

If you are a Class Member in the De Anza Cove class action case, this Notice informs you of the Court's final Judgment.

Please read this Court-ordered Class Action Notice.

This Notice informs you of the Court's final judgment that was entered on October 16, 2014 ("Amended Judgment"), concerning the class action lawsuit filed in San Diego Superior Court entitled *De Anza Cove Homeowners Association, Inc. et al. v. City of San Diego*, case no. GIC 821191. The Court's Notice of Entry of Judgment & Amended Judgment accompany this Notice.

WHO ARE THE CLASS MEMBERS AFFECTED BY THE FINAL JUDGMENT IN THIS LITIGATION? The Court has defined the eligible Class Members as: "*Plaintiff Class Members include all persons who, on October 22, 2003, were homeowners and/or residents of the mobilehome park now known as Mission Bay Park and formerly known as De Anza Harbor Resort, located at 2727 De Anza Road, San Diego, California (Park), and currently remain homeowners and/or residents, or are heirs of homeowners or residents and who have not entered into settlement agreements, and former homeowners or residents and their heirs who resided at the Park on October 22, 2003 and voluntarily vacated the premises without entering into a settlement agreement. However, homeowners and/or residents who were members of the Class as of September 4, 2007 but were later evicted or involuntarily vacated the Park remain eligible Plaintiff Class Members.*"

WHAT ARE THE KEY TERMS OF THE JUDGMENT? The Court determined that California's Mobilehome Residency Law applies to the Park and to the City of San Diego, and that the City violated that law when the City sought to close the Park and evict De Anza Cove's homeowners and residents without first commissioning a tenant impact report, providing mandatory relocation assistance, and providing adequate relocation benefits. The Court ruled that Plaintiff Class Members are entitled to relocation benefits in accordance with the San Diego Housing Commission's Relocation Guidelines and issued a permanent injunction compelling the City to comply with State law. The Court has required the City to prepare and serve a final Relocation Impact Report and begin paying relocation benefits and providing relocation assistance on January 14, 2015. **In the next several weeks (and no later than January 14, 2015), Class Members will be sent additional information and a claim package** with specifics as to how much compensation they are entitled to, how long they may continue to live at the Park (it will be at least 1 year before final park closure), and the proper forms that you'll need to complete.

AM I BOUND BY THE JUDGMENT? Yes. As previously notified, unless you affirmatively opted out of this class action back in 2007, **all Plaintiff Class Members are bound by the Court's Amended Judgment**, as well as all Court orders, rulings, and judgments, whether favorable or not. The City and Plaintiffs have decided not to appeal, so **the Amended Judgment is the final judgment and order of the Court.**

WHAT WILL IT COST ME? As a Plaintiff Class Member, you do not have to pay Class Counsel anything from your recovery because the Court ordered Defendant City of San Diego to pay Plaintiffs' attorneys' fees and costs *in addition to* the estimated \$23,149,529 of compensation and other amounts owed under the terms of the Amended Judgment. The Court awarded Plaintiffs' Class Counsel \$7,719,510 as reasonable attorneys' fees in this case that has spanned more than a decade, and expects to issue a ruling as to costs within a few weeks.

IS SOMEONE GOING TO HELP ME DURING THIS PROCESS? The Court has appointed Gilardi & Co., LLC as the Notice Administrator, and also appointed Overland, Pacific & Cutler ("OPC") as the third-party independent Relocation Coordinator. OPC shall be responsible for the processing and payment of claims. Tatro & Zamoyski, LLP and Thorsnes, Bartolotta & McGuire are Plaintiffs' Class Counsel. For more information, you can visit Gilardi & Co.'s website at **www.DeAnzaCoveJudgment.com**. You can also write to Gilardi & Co. at De Anza Cove Judgment c/o Gilardi & Co., LLC, P.O. Box 8060, San Rafael, CA 94912-8060. Overland, Pacific & Cutler's contact information will be provided in the claim package that will be sent in the next several weeks.

WHAT IF I WANT MORE INFORMATION? If you want more information, or were excluded from this class action based on a signed settlement agreement or eviction, you can contact Plaintiffs' Counsel at Tatro & Zamoyski, LLP at the website www.CaliforniaMobilehomeAttorneys.com and click on the "Existing Cases" link. **Please do not phone the Court.** All Court records may be examined at the Clerk's office, San Diego Superior Court, 330 West Broadway, San Diego, CA 92101.

By Order of the Honorable Joel Pressman
Judge of the Superior Court of the State of
California, County of San Diego