



MANUFACTURED HOME LISTING ADDENDUM

BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES

(C.A.R. Form MHLA, Revised 6/22)

The following terms and conditions are hereby incorporated in and made a part of the: Residential Listing Agreement, [ ] Other ("Agreement"), dated October 31, 2025, on property known as 30802 Coast Hwy #K41, Laguna Beach, 92651

in which Mounean J Dixon Family Trust is referred to as ("Seller") and is referred to as ("Broker").

1. TYPE OF MANUFACTURED HOME: (Check the applicable box below: paragraphs A1, A2 or B.) (Check ONLY one box.)

A. PERSONAL PROPERTY MANUFACTURED HOME

(1) [X] A Manufactured Home On Leased Or Rented Land (complete paragraph 2).

Space Number K41 Park Name Laguna Terrace
Park Address 30812 Coast Hwy
City Laguna Beach County Orange CA, Zip Code 92651

OR (2) [ ] A Manufactured Home To Be Sold With Real Property (complete paragraph 2).

Real Property Situated in
City County CA, Zip Code
Assessor's Parcel No.

PURCHASE PRICE ALLOCATED AS FOLLOWS:

Manufactured Home \$
Real Property \$

OR B. [ ] A REAL PROPERTY MANUFACTURED HOME situated in (also complete applicable parts of paragraph 2):

City County CA, Zip Code
Assessor's Parcel No.

A real property manufactured home is one that meets the following requirements: (i) a building permit is obtained from local authorities pursuant to Health and Safety Code § 18551; (ii) the manufactured home is affixed to a foundation pursuant to Health and Safety Code § 18551; (iii) a certificate of occupancy is issued by local authorities; and (iv) there is recordation with the local authorities of a form pursuant to Health and Safety Code § 18551.

2. ADDITIONAL DESCRIPTION:

Manufacturer's Name Delaware Western Homes Corp Model Westwood
Date of manufacture 11/02/2007 Date of first sale 12/05/2007

Property is: [X] On Local Property Tax Roll or [ ] Annual Registration and in Lieu of Tax, (sale/use tax may apply). Property shall be registered with the Department of Housing and Community Development ("HCD"), which must be notified upon sale, unless (i) Property has been converted to real property and title and registration surrendered to HCD or (ii) otherwise specified in writing.

Approximate Width 12 Approximate Length 64 (without hitch) Expando Size
HCD/HUD License/Decal Number LBJ6110

Serial Numbers: 1. 17600PH01946A 2. 17600PH01946B 3.
HCD/HUD Label/Insignia: 1. HWC386986 2. HWC386987 3.

3. ITEMS INCLUDED: Unless otherwise specified in a real estate purchase agreement, all fixtures and fittings that are attached to the Property are included, and personal property items are excluded, from the purchase price.

4. Paragraph 3D(2) of the Agreement is modified as follows: Provided the Property is or includes a personal property manufactured home, Broker is authorized to cooperate and compensate HCD licensed dealers per Broker's policy.

- 5. A. Seller agrees that on close of escrow Property shall be free of liens and encumbrances, recorded, filed, registered or known to Seller.
B. Seller agrees that evidence of title to the manufactured home, if personal property, shall be in the form of a duly endorsed, dated and delivered Certificate of Ownership; and Seller shall deliver the current Registration Certificate of Title as required by law.
C. Seller agrees, if applicable, to deliver as soon as possible to Broker, for submission to buyer, a copy of Seller's lease or rental agreement and all current park and/or Homeowners' Association rules and regulations, and to inform Broker of any changes to either during the Listing Period.
D. Seller represents that Property, if personal property, is either: (i) Located within an established mobilehome park as defined in California Health and Safety Code § 18214, and that advertising or offering it for sale is not contrary to any provision of any contract between Seller and mobilehome park ownership; OR (ii) that Property is located pursuant to a local zoning ordinance or permit on a lot where its presence has been authorized or its continued presence and such use would be authorized for a total an uninterrupted period of at least one year.
E. Seller has not assigned or sublet the Property.



Property Address: 30802 Coast Hwy #K41 , Laguna Beach, 92651 Date: \_\_\_\_\_

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Manufactured Home Listing Addendum.

Seller <sup>Authentisign</sup> Mounean J Dixon / Trustee Date 11/01/2025  
**Mounean J Dixon Family Trust**

Seller \_\_\_\_\_ Date \_\_\_\_\_

Real Estate Broker (Listing Firm) Berkshire Hathaway HomeServices California Properties DRE Lic. # 01317331

By <sup>Authentisign</sup> Patricia McMillan DRE Lic. # 02022705 Date 10/31/2025  
**Patricia McMillan**

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