

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

Rent Adjustment Commission Regulations • Section 2000.00

• Adopted February 4, 2010

REGULATION 2000.00

Pursuant to Los Angeles Municipal Code (LAMC) Section 151.08, the Rent Adjustment Commission (RAC) promulgates this Regulation for the class of rental units located in a property where the following apply:

1. The class of rental units are in a property containing in excess of 600 rental units subject to the RSO;
2. 90% of the rental units subject to the RSO have been vacant for at least five years;
3. The State Historical Resources Commission has determined the class of rental units to be eligible for listing as a state historical resource;
4. The class of rental units is located in a Council District where at least 3000 rental units were removed from the rental market pursuant to the Ellis Act in the last five years.

A. Applicable Definitions

1. **Base Rent.** The Base Rent shall be the gross monthly rent including all charges, exclusive of Rent Concessions, stated in the initial lease and any lease renewal.
2. **Rent Concessions.** Rent Concessions shall be those rental incentives, discounts or other concessions resulting in a temporary reduction in the overall rent obligation including, but not limited to, rent discounts and free monthly rent, provided in an initial lease and/or lease renewal. The manner in which the Rent Concessions are provided over the course of a lease shall be in the Owner's sole discretion (for example, but not limited to, being provided at the start of the lease, amortized monthly, provided half up front and half midway through the lease term, or otherwise.)
3. **Construction and Lease-Up Period.** The Construction and Lease-Up Period shall be the period commencing on the first date of occupancy of an existing rental unit at the Lincoln Place Apartments by a tenant other than one of the Settling Tenants. The Construction and Lease-Up Period shall end on the Stabilization Date.
4. **Settling Tenants.** Settling Tenants are the signatories to the settlement agreements (hereinafter collectively referred to as "Tenant Settlement Agreement") pertaining to (i) all named plaintiffs in *Bernard, et al. v. AIMCO Venezia, LLC*, L.A. Co. Sup. Ct. No. SC096605, (ii) all named



6640 VAN NUYS BLVD.
VAN NUYS, CA 91405

3550 WILSHIRE BLVD.
15TH FLOOR
LOS ANGELES, CA 90010

2215 N. BROADWAY AVE.
LOS ANGELES, CA 90031

8475 S. VERMONT AVE.
2ND FLOOR
LOS ANGELES, CA 90044

690 KNOX ST. STE. #125
LOS ANGELES, CA 90502

1645 CORINTH AVE.
STE. #104
LOS ANGELES, CA 90025



ERIC GARCETTI, MAYOR

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plaintiffs in *Sassoon, et al. v. AIMCO Venezia, et al.*, L.A. Co. Sup. Ct. No. BC390164, (iii) all named plaintiffs in *Lincoln Place Tenants Association, et al. v. City of Los Angeles*, L.A. Co. Sup. Ct. No. BS103569, (iv) approximately twenty-two other identified groupings of former tenants and lawful occupants of Lincoln Place who were involuntarily dispossessed of their tenancies in 2005 or 2006 and identified in the Tenant Settlement Agreement as the "Additional Former Tenants" and/or (v) James Meltzer (the litigation identified in (i) through (v) in this definition collectively referred to as "the Litigation").

5. **Stabilization Date.** The Stabilization Date shall be the date which is fifty four months after the commencement of the Construction and Lease-Up Period.

B. Construction and Lease-Up Period

1. During the Construction and Lease-Up Period, the Owner shall have the sole right to establish the Base Rent on any new lease for an existing unit at the Lincoln Place Apartments according to the schedule set forth below:

- a. The Owner may immediately establish the initial rent for 408 of the residential units as listed in Exhibit A.
- b. The Owner may establish the initial rent for 203 of the rental units as listed in Exhibit B if they are first rented on or after July 19, 2010.
- c. The Owner may establish the initial rent for 85 of the rental units as listed in Exhibit C if they are first rented on or after March 18, 2011.

2. During the Construction and Lease-Up Period, the Owner may increase the Base Rent on any lease renewal by 8% per year, provided however that if the Owner elects in its sole discretion not to increase the Base Rent by 8% in a given year, any portion of the 8% not utilized in any given year may be carried forward by the Owner and added cumulatively and applied to the Base Rent in any subsequent year or series of years during the Construction and Lease-Up Period.

For example, hypothetically, the initial Base Rent is established at \$2,000. At the first anniversary date of the lease during the Construction and Lease-Up Period, the Owner elects to increase the Base Rent by 5% (increasing the Base Rent to \$2,100). The Owner may thereafter carry forward the unused portion of the annual permitted increase, or 3% (8%-5%=3%) to any subsequent year or series of years of the Construction and Lease-Up Period. On the second anniversary date of the lease during the Construction and Lease-Up Period, the Owner could elect to increase the Base Rent by 11% (the 8% permitted annually plus the 3% not taken in the previous year) (\$2,331) or carry forward some or all of that permissible increase into subsequent years during the Construction and Lease-Up Period.

3. For leases with terms of less than 12 months, the 8% annual maximum will be prorated based on the number of months of the lease, provided that the cumulative provisions shall still apply.

4. For leases and lease renewals that commence during the Construction and Lease-Up Period and terminate after the Stabilization Date, the Base Rent provided for in the lease or lease renewal shall

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apply for the entire lease term, not to exceed one year after the Stabilization Date which marks the expiration of the Construction and Lease-Up Period. For the next lease term renewal, commencing after the Stabilization Date, increases in that Base Rent shall be limited by the annual increases permitted under the Rent Stabilization Ordinance, as provided in Section C.3. below.

For example, hypothetically, if the Owner enters into a lease renewal in the month prior to the expiration of the Construction and Lease-Up Period which increases the previous Base Rent by 8%, the Owner shall be entitled to collect such increased Base Rent (which includes the 8% increase) for the full 12-month lease term notwithstanding the expiration of the Construction and Lease-Up Period during such lease term. The increased Base Rent becomes the Base Rent for the next lease term which commences after the Stabilization Date and may then be increased in a renewal lease only by the maximum established under the Rent Stabilization Ordinance.

5. Rent Concessions shall not affect or reduce the Base Rent for the purpose of determining the maximum permitted increases in rent.

6. The Owner shall disclose the terms of this Regulation in any initial lease or renewal lease commenced during the Construction and Lease-Up Period; the Owner shall also attach a copy of this Regulation to any initial lease or renewal lease commenced during the Construction and Lease-Up Period.

C. Post Construction and Lease-Up Period

1. The Base Rent stated in all leases in effect on the Stabilization Date shall be considered the Maximum Rent or Maximum Adjusted Rent for purposes of the Rent Stabilization Ordinance.

2. Rent Concessions shall not affect or reduce the Base Rent for the purpose of determining the maximum permitted increases in rent.

3. The maximum rent increases for all leases commenced after the Stabilization Date or lease renewals entered into after the Stabilization Date shall be determined by the Los Angeles Housing Department pursuant to the provisions of Subsection D of Section 151.06 of the Rent Stabilization Ordinance, as may be amended from time to time.

D. General Provisions

1. This Regulation shall not become effective unless and until a settlement agreement between the Owner and the City is approved by the City and executed by the City and Owner, which contains releases satisfactory to the City as to claims against the City in the Litigation.

2. Units to be newly constructed in the areas identified as “vacant lots” in Exhibit D shall be exempt from the Rent Stabilization Ordinance.

3. In accordance with Section 151.06 (C) of the Rent Stabilization Ordinance, the Owner shall retain

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all rights under the Ordinance to set rents in its sole discretion upon the vacancy of any unit.

4. The provisions of this Regulation (other than Section D.2 above) shall apply to the subject class of rental units except to the extent that such provisions are superseded by certain more restrictive provisions, pursuant to the agreements entered into by the Owner, as to units that are to be occupied by returning Settling Tenants.

5. The Owner shall provide a written notice to the Los Angeles Housing Department (“LAHD”) upon the commencement of the Construction and Lease-Up Period that identifies the unit, name(s) of tenant(s), the initial date of tenancy, term of lease and Base Rent of the first rental unit occupied by someone other than a Settling Tenant. Such notice shall include the date which is 54 months from such commencement that shall constitute the Stabilization Date upon which the Construction and Lease-Up Period shall expire. Every six months after the commencement of the Construction and Lease-Up Period until the Stabilization Date, the Owner shall provide a Report to LAHD, stating the following for each of the existing rental units of the subject class:

- Whether the unit is occupied;
- Name(s) of tenant(s);
- Whether Tenant is a Settling Tenant;
- Initial date of tenancy;
- Term of lease;
- Base rent;
- Whether initial rent was restricted or was unrestricted pursuant to the schedule set forth in Exhibits A, B, and C. If the initial rent was restricted, the previous rent and last date for which the previous rent was charged; and the date, amount and percentage of last rent increase.

The name of tenant and tenant’s unit number may be provided on a separate document.

E. Development Project

The term “Development Project”, as used herein, consists of: (a) the rehabilitation of 668 units at the Lincoln Place Apartments as residential rental units as permitted by the Department of Building and Safety of the City and in a manner substantially consistent with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (“Standards”), recognizing that the Standards permit some flexibility in implementing the rehabilitation work, as approved by the Department of Building and Safety and/or Department of Planning and subject to all City and other governmental approvals and clearances as required by law; and (b) offering for rent 696 existing rental units at Lincoln Place. The General Manager of LAHD, or his or her designee, in his or her reasonable discretion, may approve minor modifications to the number of units as a result of Building and Safety, zoning, casualty, or other construction issues. If approval of a requested modification is not granted, Owner may seek an amendment to this Regulation. An application for a modification or amendment or grant of a modification or amendment shall not constitute an Alternative Development Plan.

An “Alternative Development Plan” as used herein is (a) a project that does not involve the

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rehabilitation of 668 units at the Lincoln Place Apartments as residential rental units as permitted by the Department of Building and Safety of the City and in a manner substantially consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("Standards"), recognizing that the Standards permit some flexibility in implementing the rehabilitation work, as approved by the Department of Building and Safety and/or Department of Planning and subject to all City and other governmental approvals and clearances as required by law;(b) failure to offer for rent 696 existing apartment units at Lincoln Place Apartments following rehabilitation of the 668 units, (c) the demolition of any of the 696 units at Lincoln Place Apartments, or (d) the conversion to condominiums of any of the 696 units at Lincoln Place Apartments.

A loss of units due to a casualty (e.g., earthquake, fire, natural disaster or Force Majeure) is not an Alternative Development Plan so long as the Owner did not intentionally cause the event causing the loss of units.

F. RAC Hearing

Within fifteen days after the City notifies the Owner in writing that this Regulation is subject to termination because the City has made a preliminary determination that the Owner has Elected, as defined in Section G, to pursue an Alternative Development Plan, the Owner may request a hearing before the RAC. Notice by the City that this Regulation is subject to termination shall be mailed to the Owner at the address indicated in LAHD's rent registration records, via certified United States mail, postage prepaid, or delivered in person. A request for a hearing by the Owner must be in writing and received by LAHD within fifteen days after the notice has been delivered to the Owner that this Regulation is subject to termination.

The RAC hearing shall be held within 45 calendar days after the LAHD receives a request for a hearing from Owner, although the RAC may continue the hearing for good cause. Notice of the hearing shall be mailed to the Owner at the address indicated in LAHD's rent registration records, via certified United States mail, postage prepaid, or delivered in person. LAHD shall also mail notice of the hearing to each affected rental unit of the subject class.

The purpose of the RAC hearing shall be limited to a determination of whether the Owner Elected, as defined in Section G, to pursue an Alternative Development Plan. At the RAC hearing, the City and the Owner may present written, oral, photographic or documentary evidence that is relevant to this determination. The proceedings shall be audio-recorded by the RAC.

After considering all relevant evidence and arguments submitted to the record, the RAC shall issue a written decision within 45 calendar days after the hearing. The decision shall be supported by written findings. LAHD shall deliver a copy of the decision to the Owner via certified United States mail, postage prepaid, or delivered in person.

If the Owner does not request a hearing before the RAC within fifteen days after the City mails written notification to the Owner that this Regulation is subject to termination,

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termination of this Regulation shall become effective on the sixteenth day after the City's notification. If the Owner requests a hearing before the RAC within fifteen days after the City mails written notification to the Owner that this Regulation is subject to termination, the RAC shall hold a hearing pursuant to this Section. The RAC decision shall be effective upon the date that the RAC decision is final pursuant to the provisions of Los Angeles City Charter Section 245.

G. Statement of Intent

The RAC hereby approves this Regulation to facilitate restoration to the rent-stabilized housing market of the Lincoln Place Apartments, a site which contains 696 existing apartment units located on approximately 38 acres in the Venice community of the City of Los Angeles. The 696 existing apartment units are spread across 45 low-rise buildings, and most of the units have been vacant for nearly five years and require rehabilitation. The State Historical Resources Commission has determined that the Lincoln Place Apartments are eligible for listing as a historic district on the California Register.

The Lincoln Place Apartments, various tenants and the City of Los Angeles have been engaged in extensive litigation for over a decade. The Owner of the Lincoln Place Apartments recently entered into settlement agreements with certain tenants and others with historic preservation interests to resolve all outstanding litigation. The settlements provide for the return of all of the 696 existing apartment units to the City's rent-stabilized rental housing stock. An additional settlement between the Owner and the City is contemplated which addresses the rehabilitation and return of the 696 existing apartment units to the rental market and resolves all remaining litigation including release of all claims between the Owner and the City.

The Rent Adjustment Commission approves this adjustment in rent for this class of rental units only for the purpose of implementing the Development Project, as defined, in Section E, in connection with settlement by the City and Owner with regard to the Lincoln Place Apartments.

The Owner has represented to the RAC that the implementation of the Development Project will be on a phased basis. Any delay in implementation of the Development Project shall not constitute an Election to proceed with an Alternative Development Plan (as defined in Section E). Delay in implementation of the Development Project shall neither toll nor extend the Stabilization Date, and in all instances the Stabilization Date shall be the date which is fifty four months after the commencement of the Construction and Lease-up Period.

Expiration of this Regulation shall occur after the Stabilization Date, which is defined in Section A.5 above, and the expiration of this Regulation shall not invalidate any rents collected or rents owed for periods of tenancy prior to the effective date of such expiration. (See Section B.4 for more detail on setting the Base Rent and increases thereto in connection with expiration of the Construction and Lease-Up Period)

If the Owner makes an "Election" (as defined below), prior to or during the Construction and Lease-Up

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Period, to pursue an Alternative Development Plan, as defined in Section E, this Regulation shall be subject to termination pursuant to Section F. For the purposes of this Regulation, an election by Owner to pursue an Alternative Development Plan shall mean the filing of an application by Owner with a government agency for issuance of an approval or permit for an Alternative Development Plan (“Election”). The filing of a request for a modification with the General Manager of LAHD as provided for in Section E is not an Election to pursue an Alternative Development Plan; the filing of a request for an amendment to this Regulation is not an Election to pursue an Alternative Development Plan. Termination of this Regulation can occur only (a) prior to or during the Construction and Lease-Up Period and (b) as a result of an Election by Owner. Owner shall provide to the LAHD a copy or copies of any application for issuance of approvals or permits for an Alternative Development Plan within seven calendar days following the filing of each such application.

If Owner makes an Election, prior to or during the Construction and Lease-Up Period, to proceed with an Alternative Development Plan, the City may terminate this Regulation. Termination of this Regulation shall not invalidate any rents collected prior to the effective date of the termination, nor invalidate rents owed for periods of tenancy prior to the effective date of the termination. For leases in effect upon the termination of this Regulation, the maximum amount of rent that may be charged for periods of tenancy on or after the termination date shall be the Base Rent in the initial lease, plus annual automatic adjustments available pursuant to the provisions of Subsection D of Section 151.06 of the Rent Stabilization Ordinance, as may be amended from time to time.

The maximum rent increases for all leases commenced after the termination of this Regulation shall be in accordance with the provisions of LAMC Section 151.06.D, as may be amended from time to time.

Termination of this Regulation shall not prevent the RAC from enacting another regulation for this class of rental units, which could include amended provisions of this Regulation, pursuant to the provisions of LAMC Section 151.08.

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EXHIBIT A**Units Subject To Immediate Right To Establish Initial Rent****Decontrol Units - Immediately**

Address and Unit	
1	1000 S Doreen PI Unit 2
2	1000 S Doreen PI Unit 3
3	1002 S Doreen PI Unit 1
4	1002 S Doreen PI Unit 2
5	1002 S Doreen PI Unit 3
6	1002 S Doreen PI Unit 4
7	1004 S Doreen PI Unit 3
8	1006 S Doreen PI Unit 1
9	1006 S Doreen PI Unit 2
10	1008 S Doreen PI Unit 1
11	1008 S Doreen PI Unit 2
12	1008 S Doreen PI Unit 3
13	1008 S Doreen PI Unit 4
14	1010 S Doreen PI Unit 1
15	1010 S Doreen PI Unit 2
16	1010 S Doreen PI Unit 3
17	1012 S Doreen PI Unit 1
18	1012 S Doreen PI Unit 2
19	1012 S Doreen PI Unit 3
20	1014 S Doreen PI Unit 0
21	971 E Elkland PI Unit 1
22	971 E Elkland PI Unit 2
23	971 E Elkland PI Unit 3
24	971 E Elkland PI Unit 4
25	975 E Elkland PI Unit 1
26	975 E Elkland PI Unit 4

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Decontrol Units - Immediately

Address and Unit	
27	979 E Elkland PI Unit 1
28	979 E Elkland PI Unit 2
29	979 E Elkland PI Unit 3
30	979 E Elkland PI Unit 4
31	1037 S Doreen PI Unit 1
32	1037 S Doreen PI Unit 3
33	1037 S Doreen PI Unit 4
34	1070 S Doreen PI Unit 1
35	1070 S Doreen PI Unit 2
36	1070 S Doreen PI Unit 3
37	972 E Elkland PI Unit 0
38	974 E Elkland PI Unit 1
39	974 E Elkland PI Unit 2
40	974 E Elkland PI Unit 3
41	974 E Elkland PI Unit 4
42	976 E Elkland PI Unit 1
43	976 E Elkland PI Unit 2
44	976 E Elkland PI Unit 3
45	976 E Elkland PI Unit 4
46	978 E Elkland PI Unit 2
47	978 E Elkland PI Unit 3
48	978 E Elkland PI Unit 4
49	980 E Elkland PI Unit 3
50	1002 E Elkgrove Ave. Unit 0
51	1006 E Elkgrove Ave. Unit 1
52	1006 E Elkgrove Ave. Unit 2
53	1006 E Elkgrove Ave. Unit 3

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Decontrol Units - Immediately

Address and Unit	
54	1006 E Elkgrove Ave. Unit 4
55	1008 E Elkgrove Ave. Unit 2
56	1008 E Elkgrove Ave. Unit 3
57	1008 E Elkgrove Ave. Unit 4
58	1010 E Elkgrove Ave. Unit 1
59	1010 E Elkgrove Ave. Unit 2
60	1010 E Elkgrove Ave. Unit 3
61	1010 E Elkgrove Ave. Unit 4
62	1012 E Elkgrove Ave. Unit 0
63	1032 S Dorren Pl. Unit 1
64	1032 S Dorren Pl. Unit 2
65	1032 S Dorren Pl. Unit 3
66	1032 S Dorren Pl. Unit 4
67	1034 S Dorren Pl. Unit 1
68	1034 S Dorren Pl. Unit 2
69	1034 S Dorren Pl. Unit 3
70	1034 S Dorren Pl. Unit 4
71	1036 S Dorren Pl. Unit 1
72	1036 S Dorren Pl. Unit 2
73	1036 S Dorren Pl. Unit 3
74	1036 S Dorren Pl. Unit 4
75	1034 E Lake St Unit 2
76	1110 E Lake St Unit 3
77	1110 E Lake St Unit 4
78	1114 E Lake St Unit 3
79	1114 E Lake St Unit 4
80	1118 E Lake St Unit 2

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Decontrol Units - Immediately

Address and Unit	
81	1118 E Lake St Unit 3
82	1118 E Lake St Unit 4
83	1134 E Lake St Unit 2
84	960 E Elkland PI Unit 1
85	960 E Elkland PI Unit 4
86	962 E Elkland PI Unit 1
87	962 E Elkland PI Unit 3
88	962 E Elkland PI Unit 4
89	964 E Elkland PI Unit 1
90	964 E Elkland PI Unit 3
91	964 E Elkland PI Unit 4
92	966 E Elkland PI Unit 2
93	966 E Elkland PI Unit 3
94	1042 S Doreen PI Unit 1
95	1042 S Doreen PI Unit 2
96	1042 S Doreen PI Unit 3
97	1044 S Doreen PI Unit 1
98	1044 S Doreen PI Unit 4
99	1048 S Doreen PI Unit 1
100	1048 S Doreen PI Unit 2
101	1048 S Doreen PI Unit 3
102	1048 S Doreen PI Unit 4
103	1050 S Doreen PI Unit 1
104	1050 S Doreen PI Unit 2
105	1050 S Doreen PI Unit 3
106	1052 S Doreen PI Unit 2
107	1052 S Doreen PI Unit 4

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Decontrol Units - Immediately

Address and Unit	
108	1054 S Doreen PI Unit 1
109	1054 S Doreen PI Unit 2
110	1054 S Doreen PI Unit 3
111	1056 S Doreen PI Unit 3
112	1058 S Doreen PI Unit 1
113	1058 S Doreen PI Unit 2
114	1019 E Elkgrove Ave. Unit 1
115	1019 E Elkgrove Ave. Unit 2
116	1021 E Elkgrove Ave. Unit 2
117	1023 E Elkgrove Ave. Unit 1
118	1023 E Elkgrove Ave. Unit 2
119	1025 E Elkgrove Ave. Unit 3
120	1025 E Elkgrove Ave. Unit 4
121	1027 E Elkgrove Ave. Unit 1
122	1027 E Elkgrove Ave. Unit 2
123	1027 E Elkgrove Ave. Unit 4
124	1033 E Elkgrove Ave. Unit 2
125	1033 E Elkgrove Ave. Unit 3
126	1033 E Elkgrove Ave. Unit 4
127	1035 E Elkgrove Ave. Unit 1
128	1035 E Elkgrove Ave. Unit 2
129	1035 E Elkgrove Ave. Unit 4
130	1037 E Elkgrove Ave. Unit 1
131	1037 E Elkgrove Ave. Unit 2
132	1037 E Elkgrove Ave. Unit 3
133	1037 E Elkgrove Ave. Unit 4
134	1039 E Elkgrove Ave. Unit 1

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Decontrol Units - Immediately

Address and Unit	
135	1039 E Elkgrove Ave. Unit 2
136	1039 E Elkgrove Ave. Unit 3
137	1041 E Elkgrove Ave. Unit 3
138	1041 E Elkgrove Ave. Unit 4
139	1034 E Elkgrove Ave. Unit 3
140	1034 E Elkgrove Ave. Unit 4
141	1036 E Elkgrove Ave. Unit 1
142	1036 E Elkgrove Ave. Unit 2
143	1036 E Elkgrove Ave. Unit 3
144	1036 E Elkgrove Ave. Unit 4
145	1038 E Elkgrove Ave. Unit 1
146	1038 E Elkgrove Ave. Unit 2
147	1038 E Elkgrove Ave. Unit 3
148	1038 E Elkgrove Ave. Unit 4
149	1040 E Elkgrove Ave. Unit 2
150	1040 E Elkgrove Ave. Unit 3
151	1040 E Elkgrove Ave. Unit 4
152	1042 E Elkgrove Ave. Unit 1
153	1042 E Elkgrove Ave. Unit 2
154	1402 E Elkgrove Ave. Unit 0
155	1404 E Elkgrove Ave. Unit 2
156	1404 E Elkgrove Ave. Unit 4
157	1406 E Elkgrove Ave. Unit 3
158	1430 S Elkgrove Cir Unit 2
159	1432 S Elkgrove Cir Unit 1
160	1432 S Elkgrove Cir Unit 3
161	1432 S Elkgrove Cir Unit 4

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Decontrol Units - Immediately

Address and Unit	
162	1434 S Elkgrove Cir Unit 2
163	1440 S Elkgrove Cir Unit 1
164	1440 S Elkgrove Cir Unit 2
165	1440 S Elkgrove Cir Unit 4
166	1442 S Elkgrove Cir Unit 1
167	1442 S Elkgrove Cir Unit 2
168	1442 S Elkgrove Cir Unit 4
169	1444 S Elkgrove Cir Unit 1
170	1444 S Elkgrove Cir Unit 2
171	1444 S Elkgrove Cir Unit 4
172	1446 S Elkgrove Cir Unit 1
173	1446 S Elkgrove Cir Unit 2
174	1030 E Lake St. Unit 1
175	1030 E Lake St. Unit 2
176	1034 E Lake St. Unit 2
177	1038 E Lake St. Unit 1
178	1038 E Lake St. Unit 2
179	1038 E Lake St. Unit 4
180	1061 E Elkgrove Ave Unit 1
181	1065 E Elkgrove Ave Unit 1
182	1065 E Elkgrove Ave Unit 2
183	1065 E Elkgrove Ave Unit 3
184	1065 E Elkgrove Ave Unit 4
185	1067 E Elkgrove Ave Unit 2
186	1067 E Elkgrove Ave Unit 3
187	1069E Elkgrove Ave Unit 1
188	1069 E Elkgrove Ave Unit 2

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Decontrol Units - Immediately

Address and Unit	
189	1069 E Elkgrove Ave Unit 4
190	1073 E Elkgrove Ave Unit 1
191	1073 E Elkgrove Ave Unit 3
192	1412 S Elkgrove Cir Unit 1
193	1414 S Elkgrove Cir Unit 2
194	1414 S Elkgrove Cir Unit 4
195	1416 S Elkgrove Cir Unit 3
196	1418 S Elkgrove Cir Unit 1
197	1422 S Elkgrove Cir Unit 4
198	1424 S Elkgrove Cir Unit 2
199	1424 S Elkgrove Cir Unit 3
200	1426 S Elkgrove Cir Unit 1
201	1426 S Elkgrove Cir Unit 2
202	1003 E Elkgrove Ave. Unit 0
203	1007 E Elkgrove Ave. Unit 1
204	1007 E Elkgrove Ave. Unit 2
205	1007 E Elkgrove Ave. Unit 3
206	1007 E Elkgrove Ave. Unit 4
207	1009 E Elkgrove Ave. Unit 1
208	1009 E Elkgrove Ave. Unit 2
209	1009 E Elkgrove Ave. Unit 3
210	1009 E Elkgrove Ave. Unit 4
211	1011 E Elkgrove Ave. Unit 1
212	1011 E Elkgrove Ave. Unit 3
213	1013 E Elkgrove Ave. Unit 0
214	1018 S Doreen Pl. Unit 1
215	1018 S Doreen Pl. Unit 2

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Address and Unit	
216	1018 S Doreen Pl. Unit 3
217	1018 S Doreen Pl. Unit 4
218	1020 S Doreen Pl. Unit 1
219	1020 S Doreen Pl. Unit 2
220	1020 S Doreen Pl. Unit 3
221	1020 S Doreen Pl. Unit 4
222	1022 S Doreen Pl. Unit 1
223	1022 S Doreen Pl. Unit 2
224	1022 S Doreen Pl. Unit 3
225	1022 S Doreen Pl. Unit 4
226	1130 E Lake St. Unit 1
227	1134 E Lake St. Unit 1
228	1134 E Lake St. Unit 3
229	1134 E Lake St. Unit 4
230	1138 E Lake St. Unit 4
231	1507 S Penmar Ave. Unit 1
232	1507 S Penmar Ave. Unit 3
233	1507 S Penmar Ave. Unit 4
234	1509 S Penmar Ave. Unit 4
235	1511 S Penmar Ave. Unit 3
236	1511 S Penmar Ave. Unit 4
237	1515 S Penmar Ave. Unit 2
238	1723 S Penmar Ave. Unit 1
239	1725 S Penmar Ave. Unit 1
240	1725 S Penmar Ave. Unit 2
241	1725 S Penmar Ave. Unit 3
242	1727 S Penmar Ave. Unit 4
243	1729 S Penmar Ave. Unit 4

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Decontrol Units - Immediately

Address and Unit	
244	1731 S Penmar Ave. Unit 4
245	1016 E Elkgrove Ave Unit 1
246	1016 E Elkgrove Ave Unit 2
247	1018 E Elkgrove Ave Unit 2
248	1018 E Elkgrove Ave Unit 3
249	1018 E Elkgrove Ave Unit 4
250	1020 Elkgrove Ave Unit 2
251	1020 Elkgrove Ave Unit 3
252	1020 Elkgrove Ave Unit 4
253	1022 Elkgrove Ave Unit 1
254	1022 Elkgrove Ave Unit 3
255	1022 Elkgrove Ave Unit 4
256	1026 Elkgrove Ave Unit 4
257	1405 S Elkgrove Cir Unit 2
258	1405 S Elkgrove Cir Unit 4
259	970 E Elkhart Pl Unit 3
260	974 E Elkhart Pl Unit 1
261	974 E Elkhart Pl Unit 3
262	978 E Elkhart Pl Unit 1
263	978 E Elkhart Pl Unit 2
264	978 E Elkhart Pl Unit 3
265	978 E Elkhart Pl Unit 4
266	1021 S Doreen Pl. Unit 2
267	1021 S Doreen Pl. Unit 3
268	1021 S Doreen Pl. Unit 4
269	1032 S Frederick St. Unit 1

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units - Immediately

Address and Unit	
270	1032 S Frederick St. Unit 3
271	1032 S Frederick St. Unit 4
272	1743 S Penmar Ave. Unit 2
273	1743 S Penmar Ave. Unit 3
274	1743 S Penmar Ave. Unit 4
275	1747 S Penmar Ave. Unit 1
276	1747 S Penmar Ave. Unit 3
277	1747 S Penmar Ave. Unit 4
278	1749 S Penmar Ave. Unit 2
279	1751 S Penmar Ave. Unit 2
280	1751 S Penmar Ave. Unit 3
281	1753 S Penmar Ave. Unit 2
282	1064 E Elkgrove Ave. Unit 0
283	1066 E Elkgrove Ave. Unit 1
284	1066 E Elkgrove Ave. Unit 4
285	1068 E Elkgrove Ave. Unit 3
286	1070 E Elkgrove Ave. Unit 1
287	1070 E Elkgrove Ave. Unit 2
288	1074 E Elkgrove Ave. Unit 1
289	1523 S Penmar Ave. Unit 1
290	1523 S Penmar Ave. Unit 2
291	1523 S Penmar Ave. Unit 3
292	1523 S Penmar Ave. Unit 4
293	1527 S Penmar Ave. Unit 2
294	1531 S Penmar Ave. Unit 1
295	1531 S Penmar Ave. Unit 3
296	1623 S Penmar Ave. Unit 1

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units - Immediately

Address and Unit	
297	1623 S Penmar Ave. Unit 2
298	1623 S Penmar Ave. Unit 3
299	1623 S Penmar Ave. Unit 4
300	1627 S Penmar Ave. Unit 1
301	1627 S Penmar Ave. Unit 2
302	1627 S Penmar Ave. Unit 4
303	1629 S Penmar Ave. Unit 2
304	1629 S Penmar Ave. Unit 4
305	1631 S Penmar Ave. Unit 1
306	1631 S Penmar Ave. Unit 2
307	1631 S Penmar Ave. Unit 4
308	1603 S Penmar Ave. Unit 1
309	1603 S Penmar Ave. Unit 2
310	1603 S Penmar Ave. Unit 4
311	1605 S Penmar Ave. Unit 1
312	1605 S Penmar Ave. Unit 2
313	1605 S Penmar Ave. Unit 3
314	1607 S Penmar Ave. Unit 1
315	1607 S Penmar Ave. Unit 4
316	1609 S Penmar Ave. Unit 2
317	1611 S Penmar Ave. Unit 1
318	1611 S Penmar Ave. Unit 2
319	1431 S Elkgrove Cir Unit 1
320	1431 S Elkgrove Cir Unit 2
321	1431 S Elkgrove Cir Unit 3
322	1433 S Elkgrove Cir Unit 2
323	1433 S Elkgrove Cir Unit 3

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units - Immediately

Address and Unit	
324	1435 S Elkgrove Cir Unit 1
325	1435 S Elkgrove Cir Unit 2
326	1435 S Elkgrove Cir Unit 4
327	1049 E Elkgrove Ave Unit 1
328	1051 E Elkgrove Ave Unit 1
329	1051 E Elkgrove Ave Unit 2
330	1051 E Elkgrove Ave Unit 3
331	1053 E Elkgrove Ave Unit 2
332	1053 E Elkgrove Ave Unit 3
333	1053 E Elkgrove Ave Unit 4
334	1057 E Elkgrove Ave Unit 1
335	1046 E Elkgrove Ave Unit 2
336	1048 E Elkgrove Ave Unit 1
337	1048 E Elkgrove Ave Unit 3
338	1048 E Elkgrove Ave Unit 4
339	1050 E Elkgrove Ave Unit 1
340	1050 E Elkgrove Ave Unit 2
341	1052 E Elkgrove Ave Unit 2
342	1052 E Elkgrove Ave Unit 3
343	1052 E Elkgrove Ave Unit 4
344	1054 E Elkgrove Ave Unit 1
345	1054 E Elkgrove Ave Unit 2
346	1056 E Elkgrove Ave Unit 2
347	1056 E Elkgrove Ave Unit 4
348	1058 E Elkgrove Ave Unit 1
349	1060 E Elkgrove Ave Unit 2
350	1060 E Elkgrove Ave Unit 4

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units - Immediately

Address and Unit	
351	1082 E Elkgrove Ave Unit 1
352	1084 E Elkgrove Ave Unit 3
353	1086 E Elkgrove Ave Unit 2
354	1086 E Elkgrove Ave Unit 3
355	1086 E Elkgrove Ave Unit 4
356	1088 E Elkgrove Ave Unit 1
357	1088 E Elkgrove Ave Unit 3
358	1090 E Elkgrove Ave Unit 1
359	1090 E Elkgrove Ave Unit 3
360	1090 E Elkgrove Ave Unit 4
361	1703 S Penmar Ave. Unit 4
362	1705 S Penmar Ave. Unit 1
363	1705 S Penmar Ave. Unit 2
364	1705 S Penmar Ave. Unit 4
365	1707 S Penmar Ave. Unit 2
366	1707 S Penmar Ave. Unit 3
367	1709 S Penmar Ave. Unit 2
368	1709 S Penmar Ave. Unit 3
369	1709 S Penmar Ave. Unit 4
370	1711 S Penmar Ave. Unit 1
371	1711 S Penmar Ave. Unit 3
372	1411 S Elkgrove Cir Unit 1
373	1413 S Elkgrove Cir Unit 1
374	1413 S Elkgrove Cir Unit 2
375	1413 S Elkgrove Cir Unit 3
376	1413 S Elkgrove Cir Unit 4
377	1415 S Elkgrove Cir Unit 1

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units - Immediately

Address and Unit	
378	1417 S Elkgrove Cir Unit 4
379	1419 S Elkgrove Cir Unit 1
380	1419 S Elkgrove Cir Unit 2
381	1421 S Elkgrove Cir Unit 3
382	1423 S Elkgrove Cir Unit 3
383	1423 S Elkgrove Cir Unit 4
384	1425 S Elkgrove Cir Unit 4
385	934 E Lake St. Unit 1
386	934 E Lake St. Unit 2
387	934 E Lake St. Unit 3
388	934 E Lake St. Unit 4
389	936 E Lake St. Unit 1
390	936 E Lake St. Unit 3
391	936 E Lake St. Unit 4
392	973 E Elkhart Pl Unit 1
393	973 E Elkhart Pl Unit 3
394	973 E Elkhart Pl Unit 4
395	977 E Elkhart Pl Unit 1
396	977 E Elkhart Pl Unit 2
397	977 E Elkhart Pl Unit 3
398	977 E Elkhart Pl Unit 4
399	1002 S Frederick St. Unit 1
400	1002 S Frederick St. Unit 3
401	1002 S Frederick St. Unit 4
402	1008 S Frederick St. Unit 1
403	1008 S Frederick St. Unit 2
404	1008 S Frederick St. Unit 3

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units - Immediately

Address and Unit	
405	1008 S Frederick St. Unit 4
406	1012 S Frederick St. Unit 1
407	1012 S Frederick St. Unit 3
408	1012 S Frederick St. Unit 4

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

EXHIBIT B

Units Subject To Right To Establish Initial Rent as of July 19, 2010

Decontrol Units in July 19, 2010

Address and Unit	
1	1000 S Doreen PI Unit 1
2	1000 S Doreen PI Unit 4
3	1004 S Doreen PI Unit 1
4	1006 S Doreen PI Unit 3
5	1006 S Doreen PI Unit 4
6	1012 S Doreen PI Unit 4
7	1070 S Doreen PI Unit 4
8	980 E Elkland PI Unit 1
9	980 E Elkland PI Unit 2
10	980 E Elkland PI Unit 4
11	1008 E Elkgrove Ave. Unit 1
12	1110 E Lake St Unit 1
13	1110 E Lake St Unit 2
14	1114 E Lake St Unit 1
15	1114 E Lake St Unit 2
16	1118 E Lake St Unit 1
17	960 E Elkland PI Unit 2
18	960 E Elkland PI Unit 3
19	962 E Elkland PI Unit 2
20	966 E Elkland PI Unit 1
21	968 E Elkland PI Unit 0
22	1040 S Doreen PI Unit 0
23	1042 S Doreen PI Unit 4
24	1044 S Doreen PI Unit 3
25	1050 S Doreen PI Unit 4
26	1052 S Doreen PI Unit 1

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units in July 19, 2010

Address and Unit	
27	1054 S Doreen Pl Unit 4
28	1056 S Doreen Pl Unit 1
29	1056 S Doreen Pl Unit 2
30	1056 S Doreen Pl Unit 4
31	1017 E Elkgrove Ave. Unit 1
32	1017 E Elkgrove Ave. Unit 2
33	1019 E Elkgrove Ave. Unit 3
34	1019 E Elkgrove Ave. Unit 4
35	1021 E Elkgrove Ave. Unit 4
36	1023 E Elkgrove Ave. Unit 3
37	1023 E Elkgrove Ave. Unit 4
38	1025 E Elkgrove Ave. Unit 1
39	1029 E Elkgrove Ave. Unit 0
40	1035 E Elkgrove Ave. Unit 3
41	1039 E Elkgrove Ave. Unit 4
42	1041 E Elkgrove Ave. Unit 1
43	1041 E Elkgrove Ave. Unit 2
44	1404 E Elkgrove Ave. Unit 1
45	1404 E Elkgrove Ave. Unit 3
46	1406 E Elkgrove Ave. Unit 2
47	1406 E Elkgrove Ave. Unit 4
48	1430 S Elkgrove Cir Unit 1
49	1438 S Elkgrove Cir Unit 1
50	1438 S Elkgrove Cir Unit 2
51	1440 S Elkgrove Cir Unit 3
52	1442 S Elkgrove Cir Unit 3
53	1444 S Elkgrove Cir Unit 3
54	1034 E Lake St. Unit 1

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units in July 19, 2010

Address and Unit	
55	1034 E Lake St. Unit 3
56	1034 E Lake St. Unit 4
57	1038 E Lake St. Unit 3
58	1061 E Elkgrove Ave Unit 2
59	1067 E Elkgrove Ave Unit 1
60	1067 E Elkgrove Ave Unit 4
61	1069 E Elkgrove Ave Unit 3
62	1073 E Elkgrove Ave Unit 2
63	1073 E Elkgrove Ave Unit 4
64	1410 S Elkgrove Cir Unit 1
65	1410 S Elkgrove Cir Unit 2
66	1414 S Elkgrove Cir Unit 1
67	1414 S Elkgrove Cir Unit 3
68	1416 S Elkgrove Cir Unit 1
69	1416 S Elkgrove Cir Unit 2
70	1422 S Elkgrove Cir Unit 1
71	1422 S Elkgrove Cir Unit 2
72	1422 S Elkgrove Cir Unit 3
73	1424 S Elkgrove Cir Unit 1
74	1424 S Elkgrove Cir Unit 4
75	1426 S Elkgrove Cir Unit 3
76	1426 S Elkgrove Cir Unit 4
77	1130 E Lake St. Unit 2
78	1134 E Lake St. Unit 2
79	1138 E Lake St. Unit 1
80	1138 E Lake St. Unit 2
81	1138 E Lake St. Unit 3
82	1509 S Penmar Ave. Unit 1

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units in July 19, 2010

Address and Unit	
83	1511 S Penmar Ave. Unit 1
84	1513 S Penmar Ave. Unit 1
85	1513 S Penmar Ave. Unit 2
86	1515 S Penmar Ave. Unit 1
87	1721 S Penmar Ave. Unit 2
88	1723 S Penmar Ave. Unit 4
89	1727 S Penmar Ave. Unit 2
90	1729 S Penmar Ave. Unit 1
91	1733 S Penmar Ave. Unit 0
92	1018 E Elkgrove Ave Unit 1
93	1020 Elkgrove Ave Unit 1
94	1022 Elkgrove Ave Unit 2
95	1026 Elkgrove Ave Unit 1
96	1026 Elkgrove Ave Unit 2
97	1026 Elkgrove Ave Unit 3
98	1403 S Elkgrove Cir Unit 0
99	1405 S Elkgrove Cir Unit 1
100	1407 S Elkgrove Cir Unit 1
101	1407 S Elkgrove Cir Unit 2
102	970 E Elkhart Pl Unit 2
103	974 E Elkhart Pl Unit 2
104	974 E Elkhart Pl Unit 4
105	1021 S Doreen Pl. Unit 1
106	1032 S Frederick St. Unit 2
107	1741 S Penmar Ave. Unit 0
108	1743 S Penmar Ave. Unit 1
109	1745 S Penmar Ave. Unit 2
110	1745 S Penmar Ave. Unit 3

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units in July 19, 2010

Address and Unit	
111	1745 S Penmar Ave. Unit 4
112	1747 S Penmar Ave. Unit 2
113	1749 S Penmar Ave. Unit 1
114	1751 S Penmar Ave. Unit 1
115	1751 S Penmar Ave. Unit 4
116	1753 S Penmar Ave. Unit 1
117	1066 E Elkgrove Ave. Unit 2
118	1068 E Elkgrove Ave. Unit 1
119	1068 E Elkgrove Ave. Unit 2
120	1068 E Elkgrove Ave. Unit 4
121	1070 E Elkgrove Ave. Unit 3
122	1070 E Elkgrove Ave. Unit 4
123	1072 E Elkgrove Ave. Unit 3
124	1072 E Elkgrove Ave. Unit 4
125	1074 E Elkgrove Ave. Unit 3
126	1074 E Elkgrove Ave. Unit 4
127	1521 S Penmar Ave. Unit 1
128	1525 S Penmar Ave. Unit 1
129	1525 S Penmar Ave. Unit 2
130	1527 S Penmar Ave. Unit 1
131	1527 S Penmar Ave. Unit 3
132	1527 S Penmar Ave. Unit 4
133	1529 S Penmar Ave. Unit 1
134	1529 S Penmar Ave. Unit 2
135	1531 S Penmar Ave. Unit 2
136	1625 S Penmar Ave. Unit 1
137	1625 S Penmar Ave. Unit 2
138	1625 S Penmar Ave. Unit 4

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units in July 19, 2010

Address and Unit	
139	1627 S Penmar Ave. Unit 3
140	1629 S Penmar Ave. Unit 1
141	1629 S Penmar Ave. Unit 3
142	1633 S Penmar Ave. Unit 0
143	1603 S Penmar Ave. Unit 3
144	1605 S Penmar Ave. Unit 4
145	1607 S Penmar Ave. Unit 3
146	1611 S Penmar Ave. Unit 3
147	1613 S Penmar Ave. Unit 2
148	1431 S Elkgrove Cir Unit 4
149	1433 S Elkgrove Cir Unit 1
150	1433 S Elkgrove Cir Unit 4
151	1437 S Elkgrove Cir Unit 1
152	1437 S Elkgrove Cir Unit 2
153	1049 E Elkgrove Ave Unit 2
154	1051 E Elkgrove Ave Unit 4
155	1055 E Elkgrove Ave Unit 1
156	1055 E Elkgrove Ave Unit 2
157	1055 E Elkgrove Ave Unit 3
158	1055 E Elkgrove Ave Unit 4
159	1057 E Elkgrove Ave Unit 2
160	1046 E Elkgrove Ave Unit 1
161	1048 E Elkgrove Ave Unit 2
162	1052 E Elkgrove Ave Unit 1
163	1056 E Elkgrove Ave Unit 1
164	1056 E Elkgrove Ave Unit 3
165	1058 E Elkgrove Ave Unit 2
166	1060 E Elkgrove Ave Unit 1

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

Decontrol Units in July 19, 2010

Address and Unit	
167	1060 E Elkgrove Ave Unit 3
168	1062 E Elkgrove Ave Unit 0
169	1082 E Elkgrove Ave Unit 2
170	1082 E Elkgrove Ave Unit 4
171	1084 E Elkgrove Ave Unit 1
172	1084 E Elkgrove Ave Unit 2
173	1084 E Elkgrove Ave Unit 4
174	1092 E Elkgrove Ave Unit 0
175	1701 S Penmar Ave. Unit 0
176	1703 S Penmar Ave. Unit 2
177	1703 S Penmar Ave. Unit 3
178	1707 S Penmar Ave. Unit 1
179	1707 S Penmar Ave. Unit 4
180	1709 S Penmar Ave. Unit 1
181	1711 S Penmar Ave. Unit 2
182	1711 S Penmar Ave. Unit 4
183	1713 S Penmar Ave. Unit 1
184	1713 S Penmar Ave. Unit 2
185	1411 S Elkgrove Cir Unit 2
186	1415 S Elkgrove Cir Unit 2
187	1415 S Elkgrove Cir Unit 3
188	1415 S Elkgrove Cir Unit 4
189	1417 S Elkgrove Cir Unit 1
190	1417 S Elkgrove Cir Unit 2
191	1417 S Elkgrove Cir Unit 3
192	1419 S Elkgrove Cir Unit 3
193	1419 S Elkgrove Cir Unit 4
194	1421 S Elkgrove Cir Unit 4

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010



Decontrol Units in July 19, 2010

Address and Unit	
195	1423 S Elkgrove Cir Unit 1
196	1423 S Elkgrove Cir Unit 2
197	1425 S Elkgrove Cir Unit 1
198	1425 S Elkgrove Cir Unit 2
199	1425 S Elkgrove Cir Unit 3
200	1427 S Elkgrove Cir Unit 1
201	936 E Lake St. Unit 2
202	973 E Elkhart Pl Unit 2
203	1002 S Frederick St. Unit 2

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

EXHIBIT C

Units Subject To Right To Establish Initial Rent As of March 18, 2011

Decontrol Units in March 2011

Address and Unit	
1	1010 S. Doreen Pl. Unit 4
2	1609 S. Penmar Ave Unit 1
3	1044 S. Doreen Pl. Unit 2
4	1703 S. Penmar Ave Unit 1
5	1054 E. Elkgrove Ave Unit 3
6	1053 E. Elkgrove Ave Unit 1
7	1054 E. Elkgrove Ave Unit 4
8	1412 S. Elkgrove Cir. Unit 4
9	1004 S. Doreen Pl. Unit 2
10	975 E. Elkland Pl. Unit 2
11	1080 E. Elkgrove Ave Unit 0
12	1421 S. Elkgrove Cir. Unit 2
13	1731 S. Penmar Ave Unit 3
14	1507 S. Penmar Ave Unit 2
15	1004 S. Doreen Pl. Unit 4
16	1416 S. Elkgrove Cir. Unit 4
17	1729 S. Penmar Ave Unit 2
18	1033 E. Elkgrove Ave Unit 1
19	1601 S. Penmar Ave

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

EXHIBIT C

Units Subject To Right To Establish Initial Rent As of March 18, 2011

Decontrol Units in March 2011

Address and Unit	
20	1731 S. Penmar Ave Unit 2
21	1725 S. Penmar Ave Unit 4
22	1705 S. Penmar Ave Unit 3
23	1037 S. Doreen Pl. Unit 2
24	1613 S. Penmar Ave Unit 1
25	1021 E. Elkgrove Ave Unit 1
26	1082 E. Elkgrove Ave Unit 3
27	978 E. Elkland Pl. Unit 1
28	1509 S. Penmar Ave Unit 3
29	1086 E. Elkgrove Ave Unit 1
30	1412 S. Elkgrove Cir. Unit 3
31	1607 S. Penmar Ave Unit 2
32	975 E. Elkland Pl. Unit 3
33	1076 E. Elkgrove Ave Unit 0
34	1513 S. Penmar Ave Unit 3
35	1088 E. Elkgrove Ave Unit 4
36	1432 S. Elkgrove Ave Unit 2

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

EXHIBIT C

Units Subject To Right To Establish Initial Rent As of March 18, 2011

Decontrol Units in March 2011

Address and Unit	
37	1088 E. Elkgrove Ave Unit 4
38	1432 S. Elkgrove Ave Unit 2
39	1611 S. Penmar Ave Unit 4
40	1418 S. Elkgrove Cir. Unit 2
41	1012 S. Frederick St. Unit 2
42	1021 E. Elkgrove Ave Unit 3
43	970 E. Elkhart Pl. Unit 1
44	1405 S. Elkgrove Cir. Unit 3
45	1034 E. Elkgrove Ave Unit 2
46	1621 S. Penmar Ave Unit 2
47	966 E. Elkland Pl. Unit 4
48	1721 S. Penmar Ave Unit 1
49	1412 S. Elkgrove Cir. Unit 2
50	1034 E. Elkgrove Ave Unit 1
51	1625 S. Penmar Ave Unit 3
52	964 E. Elkland Pl. Unit 2
53	1066 E. Elkgrove Ave Unit 3
54	1723 S. Penmar Ave Unit 3
55	1027 E. Elkgrove Ave Unit 3

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

EXHIBIT C

Units Subject To Right To Establish Initial Rent As of March 18, 2011

Decontrol Units in March 2011

Address and Unit	
56	1731 S. Penmar Ave Unit 1
57	970 E. Elkhart Pl. Unit 4
58	1631 S. Penmar Ave Unit 3
59	1088 E. Elkgrove Ave Unit 2
60	1052 S. Doreen Pl. Unit 3
61	1427 S. Elkgrove Cir. Unit 2
62	1421 S. Elkgrove Cir. Unit 1
63	1729 S. Penmar Ave Unit 3
64	1025 E. Elkgrove Ave Unit 2
65	1090 E. Elkgrove Ave Unit 2
66	1513 S. Penmar Ave Unit 4
67	1521 S. Penmar Ave Unit 2
68	1511 S. Penmar Ave Unit 2
69	1533 S. Penmar Ave Unit 0
70	1040 E. Elkgrove Ave Unit 1
71	1745 S. Penmar Ave Unit 1
72	1072 E. Elkgrove Ave Unit 2
73	1406 E. Elkgrove Ave Unit 1
74	1074 E. Elkgrove Ave Unit 2
75	1011 E. Elkgrove Ave Unit 2

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010

EXHIBIT C

Units Subject To Right To Establish Initial Rent As of March 18, 2011

Decontrol Units in March 2011

Address and Unit	
76	1727 S. Penmar Ave Unit 3
77	1120 E. Lake St. Unit 1
78	1509 S. Penmar Ave Unit 2
79	1434 S. Elkgrove Ave Unit 1
80	1531 S. Penmar Ave Unit 4
81	1727 S. Penmar Ave Unit 1
82	1723 S. Penmar Ave Unit 2
83	1120 E. Lake St. Unit 2
84	1011 E. Elkgrove Ave Unit 4
85	1621 S. Penmar Ave Unit 1

LINCOLN PLACE APARTMENTS PROPERTY CLASS REGULATION

RAC Regulation • Adopted February 4, 2010



TRX
TCA 2004-090
02/01/2010

LINCOLN PLACE VENICE CALIFORNIA



Exhibit D

