

RANCHO YOLO COMMUNITY ASSOCIATION (RYCA)

BOARD OF DIRECTORS'

PARK PURCHASE INFORMATION BINDER

INTRODUCTION

This Park Purchase Information Binder has been created to assure the Rancho Yolo Community Association (RYCA) leadership has ready access to the information needed to undertake, on short notice, the steps required to initiate and complete a resident purchase of the Rancho Yolo Senior Community. The present Park owners, the Cali Real Estate Partnership, LLC, have clearly communicated that the Park is not now for sale, nor will it be for the foreseeable future. Nevertheless, RYCA must remain ready to act with deliberate speed should the owner decide to sell the Park.

The Information Binder presents the following information.

- Documents explaining why the residents should purchase the Park.
- Documents describing how a resident park purchase should be pursued.
- A history of the RYCA Park purchase activities and accomplishments from 2006 through the present. The section also provides many useful documents specifically applicable to the Rancho Yolo Senior Community.
- Information about other resident owned parks.
- Summaries of RYCA Due Diligence on consultants who assist residents with the purchase of their mobile home parks.
- Other important documents related to a resident park purchase.

A copy of the "Park Purchase Information Binder" will be provided to each member of the RYCA Board of Directors. Directors leaving office will pass on their Binders to the new Directors so that all Directors may have the information needed to understand the Park purchase process. A copy of this Binder will also be available in the Rancho Yolo Library so that it may be accessed by all Park residents.

The education of the Board members is no substitute for an experienced consultant. Should the owner decide to sell the Park, the Board should immediately seek out and retain a consultant who has the necessary experience in resident purchase of mobile home parks and who understands and is capable of acquiring the financing needed to complete the transaction.

Prepared by: Jerry Hallee September 1, 2013