504.29	4,696.25	3,177.60	-242.89	3,125.49	2,264.92	2,377.14	2,092.78	2,561.70	3,440.40	40,917.42
440050 Sewer Billing In	3,073.56	3,110.15	3,110.15	3,036.97	3,146.74	3,073.56	3,110.15	3,000.38	3,110.15	3,110.15	2,996.27	3,110.15	36,988.38
44000 Total Utility Incoi	18,861.42	26,588.03	21,936.60	19,809.51	19,315.16	16,015.06	19,847.27	20,641.84	27,608.51	22,315.78	14,553.98	19,617.94	247,111.10
45000 Bad Debt													
450010 Bad Debt Reco	-5,094.97	-7,338.97	-5,017.30	-1,958.03	-7,269.28	-1,980.50	-4,022.72	-4,372.04	-7,362.15	-5,371.59	-5,278.47	17,470.52	-37,595.50
45000 Total Bad Debt	-5,094.97	-7,338.97	-5,017.30	-1,958.03	-7,269.28	-1,980.50	-4,022.72	-4,372.04	-7,362.15	-5,371.59	-5,278.47	17,470.52	-37,595.50
450000 Credits and Conca													
450040 Misc Credit/Rer	0.00	0.00	0.00	0.00	-150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-150.00
450030 Employee Unit	-1,316.25	-1,316.25	-1,316.25	-1,341.82	-1,341.82	-1,341.82	-1,341.82	-1,341.82	-1,341.82	-1,585.54	-1,400.68	-1,400.68	-16,386.57
450000 Total Credits ar	-1,316.25	-1,316.25	-1,316.25	-1,341.82	-1,491.82	-1,341.82	-1,341.82	-1,341.82	-1,341.82	-1,585.54	-1,400.68	-1,400.68	-16,536.57
TOTAL INCOME	77,453.61	85,182.61	83,867.23	83,784.46	76,736.86	82,664.25	83,432.53	82,838.92	89,524.37	81,357.50	76,046.68	104,673.97	1,007,562.99
EXPENSE													
51000 Sales & Marketing													
510020 Marketing Expe	57.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.15
510070 Digital Marketin	75.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.51
510100 Signage	1,398.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,398.54
51000 Total Sales & Ma	1,531.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,531.20
51500 Resident Services													
515010 Tenant Relator	335.74	68.00	68.00	68.00	68.00	0.00	204.00	0.00	68.00	68.00	68.00	68.00	1,083.74
515020 Resident Activii	0.00	0.00	0.00	0.00	132.73	0.00	144.74	0.00	0.00	0.00	0.00	87.83	365.30

	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
51500 Total Resident S	335.74	68.00	68.00	68.00	200.73	0.00	348.74	0.00	68.00	68.00	68.00	155.83	1,449.04
52000 Payroll & Benefits													
520020 Salaries -Mana	4,083.34	4,205.84	4,205.84	4,205.84	4,205.84	4,205.84	4,205.84	4,205.84	4,205.84	4,205.84	4,205.84	4,205.84	50,347.58
520050 Salaries - Main	2,864.00	2,895.00	1,680.00	1,920.00	1,920.00	1,800.00	1,515.00	1,590.00	1,920.00	1,920.00	1,920.00	1,920.00	23,864.00
520070 Salaries - Bonu	-1,231.42	1,048.92	4,089.36	763.50	763.50	763.50	763.50	763.50	-1,481.10	680.78	530.77	530.77	7,985.58
520080 Payroll Taxes	1,027.47	900.37	1,116.24	588.27	570.03	498.43	463.60	465.97	537.68	497.21	484.07	487.96	7,637.30
520090 Payroll Process	33.00	86.85	212.98	212.98	309.70	-347.96	47.06	43.98	28.51	31.40	28.89	33.67	721.06
520100 Employee Insur	330.72	331.21	331.21	331.25	342.98	383.97	383.93	384.16	384.32	384.32	391.86	392.58	4,372.51
520110 Worker Comp I	657.59	420.65	575.55	349.90	345.76	336.97	315.29	533.75	593.69	590.02	577.79	581.36	5,878.32
52000 Total Payroll & B	7,764.70	9,888.84	12,211.18	8,371.74	8,457.81	7,640.75	7,694.22	7,987.20	6,188.94	8,309.57	8,139.22	8,152.18	100,806.35
53000 R&M Master													
525020 Pool Expense	360.00	700.00	360.00	360.00	360.00	360.00	975.00	360.00	550.00	547.40	712.91	1,783.36	7,428.67
530020 Clubhouse R&M	35.13	0.00	0.00	0.00	78.49	242.26	244.96	0.00	194.78	0.00	0.00	0.00	795.62
530050 Maintenance S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	206.36	-206.36	0.00
530070 Landscaping St	0.00	0.00	85.29	40.83	0.00	86.63	0.00	0.00	0.00	0.00	0.00	0.00	212.75
530080 Safety & Secur	0.00	0.00	107.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.69
530090 Cleaning Suppl	106.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.23	0.00	0.00	0.00	193.32
530120 Pool Supplies	537.74	42.00	521.88	674.81	32.00	481.61	919.99	-204.55	814.70	0.00	614.09	0.00	4,434.27
530130 Plumbing Repa	0.00	0.00	2,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,055.00	4,005.00
530135 Plumbing - Sup	0.00	0.00	0.00	0.00	126.37	0.00	113.49	76.76	0.00	0.00	0.00	0.00	316.62
530150 Electrical Repa	0.00	0.00	0.00	1,893.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,893.94
530155 Electrical - Sup	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	206.36	206.36
530160 Meter Expense	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	1,092.00
530240 Access Gates &	0.00	0.00	0.00	0.00	787.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	787.61
530260 Tools/Equipme	0.00	0.00	213.26	43.19	396.52	-214.42	0.00	0.00	0.00	0.00	0.00	0.00	438.55
530265 Equipment Ren	0.00	0.00	0.00	0.00	40.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.94
530270 Parking & Pavir	0.00	228.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228.87
530280 Golf Carts Expe	0.00	0.00	0.00	0.00	1,174.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,174.10
530290 Painting	0.00	0.00	71.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.60
530310 Other R&M	0.00	195.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117.93	0.00	313.19
53000 Total R&M Mast	1,129.96	1,257.13	4,400.72	3,103.77	3,087.03	1,047.08	2,344.44	323.21	1,737.71	638.40	1,742.29	2,929.36	23,741.10
54000 Utility Expenses													
540020 Utilities - Electr	8,846.01	12,657.45	11,422.72	4,708.53	8,552.77	8,859.86	8,498.28	11,435.68	13,416.48	11,682.93	9,901.62	9,878.05	119,860.38
540030 Utilities - Water	3,708.77	3,450.76	4,106.98	6,144.18	3,193.40	4,444.19	4,106.84	4,750.40	4,309.25	4,501.28	4,869.77	4,631.03	52,216.85
540040 Utilities - Trash	2,094.68	2,094.68	2,094.68	3,650.00	539.36	2,012.28	2,218.28	2,053.48	2,202.24	2,202.24	2,148.46	2,252.71	25,563.09
540050 Utilities - Gas/P	3,513.52	9,834.53	7,226.80	415.93	3,247.97	-1,452.78	1,910.09	1,789.94	958.25	1,021.67	1,191.11	1,415.18	31,072.21
54000 Total Utility Expe	18,162.98	28,037.42	24,851.18	14,918.64	15,533.50	13,863.55	16,733.49	20,029.50	20,886.22	19,408.12	18,110.96	18,176.97	228,712.53
55000 Legal, Regulatory &													
550020 Legal Expense	6,090.97	1,891.50	543.70	13,433.49	0.00	7,522.50	727.50	1,872.24	0.00	122.07	-868.75	495.00	31,830.22
550050 Public Relation	30.12	30.87	1.13	31.25	31.25	31.25	31.25	35.71	35.71	35.71	35.71	35.71	365.67
55000 Total Legal, Reg	6,121.09	1,922.37	544.83	13,464.74	31.25	7,553.75	758.75	1,907.95	35.71	157.78	-833.04	530.71	32,195.89
56000 General & Admin													

	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
560080 Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
560090 Cell Phones	76.88	74.00	73.98	74.16	87.83	65.40	73.07	73.07	104.16	125.51	92.21	92.21	1,012.48
560100 Telephone & In	169.94	422.82	39.53	168.38	421.36	165.60	292.74	175.26	171.79	300.78	171.79	168.21	2,668.20
560105 Answering Ser	131.90	150.68	89.98	89.98	18.70	13.06	33.70	101.41	35.81	50.03	28.41	145.94	889.60
560130 Office Supplies	0.00	0.00	0.00	0.00	42.22	0.00	0.00	0.00	0.00	0.00	0.00	92.58	134.80
560140 Bank Charges	97.58	95.54	101.15	99.21	98.64	97.03	80.23	94.21	88.25	62.73	51.62	43.37	1,009.56
560150 Postage/Freigh	0.00	0.00	0.00	35.81	34.88	0.00	0.00	0.00	0.00	39.00	0.00	60.00	169.69
560180 Computer/Softw	28.30	26.33	40.66	22.42	22.94	23.61	25.86	24.19	25.71	31.45	28.27	31.18	330.92
560225 Copier - Printer	135.14	200.32	135.14	135.14	177.77	135.14	135.14	215.93	44.20	157.43	247.84	156.25	1,875.44
560230 Dues & Subscr	0.00	0.00	0.00	42.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.50
560235 License & Perr	2,121.00	0.00	0.00	0.00	44.00	1,147.00	0.00	0.00	424.00	82.00	495.00	10.00	4,323.00
560240 Employee Trav	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149.18	0.00	0.00	149.18
560300 Prospect Scree	23.00	0.00	0.00	23.00	0.00	34.25	34.25	0.00	0.00	0.00	0.00	0.00	114.50
56000 Total General &	2,783.74	969.69	480.44	690.60	948.34	1,681.09	674.99	684.07	993.92	998.11	1,115.14	799.74	12,819.87
TOTAL EXPENSE	37,829.41	42,143.45	42,556.35	40,617.49	28,258.66	31,786.22	28,554.63	30,931.93	29,910.50	29,579.98	28,342.57	30,744.79	401,255.98
CONTROLLABLE NOI	39,624.20	43,039.16	41,310.88	43,166.97	48,478.20	50,878.03	54,877.90	51,906.99	59,613.87	51,777.52	47,704.11	73,929.18	606,307.01
N/C EXPENSE													
57000 Insurance Expense													
570010 Insurance Prop	1,215.18	1,215.18	1,215.18	1,215.18	1,215.18	1,215.18	1,271.96	1,029.78	1,164.81	1,164.81	1,164.81	1,164.81	14,252.06
570020 Bonds, Fees	0.00	0.00	0.00	0.00	0.00	0.00	577.00	0.00	0.00	0.00	0.00	0.00	577.00
57000 Total Insurance I	1,215.18	1,215.18	1,215.18	1,215.18	1,215.18	1,215.18	1,848.96	1,029.78	1,164.81	1,164.81	1,164.81	1,164.81	14,829.06
58000 Property Tax													
580010 Property Tax E:	12,808.00	12,808.00	12,808.00	12,808.00	12,808.00	19,895.19	12,808.00	12,808.00	12,808.00	12,808.00	13,155.60	12,877.50	161,200.29
580020 Personal Prope	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.06	0.00	0.00	0.00	0.00	19.06
58000 Total Property T:	12,808.00	12,808.00	12,808.00	12,808.00	12,808.00	19,895.19	12,808.00	12,827.06	12,808.00	12,808.00	13,155.60	12,877.50	161,219.35
59000 Property Managem													
590010 % Managemen	2,476.46	2,775.64	2,666.53	2,572.28	2,520.19	2,539.34	2,623.65	2,616.34	2,906.59	2,556.97	2,439.75	2,616.10	31,309.84
59000 Total Property M	2,476.46	2,775.64	2,666.53	2,572.28	2,520.19	2,539.34	2,623.65	2,616.34	2,906.59	2,556.97	2,439.75	2,616.10	31,309.84
TOTAL N/C EXPENSE	16,499.64	16,798.82	16,689.71	16,595.46	16,543.37	23,649.71	17,280.61	16,473.18	16,879.40	16,529.78	16,760.16	16,658.41	207,358.25
NOI	23,124.56	26,240.34	24,621.17	26,571.51	31,934.83	27,228.32	37,597.29	35,433.81	42,734.47	35,247.74	30,943.95	57,270.77	398,948.76
N/O EXPENSE													
70500 Community Capital													
705001 Landscaping Inr	0.00	0.00	0.00	0.00	0.00	0.00	7,980.00	750.00	2,145.00	0.00	7,728.88	0.00	18,603.88
705004 Electrical Imprc	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
705008 Clubhouse/Lea	28,567.14	2,485.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,052.14
705010 Pool	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	4,102.92
705017 Plumbing	0.00	0.00	0.00	9,000.00	0.00	0.00	8,500.00	0.00	0.00	1,170.00	0.00	0.00	18,670.00
70500 Total Community	32,832.66	2,485.00	0.00	9,000.00	0.00	4,102.92	16,480.00	750.00	2,145.00	1,170.00	7,728.88	0.00	76,694.46
70800 Capital Expenditure													
708000 Capital Expend	-32,832.66	-2,485.00	0.00	-9,000.00	0.00	-4,102.92	-16,480.00	-750.00	-2,145.00	-1,170.00	-7,728.88	0.00	-76,694.46

	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
70800 Total Capital Exp	-32,832.66	-2,485.00	0.00	-9,000.00	0.00	-4,102.92	-16,480.00	-750.00	-2,145.00	-1,170.00	-7,728.88	0.00	-76,694.46
80100 Non Operating Exp													
801065 Franchise Tax I	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
801190 Homes Constr	0.00	120.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.06
801240 Corporate Mile:	196.35	0.00	301.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.63	638.38
801250 Corporate Trav	0.00	0.00	0.00	0.00	316.90	295.98	0.00	0.00	0.00	0.00	0.00	0.00	612.88
801260 Corporate Mea	0.00	0.00	0.00	0.00	44.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.91
801270 Technology & S	887.89	840.36	639.94	1,802.14	1,553.93	1,092.24	659.38	1,160.76	1,389.23	875.02	1,217.04	805.08	12,923.01
810210 Payroll Expens	579.10	686.63	3,297.28	738.37	754.70	722.82	690.84	646.92	1,287.64	658.25	699.63	762.34	11,524.52
80100 Total Non Opera	1,663.34	1,647.05	4,238.62	2,540.51	3,470.44	2,111.04	1,350.22	1,807.68	2,676.87	1,533.27	1,916.67	1,708.05	26,663.76
90100 Interest Expense													
901060 Mortgage Intere	17,544.72	15,820.67	17,481.05	16,888.89	17,420.70	16,830.30	17,359.96	17,330.37	16,742.59	17,269.04	16,683.04	17,207.31	204,578.64
90100 Total Interest Ex	17,544.72	15,820.67	17,481.05	16,888.89	17,420.70	16,830.30	17,359.96	17,330.37	16,742.59	17,269.04	16,683.04	17,207.31	204,578.64
90200 Depreciation & Am													
902010 Amortization E)	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
902012 Amortization M	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
902020 Depreciation E)	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
902022 Depr Exp FF+E	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	500.56	576.97	6,083.13
902024 Deprec Exp FA	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	17,292.81	200,441.93
90200 Total Depreciat	20,177.24	20,177.24	20,177.24	20,177.24	20,177.24	20,177.24	20,177.24	20,177.24	20,177.24	20,177.24	20,177.24	20,896.54	242,846.18
TOTAL N/O EXPENSE	39,385.30	37,644.96	41,896.91	39,606.64	41,068.38	39,118.58	38,887.42	39,315.29	39,596.70	38,979.55	38,776.95	39,811.90	474,088.58
NET INCOME	-16,260.74	-11,404.62	-17,275.74	-13,035.13	-9,133.55	-11,890.26	-1,290.13	-3,881.48	3,137.77	-3,731.81	-7,833.00	17,458.87	-75,139.82

	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
NET INCOME SUMMARY													
Income	77,453.61	85,182.61	83,867.23	83,784.46	76,736.86	82,664.25	83,432.53	82,838.92	89,524.37	81,357.50	76,046.68	104,673.97	1,007,562.99
Expense	-37,829.41	-42,143.45	-42,556.35	-40,617.49	-28,258.66	-31,786.22	-28,554.63	-30,931.93	-29,910.50	-29,579.98	-28,342.57	-30,744.79	-401,255.98
Controllable NOI	39,624.20	43,039.16	41,310.88	43,166.97	48,478.20	50,878.03	54,877.90	51,906.99	59,613.87	51,777.52	47,704.11	73,929.18	606,307.01
Non Controllable Expense	-16,499.64	-16,798.82	-16,689.71	-16,595.46	-16,543.37	-23,649.71	-17,280.61	-16,473.18	-16,879.40	-16,529.78	-16,760.16	-16,658.41	-207,358.25
Net Operating Income	23,124.56	26,240.34	24,621.17	26,571.51	31,934.83	27,228.32	37,597.29	35,433.81	42,734.47	35,247.74	30,943.95	57,270.77	398,948.76
Non Operating Expense	-39,385.30	-37,644.96	-41,896.91	-39,606.64	-41,068.38	-39,118.58	-38,887.42	-39,315.29	-39,596.70	-38,979.55	-38,776.95	-39,811.90	-474,088.58
NET INCOME	-16,260.74	-11,404.62	-17,275.74	-13,035.13	-9,133.55	-11,890.26	-1,290.13	-3,881.48	3,137.77	-3,731.81	-7,833.00	17,458.87	-75,139.82



Springdale Estates MHP (spring)
Statement (12 months)

Period = Jan 2025-Dec 2025

Book = Cash ; Tree = ysi_is

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	
4000-0001	INCOME													
4001-0000	RENT & OTHER INCOME													
4001-0038	Prepaid Income	0.00	0.00	0.00	0.00	69,872.44	103,052.48	-19,902.59	-67,533.11	-84,829.84	-405.14	82,031.68	90,984.39	173,270.31
4001-0077	Residential Rent	0.00	0.00	0.00	5,181.07	0.00	-438.67	85,392.65	136,354.96	137,405.18	71,982.60	12,945.86	0.00	448,823.65
4001-0097	Storage Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	800.00
4001-0107	Other Income	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	408.42	0.00	0.00	0.00	408.44
4001-0125	Community Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	40.00	206.39	483.61	0.00	0.00	0.00	730.00
4001-0127	Parking Income	0.00	0.00	0.00	0.00	0.00	599.91	925.30	821.82	652.88	600.09	100.00	0.00	3,700.00
4001-1000	TOTAL RENT & OTHER INCOME	0.00	0.00	0.00	5,181.07	69,872.44	103,213.74	66,455.36	70,650.06	54,120.25	72,177.55	95,077.54	90,984.39	627,732.40
4700-0000	RECOVERIES													
4700-0040	Gas Recovery	0.00	0.00	0.00	-6,908.87	0.00	-1,027.39	4,678.82	2,671.81	5,787.56	2,507.32	274.47	0.00	7,983.72
4700-0045	Trash Recovery	0.00	0.00	0.00	0.00	0.00	-60.73	2,559.08	5,559.07	5,317.82	3,100.54	552.86	0.00	17,028.64
4700-0047	Trash Recovery - Prior Year	0.00	0.00	0.00	0.00	0.00	0.00	30.73	0.00	0.00	0.00	0.00	0.00	30.73
4700-0050	Water Recovery	0.00	0.00	0.00	-4,041.04	0.00	-214.29	6,074.96	4,542.08	6,907.45	3,823.54	590.42	0.00	17,683.12
4700-0055	Sewer Recovery	0.00	0.00	0.00	0.00	0.00	27.59	2,843.91	6,269.00	5,715.04	3,036.97	552.62	0.00	18,445.13
4700-0060	Electricity Recovery	0.00	0.00	0.00	-10,776.09	0.00	-0.30	13,751.42	6,836.10	18,224.80	14,819.20	1,673.64	0.00	44,528.77
4700-0105	NSF Fee Reimbursements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
4700-1000	TOTAL RECOVERIES	0.00	0.00	0.00	-21,726.00	0.00	-1,275.12	29,938.92	25,878.06	41,952.67	27,287.57	3,669.01	0.00	105,725.11
4999-9999	TOTAL INCOME	0.00	0.00	0.00	-16,544.93	69,872.44	101,938.62	96,394.28	96,528.12	96,072.92	99,465.12	98,746.55	90,984.39	733,457.51
5000-0001	OPERATING EXPENSE													
5000-1000	RECOVERABLE EXPENSE													
5000-5000	TAXES & INSURANCE													
5050-0000	Real Property Tax (Secured)	0.00	0.00	0.00	27,332.66	0.00	0.00	0.00	0.00	0.00	0.00	82,760.34	-22,520.08	87,572.92
5070-0500	Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	16,562.96	0.00	0.00	685.02	0.00	0.00	0.00	17,247.98
5099-9998	TOTAL TAXES & INSURANCE	0.00	0.00	0.00	27,332.66	0.00	16,562.96	0.00	0.00	685.02	0.00	82,760.34	-22,520.08	104,820.90
5099-9999	UTILITIES													
5155-0120	Electricity	0.00	0.00	0.00	-15,396.73	0.00	13,664.95	19,077.92	26,363.74	40,476.49	30,460.52	0.00	29,060.87	143,707.76
5155-0130	Electricity - Climate & Gen. Credit/CARE, FERA Discount	0.00	0.00	0.00	0.00	0.00	-4,854.47	-8,572.00	-11,894.27	-24,799.22	-13,068.18	0.00	-14,515.94	-77,704.08
5155-0135	Gas	0.00	0.00	0.00	0.00	0.00	5,189.92	3,610.79	3,544.44	3,153.79	3,131.61	0.00	8,497.39	27,127.94
5155-0140	Gas - Climate Credit/CARE Discount/Other	0.00	0.00	0.00	0.00	0.00	-1,762.52	-1,623.73	-1,767.10	-1,597.69	-1,617.76	0.00	-3,423.51	-11,792.31
5155-0155	Water	0.00	0.00	0.00	-1,104.82	0.00	3,171.39	5,057.95	5,277.73	5,477.53	5,044.63	5,444.23	5,211.13	33,579.77

Springdale Estates MHP (spring)
Statement (12 months)

Period = Jan 2025-Dec 2025

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	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
5155-0185 Trash Removal Contract	0.00	0.00	0.00	0.00	0.00	469.73	10,607.34	484.39	5,867.89	484.39	5,867.89	484.39	24,266.02
5199-9998 TOTAL UTILITIES	0.00	0.00	0.00	-16,501.55	0.00	15,879.00	28,158.27	22,008.93	28,578.79	24,435.21	11,312.12	25,314.33	139,185.10
5199-9999 CLEANING SERVICE													
5200-1025 Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.49	0.00	0.00	0.00	118.49
5249-9998 TOTAL CLEANING SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.49	0.00	0.00	0.00	118.49
5249-9999 LANDSCAPE/PARKING LOT													
5255-0000 Landscape R&M	0.00	0.00	0.00	0.00	975.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	975.00
5256-0000 Landscape Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	635.74	0.00	0.00	0.00	635.74
5299-9998 TOTAL LANDSCAPE/PARKING LOT	0.00	0.00	0.00	0.00	975.00	0.00	0.00	0.00	635.74	0.00	0.00	0.00	1,610.74
5299-9999 HVAC MAINTENANCE													
5305-0000 HVAC R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,978.00	0.00	0.00	0.00	1,978.00
5349-9998 TOTAL HVAC MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,978.00	0.00	0.00	0.00	1,978.00
5499-9999 OTHER R&M/SUPPLIES													
5500-0105 Building R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	585.00	585.00
5500-0140 Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	601.00	0.00	0.00	0.00	0.00	0.00	601.00
5500-0230 Maintenance Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,696.00	0.00	0.00	0.00	0.00	6,696.00
5500-0235 Maintenance Supplies	0.00	0.00	0.00	0.00	0.00	0.00	56.75	0.00	191.24	89.01	0.00	77.11	414.11
5500-0240 Meter Repairs/Replacements	0.00	0.00	0.00	-101.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-101.64
5500-0265 Other Interior R&M	0.00	0.00	0.00	0.00	0.00	0.00	950.00	0.00	0.00	0.00	0.00	0.00	950.00
5500-0285 Permit & Inspection Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	622.00	622.00
5500-0300 Plumbing R&M	0.00	0.00	0.00	0.00	228.00	0.00	76.00	0.00	222.00	196.00	76.00	0.00	798.00
5500-0305 Pool - Contract (Monthly)	0.00	0.00	0.00	0.00	0.00	702.00	415.00	0.00	830.00	415.00	415.00	415.00	3,192.00
5500-0310 Pool Maintenance & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	632.76	0.00	943.00	378.00	378.00	618.16	2,949.92
5500-0320 Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144.00	0.00	0.00	0.00	144.00
5599-9999 TOTAL OTHER R&M/SUPPLIES	0.00	0.00	0.00	-101.64	228.00	702.00	2,731.51	6,696.00	2,330.24	1,078.01	869.00	2,317.27	16,850.39
5600-0000 PAYROLL EXPENSE													
5600-0030 Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	4,104.00	2,840.00	1,988.00	1,704.00	2,005.75	1,704.00	14,345.75
5600-0050 Manager Salary	0.00	0.00	0.00	0.00	0.00	0.00	3,520.00	1,935.90	2,035.00	1,670.00	1,070.00	1,510.00	11,740.90
5600-0140 Cleaning/Janitorial/Housekeeping	0.00	0.00	0.00	0.00	0.00	0.00	2,582.50	1,828.25	1,207.00	1,207.00	1,242.50	1,189.25	9,256.50
5620-0000 TOTAL PAYROLL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	10,206.50	6,604.15	5,230.00	4,581.00	4,318.25	4,403.25	35,343.15
5625-0000 BENEFITS/PAYROLL OTHER													
5625-0050 Payroll Tax Expense	0.00	0.00	0.00	0.00	0.00	0.00	830.93	805.88	577.42	413.20	347.31	336.84	3,311.58
5640-0000 TOTAL BENEFITS/PAYROLL OTHER	0.00	0.00	0.00	0.00	0.00	0.00	830.93	805.88	577.42	413.20	347.31	336.84	3,311.58

Springdale Estates MHP (spring)
Statement (12 months)

Period = Jan 2025-Dec 2025

Book = Cash ; Tree = ysi_is

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	
5799-9999	PROPERTY MANAGEMENT													
5800-0000	Property Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,826.58	3,978.60	3,949.86	11,755.04
5899-9998	TOTAL PROPERTY MANAGEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,826.58	3,978.60	3,949.86	11,755.04
5899-9999	OTHER EXPENSES													
5911-0550	Billing Service Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,757.50	0.00	0.00	1,953.75	3,711.25	
5912-0110	Credit Check Fees	0.00	0.00	0.00	0.00	0.00	46.74	0.00	0.00	0.00	0.00	0.00	46.74	
5999-9995	TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	46.74	0.00	1,757.50	0.00	0.00	1,953.75	3,757.99	
5999-9996	TOTAL RECOVERABLE EXPENSES	0.00	0.00	0.00	10,729.47	1,203.00	33,143.96	41,973.95	36,114.96	41,891.20	34,334.00	103,585.62	15,755.22	318,731.38
5999-9998	NONRECOVERABLE EXPENSES													
6005-0455	Major Expense - Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,806.00	3,660.00	0.00	0.00	9,466.00	
6005-0495	Appliance Repairs & Replacements	0.00	0.00	0.00	0.00	1,000.00	1,010.77	0.00	0.00	0.00	0.00	0.00	2,010.77	
6020-0000	Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	0.00	0.00	30.00	
6020-0009	Legal & Professional Fees	0.00	0.00	0.00	0.00	1,650.00	0.00	0.00	825.00	0.00	0.00	0.00	2,475.00	
6020-0011	Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,750.00	0.00	2,750.00	
6041-0000	Office Expense	0.00	0.00	0.00	-258.53	0.00	689.93	169.74	58.87	257.97	238.66	0.00	1,282.72	
6042-0000	Telephone/Internet/Fax	0.00	0.00	0.00	0.00	0.00	215.27	181.37	180.82	179.96	152.81	210.94	1,121.17	
6999-9995	TOTAL NONRECOVERABLE EXPENSES	0.00	0.00	0.00	-258.53	0.00	3,339.93	1,395.78	250.24	7,079.79	4,088.62	2,902.81	19,135.66	
6999-9996	TOTAL OPERATING EXPENSES	0.00	0.00	0.00	10,470.94	1,203.00	36,483.89	43,369.73	36,365.20	48,970.99	38,422.62	106,488.43	16,092.24	337,867.04
6999-9997	NET OPERATING INCOME/(LOSS)	0.00	0.00	0.00	-27,015.87	68,669.44	65,454.73	53,024.55	60,162.92	47,101.93	61,042.50	-7,741.88	74,892.15	395,590.47
6999-9998	NONOPERATING INCOME/(EXPENSE)													
7000-9999	OTHER NONOPERATING INCOME/ (EXPENSE)													
7405-0000	Business Meals & Entertainment	0.00	0.00	0.00	0.00	0.00	0.00	36.98	0.00	0.00	0.00	0.00	36.98	
7405-0050	Tenant/Resident Relations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.18	180.18	
7600-0010	Re-leasing (Vacant Suite Prep)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	447.11	0.00	0.00	0.00	447.11	
7999-9998	TOTAL OTHER NONOPERATING	0.00	0.00	0.00	0.00	0.00	0.00	36.98	0.00	447.11	0.00	180.18	664.27	
7999-9999	INTEREST EXPENSE													
8000-0160	Bank Loan Interest	0.00	0.00	0.00	0.00	0.00	3,991.46	23,829.48	23,803.36	23,777.13	23,750.77	23,724.28	122,876.48	
8100-9999	TOTAL INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00	3,991.46	23,829.48	23,803.36	23,777.13	23,750.77	23,724.28	122,876.48	
8899-9997	TOTAL NONOPERATING INCOME/(EXPENSE)	0.00	0.00	0.00	0.00	0.00	4,028.44	23,829.48	24,250.47	23,777.13	23,750.77	23,904.46	123,540.75	

Springdale Estates MHP (spring)
Statement (12 months)
 Period = Jan 2025-Dec 2025
 Book = Cash ; Tree = ysi_is

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
9999-9998 NET CASH FLOW	0.00	0.00	0.00	-27,015.87	68,669.44	65,454.73	48,996.11	36,333.44	22,851.46	37,265.37	-31,492.65	50,987.69	272,049.72

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 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		\$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

PO 00163

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.

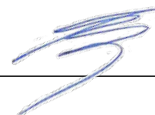
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00164

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 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 1st 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 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:
03		\$1165.89	\$36.59	\$37.37	-	-	-	\$46.11	4%	\$1212.00

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.

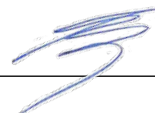
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00166

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 1st 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 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:
04		\$604.58	\$36.59	\$37.37	\$0.21	\$11.38	\$8.78	\$23.42	4%	\$628.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00167

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.

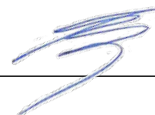
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00168

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 1st 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 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:
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

PO 00169

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.

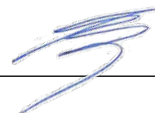
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00170

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 1st 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 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:
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

PO 00171

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

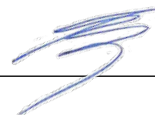
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00172

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 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 1st 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 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:
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

PO 00173

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.

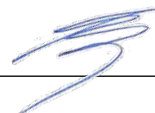
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00174

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 1st 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 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:
08		\$1044.88	\$36.59	\$37.37	\$10.33	\$53.12	\$73.33	\$41.12	4%	\$1086.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00175

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.

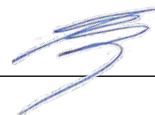
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00176

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 1st 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 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:
09		\$555.07	\$36.59	\$37.37	\$16.39	\$87.38	\$53.65	\$21.93	4%	\$577.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00177

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.

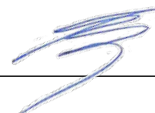
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00178

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 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 1st 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 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:
10		\$906.58	\$36.59	\$37.37	\$28.59	\$190.62	\$33.38	\$35.42	4%	\$942.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00179

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.

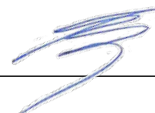
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00180

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 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 1st 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 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:
11		\$839.56	\$36.59	\$37.37	\$18.41	\$81.17	\$8.78	\$33.44	4%	\$873.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00181

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.

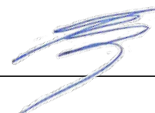
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00182

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 1st 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 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:
12		\$787.36	\$36.59	\$37.37	\$28.59	\$89.95	\$40.53	\$30.64	4%	\$818.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00183

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.

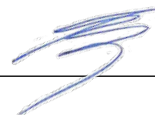
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00184

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 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 1st 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 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:
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

PO 00185

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.

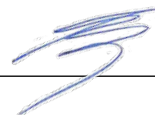
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00186

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 1st 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 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:
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

PO 00187

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.

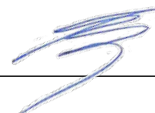
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00188

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 1st 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 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:
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

PO 00189

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.

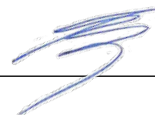
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00190

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 1st 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 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:
16		\$870.73	\$36.59	\$37.37	\$7.86	\$152.63	\$40.53	\$34.27	4%	\$905.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00191

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.

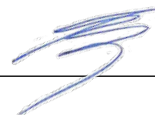
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00192

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 1st 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 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:
17		\$990.97	\$36.59	\$37.37	\$38.90	\$89.24	\$73.33	\$39.03	4%	\$1030.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00193

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.

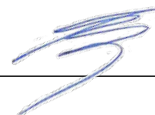
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00194

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 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 1st 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 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:
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

PO 00195

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.

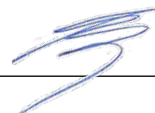
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00196

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 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 1st 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 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:
19		\$1231.5	\$36.59	\$37.37	\$38.90	\$143.83	\$73.33	\$48.50	4%	\$1280.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00197

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

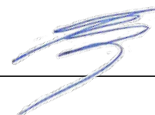
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00198

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 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 1st 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 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:
20		\$750.52	\$36.59	\$37.37	\$12.35	\$30.01	\$16.98	\$29.48	4%	\$780.00

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.

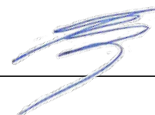
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00200

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 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 1st 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 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:
21		\$1027.63	\$36.59	\$37.37	\$27.36	\$36.38	\$60.21	\$40.37	4%	\$1068.00

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.

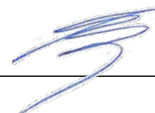
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00202

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 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 1st 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 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:
22		\$655.89	\$36.59	\$37.37	\$10.40	\$57.55	\$16.98	\$26.11	4%	\$682.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00203

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.

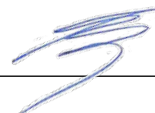
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00204

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 1st 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 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:
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

PO 00205

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.

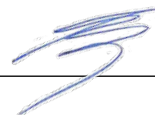
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00206

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 1st 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 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:
24		\$527.11	\$36.59	\$37.37	\$40.20	\$190.62	\$66.77	\$20.89	4%	\$548.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00207

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.

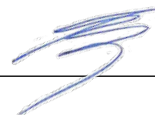
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00208

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 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 1st 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 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:
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

PO 00209

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.

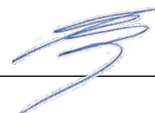
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00210

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 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 1st 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 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:
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

PO 00211

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.

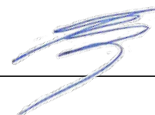
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00212

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 1st 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 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:
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

PO 00213

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.

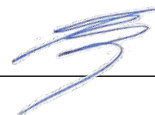
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00214

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 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 1st 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 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:
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

PO 00215

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.

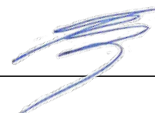
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00216

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 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 1st 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 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:
29		\$1054.46	\$36.59	\$37.37	\$23.13	\$81.85	\$40.53	\$41.54	4%	\$1096.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00217

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.

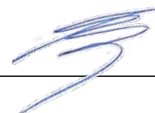
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00218

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 1st 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 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:
30		\$839.44	\$36.59	\$37.37	\$50.43	\$184.30	\$53.65	\$33.56	4%	\$873.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00219

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.

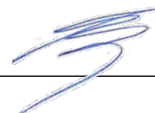
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00220

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 1st 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 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:
31		\$525.43	\$36.59	\$37.37	\$29.67	\$185.31	\$25.18	\$20.57	4%	\$546.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00221

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.

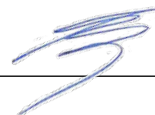
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00222

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 1st 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 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:
32		\$801.37	\$36.59	\$37.37	\$12.35	\$327.94	\$16.98	\$31.63	4%	\$833.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00223

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.

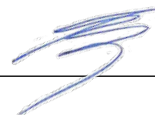
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00224

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 1st 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 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:
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

PO 00225

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.

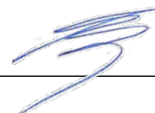
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00226

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 1st 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 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:
34		\$565.41	\$36.59	\$37.37	\$22.75	\$110.11	\$99.57	\$22.59	4%	\$588.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00227

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.

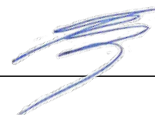
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00228

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 1st 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 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:
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

PO 00229

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.

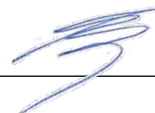
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00230

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 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 1st 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 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:
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

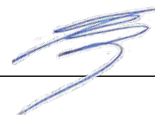
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00232

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 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 1st 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 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:
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

PO 00233

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.

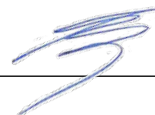
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00234

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 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 1st 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 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:
38		\$773.76	\$36.59	\$37.37	\$34.27	\$118.88	\$66.77	\$30.24	4%	\$804.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00235

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.

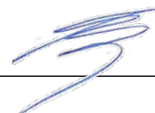
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00236

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 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 1st 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 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:
39		\$1003.23	\$36.59	\$37.37	\$18.41	\$110.11	\$33.38	\$39.77	4%	\$1043.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00237

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

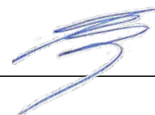
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00238

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 1st 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 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:
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

PO 00239

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.

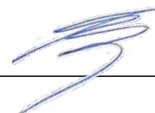
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00240

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 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 1st 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 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:
41		\$967.19	\$36.59	\$37.37	\$28.59	\$141.11	\$8.78	\$37.81	4%	\$1005.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00241

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.

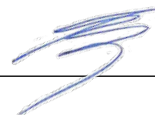
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00242

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 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 1st 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 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:
42		\$997.14	\$36.59	\$37.37	\$31.99	\$39.30	\$47.09	\$39.86	4%	\$1037.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00243

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.

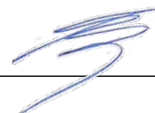
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00244

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 1st 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 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:
43		\$1033.03	\$36.59	\$37.37	\$16.39	\$126.30	\$33.38	\$40.97	4%	\$1074.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00245

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

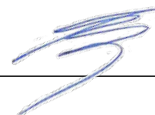
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00246

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 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 1st 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 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:
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.

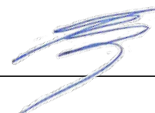
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00248

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 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 1st 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 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:
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

PO 00249

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.

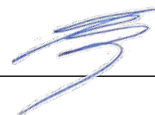
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00250

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 1st 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 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:
46		\$925.67	\$36.59	\$37.37	\$20.44	\$202.51	\$40.53	\$36.33	4%	\$962.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00251

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

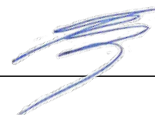
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00252

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 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 1st 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 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:
47		\$565.41	\$36.59	\$37.37	\$31.48	\$176.13	\$47.09	\$22.59	4%	\$588.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00253

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.

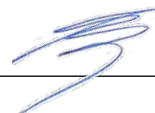
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00254

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 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 1st 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 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:
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

PO 00255

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.

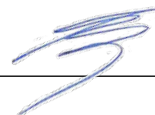
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00256

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 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 1st 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 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:
49		\$801.68	\$36.59	\$37.37	\$34.39	\$68.64	\$47.09	\$31.32	4%	\$833.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00257

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.

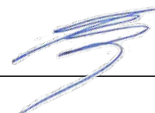
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00258

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 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 1st 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 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:
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

PO 00259

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

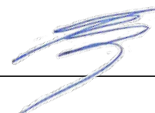
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00260

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 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 1st 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 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:
51		\$1079.64	\$36.59	\$37.37	\$75.04	\$247.47	\$53.65	\$42.36	4%	\$1122.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00261

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.

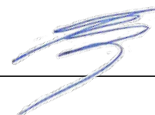
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00262

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 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 1st 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 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:
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

PO 00263

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

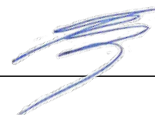
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00264

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 1st 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 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:
53		\$875.46	\$36.59	\$37.37	\$10.40	\$141.54	\$33.38	\$34.54	4%	\$910.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00265

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.

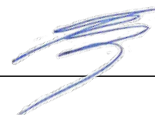
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00266

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 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 1st 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 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:
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.

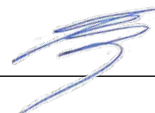
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00268

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 1st 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 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:
55		\$839.67	\$36.59	\$37.37	\$42.72	\$263.58	\$53.65	\$33.33	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.

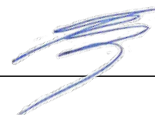
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00270

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 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 1st 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 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:
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.

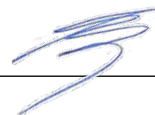
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00272

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 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 1st 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 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:
57		\$1006.37	\$36.59	\$37.37	\$10.40	\$37.10	\$8.78	\$39.63	4%	\$1046.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00273

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.

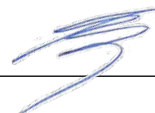
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00274

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 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 1st 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 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:
58		\$941.12	\$36.59	\$37.37	\$29.67	\$385.94	\$79.89	\$36.88	4%	\$978.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00275

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

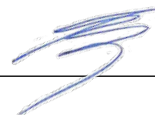
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00276

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 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 1st 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 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:
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

PO 00277

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.

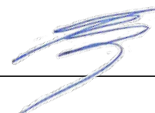
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00278

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 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 1st 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 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:
60		\$813.79	\$36.59	\$37.37	\$25.68	\$109.58	\$33.38	\$32.21	4%	\$846.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00279

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.

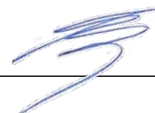
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00280

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 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 1st 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 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:
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

PO 00281

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.

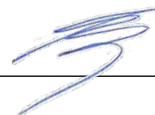
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00282

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 1st 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 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:
62		\$794.34	\$36.59	\$37.37	\$66.58	\$109.44	\$73.33	\$31.66	4%	\$826.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00283

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.

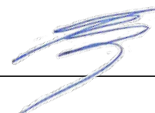
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00284

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 1st 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 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:
63		\$997.75	\$36.59	\$37.37	\$27.36	\$117.54	\$60.21	\$39.25	4%	\$1037.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00285

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

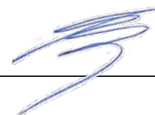
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00286

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 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 1st 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 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:
64		\$1231.50	\$36.59	\$37.37	\$18.04	\$81.85	\$16.98	\$48.50	4%	\$1280.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00287

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.

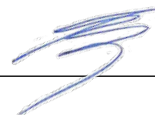
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00288

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 1st 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 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:
65		\$1006.20	\$36.59	\$37.37	\$23.13	\$77.59	\$33.38	\$39.80	4%	\$1046.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00289

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.

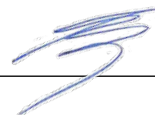
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00290

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 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 1st 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 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:
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.

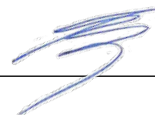
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00292

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 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 1st 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 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:
67		\$565.41	\$36.59	\$37.37	\$28.59	\$289.34	\$40.53	\$22.59	4%	\$588.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00293

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.

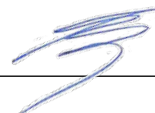
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00294

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 1st 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 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:
68		\$526.58	\$36.59	\$37.37	\$0.21	\$48.88	\$16.98	\$20.42	4%	\$547.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00295

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.

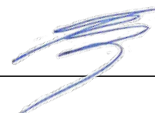
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00296

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 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 1st 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 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:
69		\$916.68	\$36.59	\$37.37	\$45.82	\$349.87	\$33.38	\$36.32	4%	\$953.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00297

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.

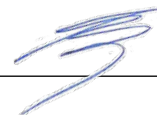
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00298

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 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 1st 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 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:
70		\$925.67	\$36.59	\$37.37	\$46.00	\$117.67	\$73.33	\$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.

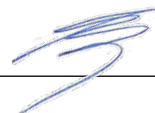
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00300

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 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 1st 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 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:
71		\$1039.25	\$36.59	\$37.37	\$18.41	\$459.12	\$33.38	\$40.75	4%	\$1080.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00301

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.

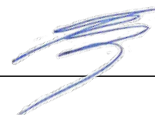
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00302

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 1st 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 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:
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.

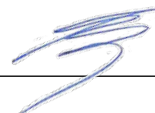
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00304

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 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 1st 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 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:
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

PO 00305

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.

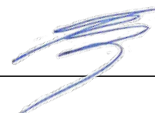
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00306

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 1st 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 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:
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

PO 00307

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.

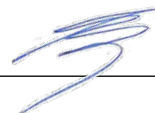
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00308

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 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 1st 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 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:
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

PO 00309

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.

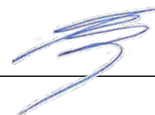
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00310

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 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 1st 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 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:
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

PO 00311

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.

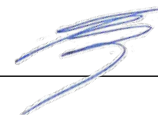
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00312

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 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 1st 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 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:
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.

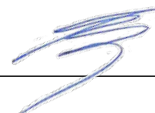
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00314

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 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 1st 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 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:
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.

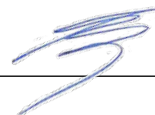
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00316

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 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 1st 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 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:
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.

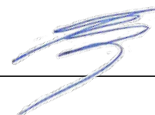
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00318

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 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 1st 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 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:
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

PO 00319

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.

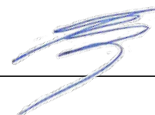
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00320

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 1st 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 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:
81		\$1142.05	\$36.59	\$37.37	\$69.23	\$609.09	\$40.53	\$44.95	4%	\$1187.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00321

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

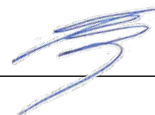
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00322

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 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 1st 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 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:
82		\$967.19	\$36.59	\$37.37	\$89.55	\$514.12	\$79.89	\$37.81	4%	\$1005.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00323

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

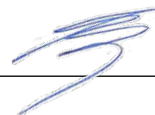
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00324

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 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 1st 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 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:
83		\$1256.92	\$36.59	\$37.37	\$23.13	\$143.24	\$33.38	\$50.08	4%	\$1307.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00325

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

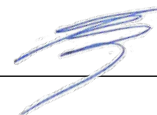
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00326

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 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 1st 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 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:
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.

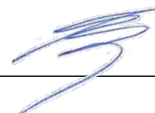
This Notice of Change of Terms of Tenancy is without prejudice to any of the park owner's rights, including, without limitation, the right to increase rents at any time allowed by law to any level allowed by law, including, but not limited to, any level allowed by the City of San Marcos Rent Stabilization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

PO 00328

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 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 1st 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 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:
85		\$1000.08	\$36.59	\$37.37	\$23.13	\$55.85	\$40.53	\$39.92	4%	\$1040.00

Date of Mailing: 09/25/2025

Place of Mailing: San Diego, CA

PO 00329

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

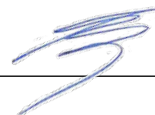
In the event the tenants file a timely and complete petition challenging the 4% rent increase, the park owner and the affected tenants will be required to attempt to negotiate in good faith a rent increase acceptable to both parties, pursuant to Resolution No. 2002-5900. In the event the affected tenants 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

PO 00330