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## Mobile Home & R.V. Parks





**B**eginning with the design of large trailer villages used to house military personnel during the Second World War, to the present-day design of multi-hundred-unit mobile home parks, our firm has been involved in mobile home, modular home, and recreational vehicle (R.V.) park design since its inception. JBA has been involved in over 200 mobile home developments since 1941, including the design of individual modular units, overall park design, and temporary mobile facilities design. In addition to engineering design services typical of any residential development (grading, street improvements, water, wastewater, and storm drain design), JBA has also designed many of the improvements unique to mobile home/modular home/R.V. park developments, including specialized water treatment facilities, ponds, and recreational areas. We have also developed management, accounting, and promotional materials for the mobile home industry in the past.

While our most recent mobile/modular home development project was a 338-unit mobile home park in the Lake Havasu community of San Bernardino County, CA, JBA's numerous mobile/modular/R.V. park projects in California include a 451-unit mobile home park in the City of Ontario, an 800-space R.V. park in Anza City, a 250-unit mobile home park in Mount Shasta, a 191-unit mobile home park in the City of Oxnard, and a 240-unit mobile home park in the City of Los Angeles. JBA has also provided feasibility studies and/or facilities analyses for existing mobile home park conversion projects on several occasions - most recently, for the Windward Village Mobile Home Park in the City of Long Beach.

### Primary Services

New construction projects and addition/expansion projects for mobile/modular home parks and R.V. parks generally require many of the same design services as Residential Developments. Services provided by JBA that are unique to mobile/modular/R.V. parks include the following:

- **Facilities Analyses**

Mobile/modular home and R.V. park facilities analyses are performed for a variety of reasons, including changes in park ownership to conversion of parks to residential subdivisions. Typical analyses involve site visits to determine the condition of utilities, facilities, and park amenities, and the preparation of a Facilities Analysis Report with photos to substantiate findings and recommendations regarding repairs/improvements.

- **Forensic Engineering/Expert Witness**

Members of our firm often serve as Expert Witnesses on cases involving mobile/modular/R.V. park engineering/ construction failures. Examples of mobile home park-related cases (Failure to Maintain) for which JBA has provided its Forensic Engineering/Expert Witness services are included on the following page (*note that this is a partial list only; a full list is provided as a separate attachment*).



Date	Subject Property	Client
October 2006	Western Skies Mobile Home Park	Berger, Kahn, Shafton, Moss, Figler, Simon & Gladstone
October 2005	Beachwood Mobile Home Park	Murphy, Pearson, Bradley & Feeney
August 2005	Villa Park Mobile Home Estates	Selman Breitman Attorneys, LLP
July 2004	Mission Bay Mobile Home Park	The City of San Diego – City Attorney's Office
October 2003	Valley Village Mobile Home Estates	Klinedinst
October 2003	Friendly Village Mobile Home Park	Berger, Kahn, Shafton, Moss, Figler, Simon & Gladstone
July 2002	Sierra Heights Mobile Estates	Klinedinst
May 2002	Heavenly Oaks Mobile Home Park	Law Offices of Richard Pech
December 2001	Pheasant Run Mobile Home Park	Grebow, Yee & Spiro

## General Project Experience (Partial List)

The partial list below summarizes Mobile/Modular Home Parks and R.V. Parks for which JBA has provided consulting and/or design services:

Project Description*	Project Location
70-Space Mobile Home Park	Moreno Valley, CA
338-Space Vista Del Lago Mobile Home Park	Havasu Lake, CA
74-Space Oak Hills R.V. Park	Oak Hills, CA
Friendly Hills Mobile Estates (162-Space Mobile Home Park)	Mentone, CA
Old Ranch Mobile Home Park (250-Space Mobile Home Park)	Los Angeles, CA
250-Space Mobile Home Park	Hesperia, CA
Date Palm Mobile Home Park	Indio, CA
Anza Recreational Vehicle Park (800-Space R.V. Park)	Anza, CA
Ten Oaks Mobile Home Park (115-Space Mobile Home Park)	Simi Valley, CA
451-Space Mobile Home Park	Ontario, CA
Highland Fountains Mobile Home Park (147-Space Mobile Home Park)	Highland, CA
Startlight Mobile Lodge Expansion (32-Space Mobile Home Park)	Fontana, CA
Rancho Paso Robles Mobile Home Park (155-Space Mobile Home Park)	Paso Robles, CA
Meadowlake Mobile Home Park (191-Space Mobile Home Park)	Oxnard, CA
Fontana Sunset Gardens Mobile Home Park (33-Space Mobile Home Park)	Fontana, CA
Villa Corona Mobile Home Park (187-Space Mobile Home Park)	Corona, CA
339-Space Mobile Home Park	Desert Hot Springs, CA
Fallbrook Mobile Home Park Property	Fallbrook, CA
Victorian Village Mobile Home Park (288-Space Mobile Home Park)	Mount Shasta, CA
Panorama Cover Mobile Home Addition	Hemet, CA
Rancho Los Lagos Water Quality Management Master Plan	Imperial County, CA
Laguna Vista Mobile Estates	Oceanside, CA
250-Space Mobile Home Park	Moorpark, CA

\*Note: Project Descriptions are summaries only and do not necessarily list all services provided.



## Failure to Maintain: Mobile Home Parks (Partial List, Summaries Only)

For over 40 years, Joseph E. Bonadiman & Associates, Inc. has provided Forensic Engineering, Expert Witness, and Investigation services for Mobile Home Park Failure to Maintain cases. The partial list provided below summarizes our extensive experience in these types of cases (attorney client references are also provided).

Date	Property in Question	Client	Contact Name & Address
October 2006	Western Skies Mobile Home Park	Berger, Kahn, Shafton, Moss, Figler, Simon & Gladstone	<b>Arthur Grebow, Esq.</b> 4215 Glencoe Ave. Marina Del Rey, CA 90292
October 2005	Beachwood Mobile Home Park	Murphy, Pearson, Bradley & Feeney	<b>Amanda Pion-Goureau, Esq.</b> 12400 Wilshire Blvd., Suite 1100 Los Angeles, CA 90025
August 2005	Villa Park Mobile Home Estates	Selman Breitman Attorneys, LLP	<b>Dennis M. Alexander, Esq.</b> 11766 Wilshire Blvd., Sixth Floor Los Angeles, CA 90025
July 2004	Mission Bay Mobile Home Park	The City of San Diego – City Attorney's Office	<b>Casey Gwinn, Esq.</b> <b>Heidi Wierman, Deputy City Attorney</b> 1200 Third Avenue, Suite San Diego, CA 92101
October 2003	Valley Village Mobile Home Estates	Klinedinst	<b>Mark Nys, Esq.</b> 501 W. Broadway, Suite 600 San Diego, CA 92101
October 2003	Friendly Village Mobile Home Park	Berger, Kahn, Shafton, Moss, Figler, Simon & Gladstone	<b>Arthur Grebow, Esq.</b> 4215 Glencoe Ave. Marina Del Rey, CA 90292
July 2002	Sierra Heights Mobile Estates	Klinedinst	<b>Mark Nys, Esq.</b> 501 W. Broadway, Suite 600 San Diego, CA 92101
May 2002	Heavenly Oaks Mobile Home Park	Law Offices of Richard Pech	<b>Richard Pech, Esq.</b> 171 Pier Avenue, Suite 327 Santa Monica, CA 90405
December 2001	Pheasant Run Mobile Home Park	Grebow, Yee & Spiro	<b>Arthur Grebow, Esq.</b> 131 S. Rodeo Dr., Suite 250 Beverly Hills, CA 90212
November 2001	Western Village Mobile Home Park	Law Offices of Richard Pech	<b>Richard Pech, Esq.</b> 171 Pier Avenue, Suite 327 Santa Monica, CA 90405
February 2001	Heavenly Oaks Mobile Home Park	Klinedinst	<b>Mark Nys, Esq.</b> 501 W. Broadway, Suite 600 San Diego, CA 92101
March 1999	Vineyard Valley Mobile Home Park	Spangenberg & Associates	<b>Robert Powell, Esq.</b> 375 Forest Avenue Palo Alto, CA 94301
November 1998	Sun Valley Village Mobile Home Park	Cohen & Moats	<b>Gary A. Cohen, Esq.</b> 1700 Ygnacio Valley Road Walnut Creek, CA 94598
August 1998	Paradise Cove Mobile Home Park	Grebow, Yee & Spiro	<b>Arthur Grebow, Esq.</b> 131 S. Rodeo Dr., Suite 250 Beverly Hills, CA 90212
July 1998	Del Mar Mobile Home Park	Grebow, Yee & Spiro	<b>Arthur Grebow, Esq.</b> 131 S. Rodeo Dr., Suite 250 Beverly Hills, CA 90212
February 1998	Avalon Carson Mobile Home Park	Grebow, Yee & Spiro	<b>Arthur Grebow, Esq.</b> 131 S. Rodeo Dr., Suite 250 Beverly Hills, CA 90212



<b>Date</b>	<b>Property in Question</b>	<b>Client</b>	<b>Contact Name &amp; Address</b>
January 1997	Anchor Mobile Home Park	Grebow, Maruyama, Prinster & Yee	<b>Arthur Grebow, Esq.</b> 4215 Glencoe Ave. Marina Del Rey, CA 90292
November 1996	Terrace Garden Mobile Home Park	Haight, Brown & Bonesteel, L.L.P.	<b>Mark Lester, Esq.</b> 3750 University Avenue, Suite 650 Riverside, CA 92501
August 1996	MG Village Park	Law Offices of Styn & Garland	<b>Jeffery N. Garland, Esq.</b> 501 W. Broadway, Suite 710 San Diego, CA 92101
February 1996	Elfin Forest Village Mobile Home Park	Law Office of James A. Flanagan	<b>James A. Flanagan, Esq.</b> 444 West Ocean Blvd. Long Beach, CA 90802
November 1995	Simi Country Mobile Home Estates	Law Office of Richard Pech	<b>Richard Pech, Esq.</b> 1800 Avenue of the Stars, Suite 1150 Los Angeles, CA 90067
September 1995	Swan Lake Mobile Home Park	Grebow, Maruyama, Prinster & Yee	<b>Arthur Grebow, Esq.</b> 4215 Glencoe Ave. Marina Del Rey, CA 90292
September 1995	Terrace Pines Mobile Home Park	Reish & Luftman	<b>Arthur Grebow, Esq.</b> 4215 Glencoe Ave. Marina Del Rey, CA 90292
August 1995	Dunes Palms Mobile Home Park	Cooksey, Howard, Martin & Toolen	<b>Kay Ann Conely, Esq.</b> 1352 Irvine Blvd. Tustin, CA 92680
September 1994	Crestline Mountain Park	Michael I. Sidley, Esq.	<b>Michael I. Sidley, Esq.</b> 1900 Avenue of the Stars, Suite 1450 Los Angeles, CA 90067
February 1993	Park Royale Mobile Home Park	Cooksey, Howard, Martin & Tooley	<b>Richard Oberreiter, Esq.</b> 1352 Irvine Blvd Tustin, CA
October 1992	Mt. View Mobile Home Park	Grebow & Barish, Attys.	<b>Arthur Grebow, Esq.</b> 4215 Glencoe Ave. Marina Del Rey, CA 90292
September 1992	Terrace View Mobile Home Park	Cooksey, Howard, Martin & Tooley	<b>Richard Oberreiter, Esq.</b> 1352 Irvine Blvd. Tustin, CA
August 1992	Western Village Mobile Home Park	Grebow & Barish, Attys.	<b>Arthur Grebow, Esq.</b> 4215 Glencoe Ave. Marina Del Rey, CA 90292
July 1992	Desert Hills Mobile Home Park	Grebow & Barish, Attys.	<b>Arthur Grebow, Esq.</b> 4215 Glencoe Ave. Marina Del Rey, CA 90292
February 1992	Tropicana Mobile Home Park	Mercer & Zinder	<b>Thomas Clements, Esq.</b> 501 W. Broadway, Suite 1240 San Diego, CA 92101
November 1991	Florida Mobile Home Park	Waters, McCluskey & Boehle, Attys.	<b>Fritz Hax, Esq.</b> 3250 Ocean Park Blvd. Santa Monica, CA
November 1991	Cedar Village Mobile Home Park	Murtaugh, Miller, Meyer & Nelson Attys.	1120 W. La Veta Ave. Orange, CA
August 1991	Lakeadena Mobile Home Park	Waters, McCluskey & Boehle, Attys.	<b>Fritz Hax, Esq.</b> 3250 Ocean Park Blvd. Santa Monica, CA

