

City of Sonoma

Sonoma Sister Cities:

No. 1 The Plaza
Sonoma, California 95476-6618
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Tokaj, Hungary

January 17, 2019

Sonoma Oaks (formerly Rancho De Sonoma MHP)
c/o Thomsen Properties
P.O. Box 15274
Newport Beach, CA 92659

Re: Confirmation of Calculation of Automatic Annual Rent Increase for 2019

This letter will serve as formal notice by the City of Sonoma, in accordance with the applicable provisions of Chapter 9.80 of the Sonoma Municipal Code (Mobilehome Space Rent Protection) and the administrative guidelines adopted by City Council Resolution 45-2016, that the automatic annual rent increase for Sonoma Oaks (formerly Rancho De Sonoma Mobilehome Park) (as shown on your correspondence dated Jan.21, 2019, emailed to me on Jan. 17, 2019) has been correctly calculated pursuant to 80% of the announced change in the Consumer Price Index (CPI).

The automatic annual increase shall be permitted in May subject to applicable noticing requirements.

Sincerely,

Cathy Lanning
Administrative Services Manager

THOMSEN PROPERTIES

January 21, 2019

City of Sonoma
No. 1 the Plaza
Sonoma, CA 95476-6690

Re: Sonoma Oaks (formerly Rancho De Sonoma MHP)
19275 Sonoma Hwy 12
Sonoma, CA 95476

May 2019 Annual Rent Control Rent Increase

Cathy Lanning,

Enclosed please find the list of all park spaces subject to the automatic rent increase including the current monthly rent and the amount of the rent increase.

If there is any further information you may need please call Katie Morris directly at 949.722.1698.

Sincerely,



Lisa Gardner
Thomsen Properties
Administration Assistant

Sonoma Oaks May 1, 2019 Rent Increase

Site	Resident Name	Lease Type	Next Anticipated Rent Increase	CPI% Actual/80% of December CPI	Current Base Rent	New Rent	Increase
2	Danny Gates	N/A	5/1/2019	3.5%	\$ 386.37	\$ 399.89	\$ 13.52
5	Enrique Manjarrez	N/A	5/1/2019	3.5%	\$ 480.24	\$ 497.05	\$ 16.81
6	Joseph Tassano	N/A	5/1/2019	3.5%	\$ 408.06	\$ 422.34	\$ 14.28
7	Geraldine Laplante	N/A	5/1/2019	3.5%	\$ 428.30	\$ 443.29	\$ 14.99
8	Ronald Gilmour	N/A	5/1/2019	3.5%	\$ 408.06	\$ 422.34	\$ 14.28
9	Glenn Thompson	N/A	5/1/2019	3.5%	\$ 560.29	\$ 579.90	\$ 19.61
10	Christine Stovall	N/A	5/1/2019	3.5%	\$ 408.06	\$ 422.34	\$ 14.28
11	Jeffrey Ferrero	N/A	5/1/2019	3.5%	\$ 408.06	\$ 422.34	\$ 14.28
12	Gary Hermes	N/A	5/1/2019	3.5%	\$ 428.79	\$ 443.80	\$ 15.01
13	Nancy Courtney	N/A	5/1/2019	3.5%	\$ 528.04	\$ 546.52	\$ 18.48
22	Jacqueline Herbert	N/A	5/1/2019	3.5%	\$ 386.37	\$ 399.89	\$ 13.52
23	Ruben Tejada	N/A	5/1/2019	3.5%	\$ 408.06	\$ 422.34	\$ 14.28
27	Wesley Gillespie	N/A	5/1/2019	3.5%	\$ 435.91	\$ 451.17	\$ 15.26
28	Terry Paine	N/A	5/1/2019	3.5%	\$ 542.52	\$ 561.51	\$ 18.99
30	Patsy Krafft	N/A	5/1/2019	3.5%	\$ 386.37	\$ 399.89	\$ 13.52
32	Arleen Ranson	N/A	5/1/2019	3.5%	\$ 490.19	\$ 507.35	\$ 17.16
37	Alfred Todd	N/A	5/1/2019	3.5%	\$ 557.11	\$ 576.61	\$ 19.50
38	Mark Lafranchi	N/A	5/1/2019	3.5%	\$ 408.06	\$ 422.34	\$ 14.28
40	Stephen Clark	N/A	5/1/2019	3.5%	\$ 365.01	\$ 377.79	\$ 12.78
41	Don Hardister	N/A	5/1/2019	3.5%	\$ 428.46	\$ 443.46	\$ 15.00
43	Pierre Fauci	N/A	5/1/2019	3.5%	\$ 490.19	\$ 507.35	\$ 17.16
45	Bryan Byrd	N/A	5/1/2019	3.5%	\$ 612.52	\$ 633.96	\$ 21.44
47	Nancy Bourne	N/A	5/1/2019	3.5%	\$ 461.52	\$ 477.67	\$ 16.15
49	Jill Dilley	N/A	5/1/2019	3.5%	\$ 473.23	\$ 489.79	\$ 16.56
50	Rodney Carr	N/A	5/1/2019	3.5%	\$ 506.12	\$ 523.83	\$ 17.71
51	Dianne Harlan	N/A	5/1/2019	3.5%	\$ 386.37	\$ 399.89	\$ 13.52
52	Judith Cameron	N/A	5/1/2019	3.5%	\$ 484.97	\$ 501.94	\$ 16.97
53	Dave Chambers	N/A	5/1/2019	3.5%	\$ 386.37	\$ 399.89	\$ 13.52
54	Lisa Cass	N/A	5/1/2019	3.5%	\$ 489.83	\$ 506.97	\$ 17.14
55	Donald Vigna	N/A	5/1/2019	3.5%	\$ 496.41	\$ 513.78	\$ 17.37
56	Dana Merker	N/A	5/1/2019	3.5%	\$ 386.37	\$ 399.89	\$ 13.52
60	Michael Warner	N/A	5/1/2019	3.5%	\$ 365.01	\$ 377.79	\$ 12.78
63	Mitchell Wheeler	N/A	5/1/2019	3.5%	\$ 551.35	\$ 570.65	\$ 19.30
65	Marcus Thomson	N/A	5/1/2019	3.5%	\$ 408.06	\$ 422.34	\$ 14.28
66	Donald Driver	N/A	5/1/2019	3.5%	\$ 533.88	\$ 552.57	\$ 18.69
67	David Kraemer	N/A	5/1/2019	3.5%	\$ 750.00	\$ 776.25	\$ 26.25
70	Ronald Thiebaut	N/A	5/1/2019	3.5%	\$ 619.65	\$ 641.34	\$ 21.69
72	Roberta Warne	N/A	5/1/2019	3.5%	\$ 426.62	\$ 441.55	\$ 14.93
74	Harold Bell	N/A	5/1/2019	3.5%	\$ 455.44	\$ 471.38	\$ 15.94
76	Jose Sanchez	N/A	5/1/2019	3.5%	\$ 446.71	\$ 462.34	\$ 15.63
77	Patrice Schmidt	N/A	5/1/2019	3.5%	\$ 428.21	\$ 443.20	\$ 14.99

83	Clarence Gerhardt	N/A	5/1/2019	3.5%	\$ 408.06	\$ 422.34	\$ 14.28
84	Brenda Bowman	N/A	5/1/2019	3.5%	\$ 452.21	\$ 468.04	\$ 15.83
86	Sandra Connerley	N/A	5/1/2019	3.5%	\$ 807.66	\$ 835.93	\$ 28.27
87	Salvador Garcia	N/A	5/1/2019	3.5%	\$ 485.30	\$ 502.29	\$ 16.99
88	Diane Burnham	N/A	5/1/2019	3.5%	\$ 462.68	\$ 478.87	\$ 16.19
89	John Carrillo	N/A	5/1/2019	3.5%	\$ 386.35	\$ 399.87	\$ 13.52
91	Sandy Diaz	N/A	5/1/2019	3.5%	\$ 454.81	\$ 470.73	\$ 15.92
92	Lisa Coleman	N/A	5/1/2019	3.5%	\$ 500.77	\$ 518.30	\$ 17.53
95	William Casey	N/A	5/1/2019	3.5%	\$ 501.59	\$ 519.15	\$ 17.56
98	Ardath Mac Donald	N/A	5/1/2019	3.5%	\$ 457.92	\$ 473.95	\$ 16.03
99	George Kord	N/A	5/1/2019	3.5%	\$1 071.88	\$1 109.40	\$ 37.52