

Arvis C. Forrest Charitable Fund, LLC

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March 31, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**RE: Mobile Home Park Report per NRS 278.0232
ZON-12127, SDR-12128, GPA-12129
El Capitan Mobile Home Park, 4901 E. Bonanza Road**

Dear Sir or Madam:

The property associated with the aforementioned land use applications is currently a mobile home park named El Capitan. These applications contemplate the rezoning and near-term closure of El Capitan Mobile Home Park. As such, this report seeks to address: 1) whether resident-owned mobile homes can be moved, 2) the cost of relocating mobile homes to another park, and 3) availability of parks in the Las Vegas metro area.

El Capitan is currently configured with 72 mobile home spaces. Of these, however, only 62 are occupied. A further 27 spaces site mobile homes owned by the Arvis C. Forrest Charitable Fund, LLC or related entities. Thus, 35 resident-owned mobile homes must be dealt with upon park closure.

To assess the physical condition of these 35 resident-owned mobile homes, we hired MH Movers, LLC to conduct an inspection (State License B1431, County License 2000011.552, City License P27-00323-A-126123). A representative from MH Movers, LLC conducted an inspection of the 35 homes on March 27, 2006 (analysis appended as Exhibit 1). The most salient findings are as follows:

- **16 mobile homes can likely be moved** with only minor difficulty
- **13 mobile homes cannot be moved safely.** Most commonly, homes in this category have unlicensed modifications that have compromised the structural integrity of the unit.
- **6 mobile homes are inconclusive.** MH Movers could not render a decision either because owners failed to provide access or because these homes may be problematic to move, but not necessarily insurmountably so.

It should be noted that the inspection of March 27 was only preliminary. Most of the resident-owned homes are quite old, with some dating from the 1950s. As such, physical integrity cannot be conclusively ascertained from a visual inspection alone; this can be firmly determined only once the homes' axles are made to bear the structure's full weight.

Transportation costs will vary depending on the width of the mobile home. Tear-down, transport, and installation at the new site will involve a base cost of \$5,300 per single wide unit and \$7,800 per double wide unit (assuming movement within the Las Vegas Valley). Should the tenant choose a park with more stringent aesthetic requirements, additional costs may be incurred. New awning and skirting, for example, may necessitate an additional \$1,000.00 of expenditure. Code compliance issues will mandate further costs.

Those mobile homes that cannot be moved shall require a determination of fair market value. Upon closure of El Capitan, we shall hire a licensed dealer/appraiser for this purpose.

To the end of identifying sites to which our residents may move, we have conducted a survey of mobile home parks within greater Las Vegas (detailed results appended as Exhibit 2). This information was gathered during March 2006, and may change by the time El Capitan formally announces closure. However, it appears that sufficient spaces remain within the valley to accommodate those mobile homes that can be moved.

Pursuant to NRS 118B.183(a), written notice of our intent to seek General Plan Amendment and Rezoning was served to all resident mobile home owners of record on February 10, 2006. Original affidavits of service and certified mail receipts were submitted to Mr. Doug Rankin along with our original applications. Upon final approval of rezoning and general plan amendment, we shall provide the 180 days' notice to vacate in accordance with NRS 118B.183. Proof of service will be made available to the Planning and Development Department and other government agencies.

We are sensitive to the fact that many owner-residents of El Capitan are senior citizens living on fixed incomes. As such, we intend to reserve some funds to assist those owner-residents of demonstrated financial need and hardship. While the dislocation of residents is never a pleasant process, we hope to make those here as smooth as possible.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Lannon", written in a cursive style.

Robert Lannon, Manager
Arvis C. Forrest Charitable Fund, LLC

RL:mbj

Enclosures

El Capitan Mobile Home Park: Mobile Home Inspections

Conducted March 27, 2006

Space	Serial Number	Year	Make	Model	Size	Movable?	MH Movers' Notes
1	0520AB	1977	Bendix	Regal	20x48	YES	Potential Problems: Hardwood floors throughout the unit. Can be repaired once moved. Carpet and water heater not to code. Cost of new tank \$650.00 for tenant.
2	12608716	1979	Flamingo		24x52	YES	Potential Problems: There is a wall on the marriage line that will have to be removed and repaired once reinstalled. Hot Water Tank is not code approved for a manufactured home. Cost of new tank \$650.00 for tenant.
4	1694707282	1989	Champion	Parkridge	14x52	YES	Potential Problems: Back steps are in bad disrepair. Cost \$300.00. Hot Water Tank is not code approved for manufactured home. Cost \$650.00.
6	S3411	1967	Star		12x55	YES	Potential Problems: Addition can not be moved because there is no permit for the construction of the addition. Hot Water Tank is not code approved for manufactured home. Cost \$650.00. Window A/C unit is very old and may not pass inspection from the state, may need to be replaced. Cost \$500-\$1500.00.
7	S76611	1967	Nashua		12x52	UNKNOWN	Potential Problems: Hot Water Tank is not code approved for manufactured home. Cost \$650.00. Floor of Hot Water Tank is in bad disrepair. Cost to owner in materials \$100.00 plus labor. Swamp Cooler is very old and potential electrical problems. Floor is fallen. Home has no belly paper. Cost \$300.00.
8	S4918	1968	Biltmore		12x60	NO	Too many structural changes made to the home. The home is not structurally sound enough to move.
11	5338	1972	Champion		12x60	NO	Too many structural changes made to the home. The home is not structurally sound enough to move.

<u>Space</u>	<u>Serial Number</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Size</u>	<u>Movable?</u>	<u>MH Movers' Notes</u>
13	S63	1966	Golden West		20x55	YES	Potential Problems: Flex Line on Stove. Back steps may need to be replaced. : Hot Water Tank is not code approved for manufactured home. Cost \$650.00.
14	NW551CKS9728	1962		National	12x55	YES	Fairly good shape should be able to move with little problem.
16	968118284	1986	Champion		14x52	YES	Potential Problems: Replace back steps not built to code. Cost \$300.00.
17	LT50527	1971		Empress	12x60	NO	Too many structural changes made to the home. The home is not structurally sound enough to move.
18	098701S1623D	1978	Champion		12x56	YES	Potential Problems: Back steps need replaced. Cost \$300.00. Front porch needs to be replaced. Cost \$500.00. Hot Water Tank is not code approved for manufactured home. Cost \$650.00.
19	4259155640	1985		Parkridge	14x46	YES	Potential Problems: Hot Water Tank is not code approved for manufactured home. Cost \$650.00. Addition has to be removed; not built to code.
21	S5083	1970	Champion		12x60	NO	Home is structurally unsound due to water damage of the ceiling throughout the home, and frame damage to the home. Bathub is falling through the floor.
22	S11172AB	1969	Lancer		20x43	NO	Too many structural changes made to the home. The home is not structurally sound enough to move.
25	85862	1967	Bonanza		10x55	YES	Potential Problems: Front porch not built to code. Cost \$500.00.
26		1962	Paramount			UNKNOWN	Potential Problems: Tile Floor throughout home could crack and break during move of home. Hot Water Tank is not code approved for manufactured home. Cost \$650.00. Electric Box in bad disrepair, will required licensed electrician to repair.
29	18901					YES	Potential Problems: Flex line for stove. Back door needs replaced. Cost \$250.00. Swamp Cooler wires exposed.

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31	S1131	1969		Hillcrest	12x52	NO	Potential Problems: Home is structurally unsound to move due to water damage of the ceiling throughout the home, and frame damage to the home. Bathtub is falling through the floor.
32		1962		Newport	10x54	YES	Potential Problems: Flex line for stove. Hot Water Tank is not code approved for manufactured home. Cost \$650.00.
33	958237153	1985	Champion		14x60	YES	Potential Problems: Hot Water Tank is not code approved for manufactured home. Cost \$650.00. Floor of Hot Water Tank is in bad disrepair. Cost to owner in materials \$100.00 plus labor.
34	GSKAS105	1962		Vagabond	10x50	NO	Too many structural changes made to the home. The home is not structurally sound enough to move.
38	48104155P	1959	Transport		10x50	NO	Too many structural changes made to the home. The home is not structurally sound enough to move.
39	54568	1973	Manatee			NO	Too many structural changes made to the home. The home is not structurally sound enough to move.
43	BC0870	1968	Skyline	Buddy	12x60	NO	Hot Water Tank is not code approved for manufactured home. Cost \$650.00. Home is structurally unsound to move due to water damage of the ceiling throughout the home.
44	B2266AE35Y	1959	BUG		16x44	UNKNOWN	Potential Problems: Roof damage. Cost to repair approximate \$1500.00-\$2500.00. Hot Water Tank is not code approved for manufactured home. Cost \$650.00.
47	211762	1964	Redman	New Moon	10x55	NO	The home is not structurally sound enough to move.
51	S7109	1970		Biltmore	12x64	YES	Should move, but foam roof may crack.
52	AJ1053FKE2S167	1964		Majestic	10x53	NO	Potential Problems: Black mold throughout home. Windows need repaired. Hot Water Tank is not code approved for manufactured home. Cost \$650.00. Home is unsafe for workers to move until the black mold has been removed.

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56	90013XU	1979	Guerdon	Montebello	24x52	YES	Potential Problems: Hot Water Tank is not code approved for manufactured home. Cost \$650.00.
63	1969	1977		Candelwood	24x40	YES	Home appears in good shape, and should move with little problem.
64	S15420	1970	Redman	New Moon	12x48	UNKNOWN	Unable to inspect interior of home for potential problems due to tenant not providing access.
67	S262	1969	Villa West		20x55	YES	Potential Problems: Hot Water Tank is not code approved for manufactured home. Cost \$650.00. Electrical box needs to be inspected by an electrician, there are many wires exposed.
70	F10461EC18	1958	Redman	Flamingo	10x55	NO	Too many structural changes made to the home. The home is not structurally sound enough to move.
71	S3432839	1963	Belaire		10x50	UNKNOWN	Exterior 'greenhouse' addition cannot be moved. Unable to inspect interior of home for potential problems because tenant did not provide access.

Survey of Las Vegas Valley Mobile Home Parks

<u>Park Name</u>	<u>Address</u>	<u>City</u>	<u>Phone</u>	<u>Contact Person</u>	<u>Lot Rent/mo</u>	<u>Availability</u>	<u>Park Classification</u>	<u>Home Acceptance Criteria</u>
Acacia MH Park	1832 N Walnut Rd	Las Vegas	702-452-6214					
Ace Trailer Park	3485 N Nellis Blvd	Las Vegas	702-643-8483	Amalia	\$325	1 for 12'x40'	Family	Must be up to code
Bonanza Village	3700 Stewart Ave	Las Vegas	702-452-0899		\$530	over 100 spaces	Family	Only 1985 and newer
Boulder Cascade MH Park	1601 S Sand Hill Rd	Las Vegas	702-457-8003	Judy/ ask for Pricilla	\$555	"a few"	Senior	?
Bramble Wood MH Park	1700 N Gateway Rd	Las Vegas	702-452-5014	Bill or Mary	\$299		1 Senior	Must be in good shape, 1970 or newer
Cabana MH Park	5303 E Twain Ave	Las Vegas	702-456-6640	Shelby	\$580-\$610	none	Senior	No older than 2000
Carefree Country Club	3325 N Nellis Blvd	Las Vegas	702-643-1248	Theresa	\$439	few	Family	Only 1980 and newer
Cypress Gardens MH Park	4650 E Lake Mead Blvd	Las Vegas	702-438-2528	Daniel Parker	\$450		1 Family	all
Desert Inn MH Park	4505 E Desert Inn Rd	Las Vegas	702-454-0660	Barbara	\$498 sgl/ \$518 dbl		0 Family	1980 and newer
El Adobe Mfr Homes	825 N Lamb Blvd	Las Vegas	702-452-7002	Judy or Steve (876-4778)	442 sngl/ 457 dbl		100 Family	must be in good condition
Fleming West Mobile Home Community	8122 W Flamingo Rd	Las Vegas	702-364-0320	Carol	\$681		0 Senior	Double and triple-wides only
Kings Row Trailer Park Inc.	3660 Boulder HWY	Las Vegas	702-457-3606	Bill	\$267-\$335		0 Senior	Must be in good shape; manager must approve
Lone Mountain Mobile Ranch	7626 W Lone Mountain Rd	Las Vegas	702-645-1898	Sharon	\$431		1 Family	
Meadows-Mobile Home Community	2900 S Valley View Blvd	Las Vegas	702-876-3660	Joe	\$575	might	Senior	No more than 4 years old, must be double wide
Pecos Park Coach Club	200 N Pecos Rd	Las Vegas	702-452-8915	Brenda	\$425		4 Family	Nothing over 60' in length
Pleasant Valley Mobile Home Community	3800 S Decatur Blvd	Las Vegas	702-876-5999	Keri	535 sgl/ 550 d some		Family	Only 1995 and newer
Pueblo Del Sol Family MH Park	3751 S Nellis Blvd	Las Vegas	702-451-4445	Vivian	\$498 sgl/ \$503 dbl		21 Family	Must be in good condition
Purple Sage MH Park	4362 E Lake Mead Blvd	Las Vegas	702-459-8717	Leann	\$380		2 Family	No larger than 12' x 50'
River Oaks Seniors MH Park	5300 E Desert Inn Rd	Las Vegas	702-431-5357	Linda	\$436-\$468		1 Senior	Only double-wides, 5 years old or newer

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Sand Creek Mobile Home Community	2627 S Lamb Blvd	Las Vegas	702-457-4691	Julie or Delores	\$379		2 Senior	Needs to be in good condition
Santiago Communities Las Vegas	4650 E Carey Ave	Las Vegas	702-644-9499					
Shadow Mountain Village	2800 S Lamb Blvd	Las Vegas	702-457-2905	Ester	\$408		12 Senior	Must be in good condition
Sierra MH Park	3139 E Sahara Ave	Las Vegas	702-457-1222	Barb	\$434		1 Family	Must be 1995 or newer
Silverado MH Park	3401 N Walnut Rd	Las Vegas	702-644-1010	Luis or Keren	\$391		2 Family	Manager must approve, nothing older than 1972
Storeville Mobile Home Resort	3755 N Nellis Blvd	Las Vegas	702-644-1166	Dee	\$414		18 Family	Preferably wood siding, 1980 or newer
Sunrise Mountain Trailer Park	1450 N Nellis Blvd	Las Vegas	702-459-8484				0	
Sunrise Oaks Community	1200 N Lamb Blvd	Las Vegas	702-459-2484	John	\$489/\$499		0 Family	no age restriction, Must be in decent shape.
Sunrise Point LP	4800 E Cheyenne Ave	Las Vegas	702-644-5523					
Sunrise Terrace MH Park	2182 N Pecos Rd	Las Vegas	702-452-0517	Margerie Brooks	\$455		0 Family	Must be clean and in good condition
Three Crowns MH Park	867 N Lamb Blvd	Las Vegas	702-452-5720	Judy Trobec	\$485		14 Senior	In general no wider than 12', manager approval on case by case basis
Trailerdale	1615 S Mojave Rd	Las Vegas	702-457-3151					
Tropicana Palms MH Park	6420 E Tropicana Ave	Las Vegas	702-456-5823	Robbie	\$595		0 Senior	Only double wides, 3 years old or newer
Tropicana Village Mobile Home Community	5900 W Tropicana Ave	Las Vegas	702-876-2296	Diane	\$491/\$ 501		8 Family	Must be in decent shape
Valley Vista All Age MH Park	3001 Cabana Dr	Las Vegas	702-457-5757	Margaret	\$478		7 Family	Only double-wides, no older than 1990
Villa Borega Mobile Home Community	1111 N Lamb Blvd	Las Vegas	702-452-3758	Coleen	\$572-\$600		30 Senior	Only double-wides, 5 years old or newer
West Valley	6300 W Tropicana	Las Vegas	702-876-4778				99	1990 and newer
Yucca Terrace MH Park	3825 N Nellis Blvd	Las Vegas	702-643-8153	Mary Lee	\$305/\$325		3 Family	Must be in decent shape
Alta Vista MHP	9 Country Club Dr	Henderson	702-565-6333	Gloria Bush	\$395	2 sgl/ 2 dbl	Family	Nothing longer than 60'; 1970s and later in good shape
Mountain View Community	148 Day St	Henderson	702-435-4861					

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Triple K Trailer Court	117 E King St	Henderson	702-565-9166		\$260		0 Senior	usually 1-2 year wait list; single wide only
Villa Hermosa MH Park	2050 S Magic Way	Henderson	702-565-7348	Jerry	\$390		0 Family	
Vista HM Park	901 S Boulder HWY	Henderson	702-565-6898		\$340		0	
Aloha Vegas MH Park	500 Miller Ave	North Las Vegas	702-642-3930	Barbara Sanchez	\$395		3 Family	Must be in good shape
Mahoney's Silver Nugget	2140 Las Vegas Blvd N	North Las Vegas	702-399-1111	Annette	\$490		0 Family	Must be in decent shape
Oasis Trailer Park	2905 Las Vegas Blvd N	North Las Vegas	702-649-0586	Cathy	\$400		3 Family	45 foot length is longest accepted
Twin Acres MH Park	2001 E Tropicana Ave	North Las Vegas	702-399-2301	Ed Bensyl	\$300	2 (26 spaces to be added)	Family	Must be wood sided; mid 1980s or newer