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MAR 04 2005

MARCH 3, 2003

TO: ASSEMBLYWOMAN GENIE OHRENSCHALL

FROM: STEVE RAY, TAHOE SHORES HOMEOWNERS ASSN.

RE: SUGGESTION FOR AMENDMENT TO AB81

DEAR GENIE,

THE FOLLOWING SUGGESTION FOR AMENDING AB81 (DISCLOSURE LAW) COMES FROM COMPLAINTS FROM MANY OF OUR ASSOCIATION MEMBERS WHO COMPLAINED TO US THAT THE PARK MANAGEMENT, ON BEHALF OF THE PARK OWNERS (PAST, NOT CURRENT), MISREPRESENTED THE LONG-TERM NATURE OF THE PARK. TAHOE SHORES PARK RULES STATE THAT PROSPECTIVE HOME BUYERS ON INDIVIDUAL SALES MUST BE PRE-APPROVED BY THE PARK BEFORE THE SALES CAN PROCEED. IN THE INTERVIEW PORTION OF THIS PRE-APPROVED PROCESS, MANY PROSPECTIVE BUYERS, MYSELF IN PARTICULAR, QUESTIONED THE LONGEVITY OF THE PARK AND WERE TOLD THERE WAS NO CAUSE FOR CONCERN-THAT HEAVY ENVIRONMENTAL RESTRICTIONS ON THE PROPERTY PREVENTED ANY OTHER USE EXCEPT THAT HAS A MOBILE HOME PARK. NEW HOMEOWNERS TO THE AREA, UNAWARE OF THE NATURE OF ENVIRONMENTAL CODES AND RELYING ON ADVICE FROM THOSE IN AUTHORITY, ON BEHALF OF THE OWNER, READILY ACCEPTED THIS INFORMATION AND COMPLETED THE PURCHASE. SEVERAL YEARS LATER WE ARE DISCOVERING THAT THIS REPRESENTATION WAS COMPLETELY FALSE AND NOW STAND TO LOSE EVERYTHING.

GENIE, IF THIS CAN HAPPEN HERE, IT CAN HAPPEN ANYWHERE, AND PROSPECTIVE HOME BUYERS MUST BE MADE AWARE. PLEASE CONSIDER THIS SUGGESTION FOR YOUR REVIEW- ADD SUBSECTION 5 TO READ:

- 5. IF THE OWNER OF A MOBILE HOME PARK IS THE SELLER, INCLUDE A BUYER ACKNOWLEDGEMENT THAT THE PARK OWNER MAKES NO GUARANTEES AS TO THE LONGEVITY OF THE PARK, UNLESS OTHERWISE STATED.

HAD I SEEN THIS PROVISION, I MAY NOT HAVE PURCHASED MY HOME THERE, BUT, IN DOING SO, I CERTAINLY WOULD HAVE ACCEPTED A STATED RISK. THANK YOU

STEVE RAY



*fax from Steve Ray AB 81*