SRIDHAR EQUITIES

Dear Tenant,

We are serving you the enclosed Sixty-Day Notice of Termination of Tenancy. This means you will need to vacate your unit within 60 days of receipt.

CAUSE FOR TERMINATION:

We are seeking in good faith to recover possession so as to perform work on the building housing your rental unit and/or the premises thereabout; and :

1) Such work cost will exceed 8 times your monthly rent (rent as of Nov 2015)
2) The work will render the unit uninhabitable for a period exceeding 30 days.

We are sorry to see you go. You are welcome to reapply once the work is completed. Please be advised that if you do not move out within the 60-day period, we will begin eviction proceedings and your credit may be negatively affected.

If you are interested in leaving earlier, you may qualify for our early incentive / relocation assistance program, a program we are voluntarily offering, please contact Norma at (408) [redacted]

Regards,

Carol Santos

Sridhar Equities

SIXTY-DAY NOTICE OF TERMINATION OF TENANCY

TO: _____
All Residents (tenants and subtenants) in possession (full name) and all others in possession

of the premises located at:

470 Central Avenue, Unit # (if applicable) ___
(Street Address)

Alameda, CA 94501.
(City) *(Zip)*

PLEASE TAKE NOTICE that your tenancy of the premises is terminated effective at the end of a sixty (60) day period after service on you of this notice, or 01/08/16 whichever is later.
(Date)

You must peaceably vacate the premises and remove all of your personal property on or before the date indicated above. If you fail to quit and deliver possession, legal proceedings will be instituted against you to obtain possession and such proceedings could result in a judgment against you which may include attorneys' fees and court costs as allowed by law, plus the Owner/Agent may recover an additional punitive award of six hundred dollars ($600) in accordance with California law for such unlawful detention. This legal action will also result in forfeiture of the rental agreement.

This Notice of Termination of Tenancy does not relieve you of payment of any financial obligation for rent owed until the actual date of termination of tenancy.

We are seeking in good faith to recover possession so as to perform work on the building housing your rental unit and/or premises thereabout; and :

1) Such work will exceed 8 times your monthly rent (rent as of Nov 2015)

2) The work will render the unit uninhabitable for a period exceeding 30 days.

If you fail to fulfill the terms of your credit obligations, a negative credit report reflecting on your credit history may be submitted to a credit reporting agency.

You have the right to request an initial inspection of your unit and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. At this initial inspection, the Owner/Agent will provide an itemized statement specifying repairs or cleaning that are proposed to be the basis for the deductions from the security deposit. This may not be a final accounting of deductions from the security deposit. A separate Notice of Resident's Option to Request an Initial Inspection is provided with this Notice or will follow within a reasonable time. Please complete the form and return it to Owner/Agent if you wish to arrange for an initial inspection.

Pursuant to Civil Code Section 1946.1, State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

11/6/15
Date

Carol Scanlon
Owner/Agent Sridhar Equities, Inc for 1516 1st Ave LLC

SRIDHAR EQUITIES

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Regards,

Carol Santos

Sridhar Equities

2015 NOV 12 AM 9:19
CLERK OF THE COURT
SUPERIOR COURT OF CALIFORNIA

2015 NOV 12 AM 9:49

SIXTY-DAY NOTICE OF TERMINATION OF TENANCY

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(Street Address)

Alameda, CA 94501.
(City) *(Zip)*

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(Date)

You must peaceably vacate the premises and remove all of your personal property on or before the date indicated above. If you fail to quit and deliver possession, legal proceedings will be instituted against you to obtain possession and such proceedings could result in a judgment against you which may include attorneys' fees and court costs as allowed by law, plus the Owner/Agent may recover an additional punitive award of six hundred dollars ($600) in accordance with California law for such unlawful detention. This legal action will also result in forfeiture of the rental agreement.

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11/11/15
Date

Carol Santos
Owner/Agent Sridhar Equities, Inc for 1515 1st Ave LLC