

Costa Mesa Motor Inn
2270 Harbor Boulevard, Costa Mesa
Long-term Occupant Relocation Assistance Plan

October 12, 2015

Upon approval of the "apartment project" by Costa Mesa City Council, the Property Owner has one year in which to commence construction of the new apartments, or seek a one year extension for a total of two years. As of this Relocation Assistance Plan date, the Property Owner intends to close the Motel on Monday, August 1, 2016, and construction would commence thereafter. However, on June 1, 2016, the Owner will provide a sixty (60) day advance "Notice of Motel Closure/Lease Termination" to all Long-term Occupants and provide the following relocation assistance:

Definition of Terms:

- Long-term Occupants** - all motel guests who are current in paying rent and occupying rooms for thirty (30) or more consecutive days on the date the "Notice of Motel Closure/Lease Termination" is issued.
- Short-term Occupants** - all motel guests occupying rooms for less than thirty (30) consecutive days on the day the "Notice of Motel Closure/Lease Termination" is issued.
- Property Owner**- Miracle Mile Properties
- Notice of Motel Closure/Lease Termination**- legally required written notice delivered to "Long-term Occupants" by the property owner sixty (60) days in advance of the Motel Closure date. Delivery of the notice may occur in person or be placed inside the Motel room.
- Motel**- Costa Mesa Motor Inn

Long-term Room Occupants Cash Relocation Assistance:

Long-term room occupant's cash relocation assistance for rooms vacated on the closure date of August 1, 2016, would range from \$4,000 to \$5,500 per Motel room.

All Long-term Room Occupants vacating their premises and handing over their keys on the Closure Date of August 1, 2016 will be refunded all rent monies paid for their rooms (not including amenities) in the last 90 days **plus** an additional \$1,500.

All long term room occupants remaining after the closure date of August 1, 2016, but vacating the premises and handing over their keys by August 31, 2016, will forfeit the additional \$1500 in relocation assistance, but will be refunded all rent monies paid for their rooms (not amenities) in the last 90 days minus the rent for each day past August 1, 2016.

All long term room occupants remaining after August 31, 2016 will forfeit all relocation assistance and be subject to normal eviction process.

Occupants must give landlord a minimum 10 day notice of their intended move out so that a check may be prepared and delivered to the property on time for their move out. Occupants who do not give the minimum 10 day notice may elect to have a check mailed to them within 10 days, or may pick up their check from the LA office or at the motel no later than 10 days after notice has been given.

All occupants must vacate their rooms by removing all personal belongings leaving the room and property undamaged besides usual wear and tear.

Upon receipt of payment from Property Owner, Long-term Occupant/s will have been fully compensated for relocating to equal or better housing and will not hold property owner responsible for any further financial assistance.

