

Residents of the Mission Valley Village mobilehome park on or after April 26, 2010 could get benefits from a class action settlement.

Please read this Court-ordered Class Action Notice.

Residents of the Mission Valley Village mobilehome park (6950 Mission Gorge Road, San Diego, California) on or after April 26, 2010 may be affected by a class action lawsuit and the proposed settlement of that lawsuit. This Court-Ordered Notice, along with the accompanying Settlement Agreement, informs you of:

- The claims in the lawsuit
- The terms of the proposed Settlement and this Court's preliminary approval of the Settlement
- This Court's certification of the Class and appointment of Class Counsel
- Your right to continue to participate in, or exclude yourself from, the Plaintiff Class and Settlement

AM I AFFECTED BY THIS LITIGATION? The Court has conditionally certified the Class for settlement purposes as: *"All Residents in the mobilehome park known as Mission Valley Village Mobilehome Park on or after April 26, 2010. 'Resident' means an individual who is a party (or, collectively, the individuals who are parties) with a tenancy in the Park under a rental agreement and/or who has the right to occupy a mobilehome on a space within the Park pursuant to that rental agreement."*

WHAT IS THIS CASE ABOUT? Plaintiff alleges, among other things, that Defendants violated California's Mobilehome Residency Law, interfered with Residents' legal rights, and caused a decline in home values. Plaintiffs seek monetary damages, an injunction, and other relief. Defendants deny the allegations asserted against them and deny that they caused any damages.

WHAT ARE THE MAIN TERMS OF THE SETTLEMENT? The Settlement provides Class Members:

- A rent reduction to \$725 per month and a rent rebate
- Fixed space rent of \$725 per month for 10 years through December 2020
- A confirmation of your legal right to sell your home, and the subsequent homeowner's right to receive all relocation benefits when the Park closes

The Settlement also provides a precise amount of relocation benefits per home based on the number of bedrooms. If the park closes on or *before* March 31, 2012, Class Members will receive:

Home Size	Amount
1 BR	\$30,000
2 BR	\$48,000
3 BR	\$89,000
4 BR	\$121,000

If the park closes *after* March 31, 2012:

Home Size	Amount
1 BR	\$32,000
2 BR	\$51,000
3 BR	\$93,000
4 BR	\$126,000

The Settlement Agreement details more benefits, such as an additional \$2,000 if you elect to leave your home at the Park when it closes rather than moving your home or selling it on your own.

WHAT WILL THIS SETTLEMENT COST ME? As a Class Member, **the settlement costs you nothing**—the Settlement requires Defendants to pay all Class Counsel's attorneys' fees and costs.

SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO

Legal Notice of Proposed Class Settlement

Mission Valley Village Mobilehome Assoc., Inc. v. ASN Mission Gorge, LLC et al. (Case No. 37-2010-00090665)

The Court has preliminarily approved an award of reasonable attorneys' fees and costs to Class Counsel of \$1,935,155. **You don't pay Class Counsel anything.**

HOW DO I REMAIN A CLASS MEMBER? **If you want to be part of this Settlement, you don't need to do anything at this time.** The Court has appointed the law firm of Tatro & Zamoyski, LLP to act as Plaintiffs' Class Counsel and represent all Class Members' rights and interests. Class Members will be bound by all Court orders, rulings, and judgments, whether favorable or not. Any claims that you have concerning the allegations briefly summarized in this Notice will be determined by the final resolution of this case. The Action will not be dismissed, settled, or compromised without final approval of this Court.

SHOULD I EXCLUDE MYSELF FROM THE CLASS?

If you do not want your rights determined in this Action, you can choose to exclude yourself from the Class. By electing to be excluded, you will not be bound by any decision in the Action and you may present any claims by filing your own separate lawsuit. **If you exclude yourself, you will not receive the benefits of this Class Settlement, Class Counsel will not represent you, and you must act quickly to protect your legal rights or may lose them.** To have the Court exclude you from the Class and this Settlement, send a letter listing your name, current address, phone number, along with a statement that you want to be excluded from the Class and your signature. **To remain a Class Member and receive the benefits of the Settlement, DO NOT submit an exclusion request.** To be valid, any exclusion requests must be mailed and postmarked on or before April 25, 2011 to:

MVV Class Notice Administrator
c/o Gilardi & Co., LLC
P.O. Box 8090
San Rafael, CA 94912-8090

WHEN AND WHERE WILL THE COURT DECIDE WHETHER TO APPROVE THE SETTLEMENT?

The Court has scheduled a Fairness and Final

Approval Hearing at 10:30 a.m. on May 27, 2011 in Department 68 of the San Diego Superior Court, 330 West Broadway, San Diego, CA 92101. At this hearing, the Court will consider whether the Settlement is fair, reasonable, and adequate. If there are objections, the Court will consider them. If you're a Class Member and have not excluded yourself from the Class, you can object to the Settlement if you don't like any part of it. You can give reasons why you think the Court should not approve it. The Court will consider your views. To object, you must send your objection to the Court and the MVV Class Notice Administrator. Be sure to include the full name of the case and the case number, your name, address, telephone number, the reasons why you object to the Settlement, and your signature. Also indicate if you intend to appear at the hearing and want to ask permission to speak to the Court. You can opt to have your own lawyer represent you at your own expense to appear for you in Court. Your objection and statement of intent to appear must be postmarked and mailed to the Court and the MVV Class Notice Administrator no later than April 25, 2011. After the hearing, the Court will make its decisions.

WHAT IF I WANT MORE INFORMATION? **Please read the accompanying Settlement Agreement and Release.** The lawsuit can be viewed at Class Counsel's website: www.sdRealEstateLaw.com. You can also write to Class Counsel at:

MVV Class Counsel
Tatro & Zamoyski, LLP
12780 High Bluff Drive, Suite 270
San Diego, CA 92130

All Court records may be examined at the Clerk's office, San Diego Superior Court, 330 West Broadway, San Diego, CA 92101. **Please do not phone the Court.**

By Order of the Honorable Judith F. Hayes
*Judge of the Superior Court of the State of
California, County of San Diego*