

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
MANUFACTURED HOUSING DIVISION
1830 E COLLEGE PARKWAY SUITE 120
CARSON CITY, NV 89706

EXHIBIT A

RESIDENT IMPACT STATEMENT

Before a landlord completes the closing or converting of a mobile or manufactured home park, he shall complete and submit a resident impact statement. The impact statement must be submitted to the Manufactured Housing Division per Nevada Revised Statute (NRS) 118B.184 and if required, to the local zoning and planning departments per NRS 278.0232.

Park name: Park Del Sol
Physical Address: 190-198 Linden
City: Reno State: NV Zip: 89502 Phone: _____
Park Owner's Name: GSD Investments, LLC
Representing Law Firm: Michael Cirac
Address: 520 Mt Rose St
City: RENO State: NV Zip: 89509 Phone: (775) 786-3012

Notice Type:

_____ Listing Park for Sale- NRS 118B.173
X _____ Closure- NRS 118B.177
_____ Conversion of Lots- NRS 118B.180
_____ Conversion for Other Use- NRS 118B.183

Notice to tenants must include the following statement:

Pursuant to NRS 118B, you as tenant, have the legal right to be compensated by the park in either of the following situations:

1. If you choose to move your manufactured/mobile home to a location that will accept your home, Park Del Sol (name of park) will pay the cost of moving your home and its appurtenances to a location within 100 miles or, if the new location is more than 100 miles from 198 Linden Reno, NV 89502, the park will pay the cost of moving for the first 100 miles including fees for inspection, any deposits for connecting utilities, and the cost of breaking down, moving, setting up and leveling the manufactured/mobile home and its appurtenances in the new lot or park.
2. If you choose not to move your manufactured/mobile home, or the home cannot be moved without being structurally damaged, or there is no park that is willing to accept your home, GSD Developers LLC will pay you the fair market value of your home shall be determined by a properly licensed Dealer, certified to conduct appraisals, who is mutually agreed upon, or one selected by the Manufactured Housing Division.

Projected date of park closure: December 2024 or, conversion: _____
Date of last rent increase: Never Amount of rent increase: Never
Number of park owned homes: 0 Number of privately owned homes: 4
Total number of homes in the park: 4

Homeowners are displaced during the period of time it takes to break down, move, set-up and have the home re-inspected. This can be very costly as their personal belongings must be stored and alternate housing found. In most cases, this time frame should not exceed 60 calendar days and should be included in the contract with the general serviceperson company.

Please prepare the Homeowner’s Estimated Financial Impact Statement for their cost associated with the relocation including out of home cost: lodging, food, storage of property, movers, etc. Attach worksheet.

Nevada law does not require payment of a moving allowance to the homeowner(s), however if an allowance will be provided, please indicate the amount and any criteria used to establish the amount. Attach worksheet.

FAIR MARKET VALUE

Fair market value must be determined pursuant to NRS 118B.130; 118B.180; 118B.183. The individual must be a licensed dealer and a certified appraiser.

Appraiser's name: Alisha
Company name: Datacomp
Address: 2600 Five Mile Road NE
City: Grand Rapids, Michigan 49525
Phone: 800-365-1415
Cell: 616-574-0470
License # _____

Appraiser's name: _____
Company name: _____
Address: _____
City: _____
Phone: _____
Cell: _____
License # _____

Appraiser's name: _____
Company name: _____
Address: _____
City: _____
Phone: _____
Cell: _____
License # _____

Appraiser's name: _____
Company name: _____
Address: _____
City: _____
Phone: _____
Cell: _____
License # _____

NRS 118B.117(7) – For the purpose of this section, if the landlord and tenant cannot agree pursuant to paragraph (a), a dealer licensed pursuant to NRS 489 will be selected for this purpose by the Division.

COST TO PARK AND RELOCATE A MANUFACTURED/MOBILE HOME:

Per NRS 287.0232, the report must address the cost to relocate a manufactured/mobile home to another park. The estimated cost of relocating a "double wide" manufactured/mobile home within 100 miles of its origin is estimated to be approximately \$ 30,000-\$60,000, and approximately \$ \$20,000-\$40,000 for a "single wide".

The following are licensed companies who prepare, transport and set-up relocated manufactured/mobile homes with more specificity regarding costs.

Company name: SHUMWAYS MOBILE HOME SETTER'S
Contact person: David Shumway
Address: 5309 Torobie Cir
City: Sun Valley, NV
Phone: (775) 673-3398
Cell: _____
License #: _____
Single wide relocation cost: \$20k-\$25k
Double wide relocation cost: \$30k-\$40k
Triple wide relocation cost: _____
Set-up cost: included in relocation range

Other: _____
Company name: _____
Contact person: _____
Address: _____
City: _____
Phone: _____
Cell: _____
License #: _____
Single wide relocation cost: _____
Double wide relocation cost: _____
Triple wide relocation cost: _____
Set-up cost: _____
Other: _____

Company name: CONSTANZA CLEANING SERVICE & TRANSPORT INC
Contact person: David
Address: 455 E 5th Ave
City: Sun Valley, NV
Phone: (775) 762-7077
Cell: 775-409-6171
License #: _____
Single wide relocation cost: \$14k-\$20k
Double wide relocation cost: \$28k-\$40k
Triple wide relocation cost: _____
Set-up cost: \$12k-\$20k

Other: _____
Company name: _____
Contact person: _____
Address: _____
City: _____
Phone: _____
Cell: _____
License #: _____
Single wide relocation cost: _____
Double wide relocation cost: _____
Triple wide relocation cost: _____
Set-up cost: _____
Other: _____

_____ Number of parks located within 100 miles with spaces available for relocation. List may be obtained from the Division. Complete attached sheet containing information on parks with available spaces.

Estimation of time to prepare each home for relocation, installation at new site, and new inspection:

4 _____ Manufactured Homes _____ Mobile Homes _____ Travel Trailer / RV

LIST ALL PRIVATELY OWNED AND PARK OWNED HOMES LOCATED IN THE PARK

Space #	Serial #	Year	Make / Model	Size	Moveable? Yes / No	Private or Park Owned Home	Mover's Preliminary Inspection Notes
B	S118	1970	PARKHOME	51ft.x 20ft.		Private	
C	S1387	1970	CAPEWOOD	48ft. x 18ft.		Private	
D	S1946	1970	LANCER	57ft. x 20ft.		Private	
E	S1244	1971	BARRINGTON	64ft.x 24ft.		Private	

EXHIBIT 1

Additional pages may be copied and attached.

DIPOSITION OF HOMES

Space #	Serial #	Year	Make / Model	Private or Park Owned Home	New Location of Home Address/Space #	Purchase AMT	(S)elling or (D)emolishing Home
B	S118	1970	PARKHOME	51ft.x 20ft.			
C	S1387	1970	CAPEWOOD	48ft. x 18ft.			
D	S1946	1970	LANCER	57ft. x 20ft.			
E	S1244	1971	BARRINGTON	64ft.x 24ft.			

*Any homes being sold, whether park owned or obtained from the tenant for fair market value, must be handled by a licensed Dealer and clear title must be available.

EXHIBIT 2

Additional pages may be copied and attached.

AVAILABILITY OF COMPARABLE PARKS IN THE AREA

Per NRS 278.0232, the report must address the availability of comparable parks in the area. The following table addresses this requirement.
(To be completed by park)

Park Name/Location	Space Rent AMT	# of Spaces Available	Contact Person/Phone	Special Criteria/Notes
There are no "comparable" parks within the area that we can find with availability for a double wide home and semi-affordable space rent.				
Other "non-comparable" parks that do have open spaces will not allow a 1970's home to be moved into their park.				

EXHIBIT 3

Additional pages may be copied and attached.

OTHER AFFORDABLE HOUSING IN THE AREA

This list is for informational purposes only; each complex must be contracted individually. List various apartment complexes in the area.

Name of Complex	Location	Phone	Type of Units Available
Public 1830 Apartments	1830 Kirman Ave, Reno, NV 89502	(775) 414-9550	1bd / 1ba
Brooktree Apartments	2400 Harvard Way, Reno, NV 89502	(775) 414-5901	1-2bd / 1-2ba
Linden Apartments	401 Linden St, Reno, NV 89502	(775) 204-5289	1-2bd / 1-2ba
1800 On Purdue	1800 Purdue Dr, Reno, NV 89502	(775) 414-9547	1-2bd / 1ba
Royal Oak Apartments	355 Broadway Blvd, Reno, NV 89502	(775) 414-9560	1-3bd / 1ba
Peaks at the Park	950 Nutmeg Pl, Reno, NV 89502	(775) 414-9622	Studio -3bd / 1ba
Golden Apartments	520 Brinkby Ave, Reno, NV 89509	(775) 414-9404	1-3bd / 1-2.5ba
Meadows II Apartment Homes	4300 Neil Rd, Reno, NV 89502	(775) 414-5171	1-2bd / 1-2.5ba
Fairway Park Manor	1224 Berrum Ln, Reno, NV 89509	(775) 542-9650	1-3bd / 1-2ba
Creekside Apartments	4600 Mira Loma Dr, Reno, NV 89502	(775) 204-0545	1-3bd / 1-2ba
Parkside Gardens Apartments	1800 Sullivan Ln, Sparks, NV 89431	(775) 414-6547	1-2bd / 1-2ba
Lincoln Garden Apartments	190 C St, Sparks, NV 89431	(775) 414-5804	1-2bd / 1ba
Hidden Oaks	1305 Pyramid Way, Sparks, NV 89431	(775) 414-9546	1-2bd / 1ba
The Aurora Apartments	1080-1098 Rock Blvd, Sparks, NV 89431	(775) 414-4836	1-2bd / 1-2ba

EXHIBIT 4

Additional pages may be copied and attached.

PUBLIC HOUSING

“Public Housing” is the term used to describe housing complexes available for low-income persons that were built with federal funds and are owned and operated by public housing authorities.

“Section 8- Rental Assistance”

The Housing Authority has three different rental assistance programs. These programs provide subsidies to local landlords on behalf of low-income families and individuals living in privately owned housing. Many are seniors living on social security or small pensions. A large number are one-wage earned families or single heads of household with children. The term “Section 8” is used to describe the various programs under federal law which created the Housing and Community Development Act of 1974.

Name of local housing authorities:

Housing Authority Name	Location	Contact Person/Phone	Services Available
Reno Housing Authority	1525 E 9th St, Reno, NV 89512	775-329-3630 X5	provides assistance to eligible low- and moderate-income families to rent housing in the private market
Washoe Affordable Housing Corporation	1004 Forest Street Reno, Nevada 89509-2705	775-334-3199	Locate affordable rental housing in Nevada

OTHER SERVICE AGENCIES

List various local service agencies that might provide assistance.

Name of Agency	Location	Contact Person/Phone	Type of Services Available
NVHousingSearch.org	Online	1-877-428-8844	free rental housing search and listing site for Nevada
RENTAL & DEPOSIT ASSISTANCE PROGRAM	350 S. Center Street Reno, NV 89501	775-328-2700	provides supplemental funding to qualified individuals and families in Washoe County, who are low-income and having difficulty paying their rent, deposit fees or utilities

EXHIBIT 5

Additional pages may be copied and attached.