

NOTICE OF EXEMPTION FROM AB 1482 RENT CAPS & JUST CAUSE EVICTIONS

6/20/2020

DATE

Tenants of The Pinedera

RESIDENT NAME

120 S. El Camino Real

RESIDENT ADDRESS

Millbrae, CA 94030

CITY, STATE, ZIP

Dear Tenants :

This property is exempt from AB 1482 Rent Caps & Just Cause Evictions in accordance with Civil Code Section 1946.2 and 1947.12 due to the following reason(s):

- Housing with certificate of occupancy less than 15 years, and/or
- Residential real property that is alienable separate from the title to any other dwelling unit, provided that both of the following apply:
 - a. The owner is not any of the following:
 - i. A real estate investment trust, as defined in Section 856 of the Internal Revenue Code.
 - ii. A corporation.
 - iii. A limited liability company in which at least one member is a corporation.
 - b. Tenants have been provided with the following statement(s):

“This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.”

“This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (c)(5) and 1946.2 (e)(7) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.”

If you have any questions, please feel free to contact Dave Lau, manager
(NAME/TITLE)
at davekclau@yahoo.com
(PHONE, EMAIL AND/OR OTHER CONTACT INSTRUCTIONS)

Thank you,

DocuSigned by:

Dave Lau

Owner/Agent 0C8BA5DED09341E...

