

**Berkshire Hathaway
Home Services C.P.**



Wook Jang Cho

Direct 714.944.4998

WWW.lwjcho.com



**Realtor
DRE 01741837**

Office

1900 St. Andrews Dr. Suite 200

Seal Beach, CA 90740

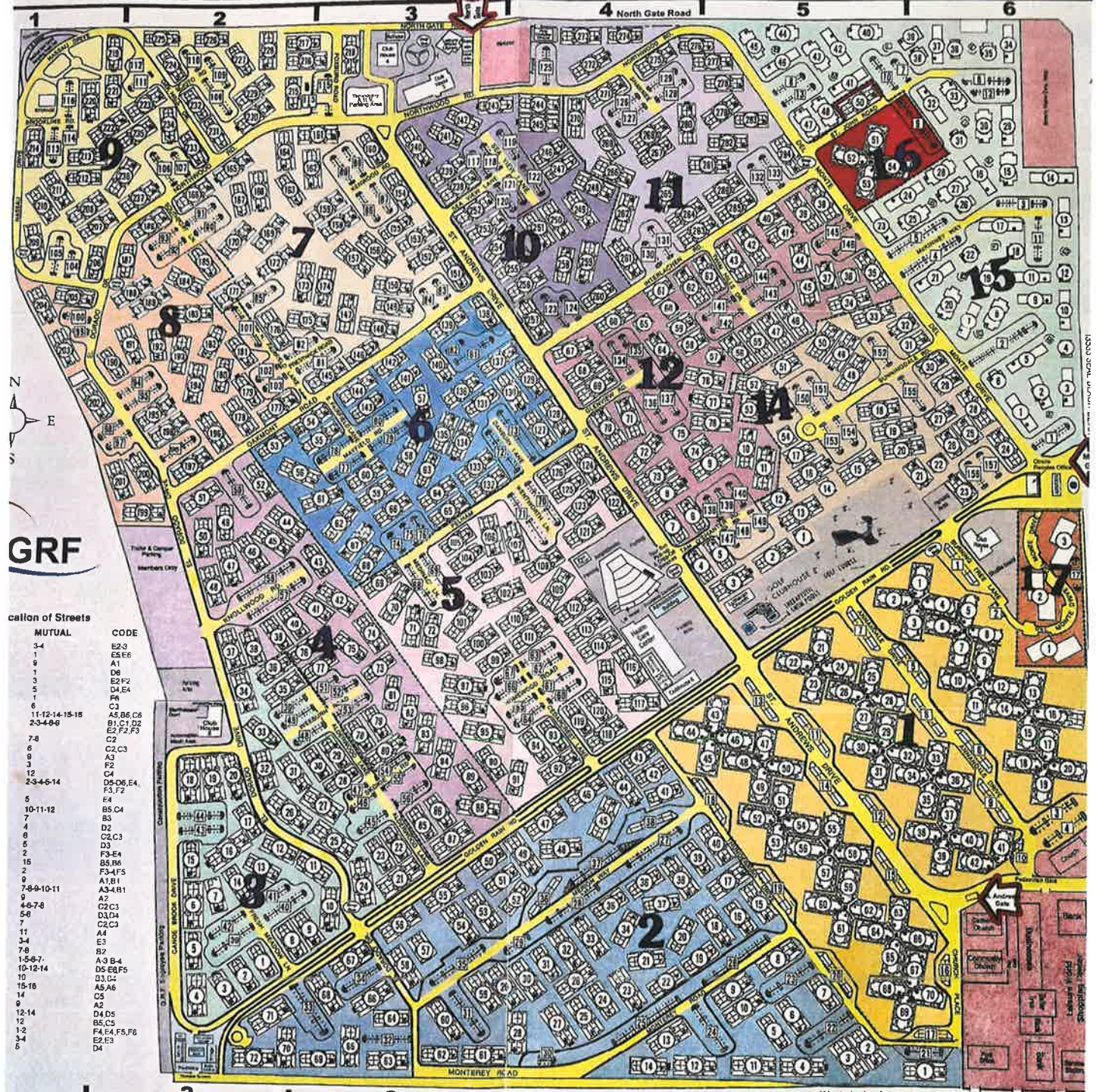
B: 562.230.0515 F: 562.594.0515

실비치 리저월드 전문 부동산

email: wjcho827@gmail.com

M15 Resident

COMPLETE MAP OF SEAL BEACH LEISURE WORLD



GRF

callon of Streets

MUTUAL	CODE
3-4	B2-3
1	C2-E2
1	A1
1	D6
1	E2-F2
1	D4-E4
1	F8
1	A4
1	C3
11-12-14-15-18	A4, B6, C6
2-3-4-8-9	B1, C1, D2, E2, F2, F3
7-8	D2
6	C2, C3
9	A3
3	F2
12	D4, D5, E4
2-3-4-6-14	F3, F2
5	A4
10-11-12	B5, C4
7	B3
4	D2
8	C2, C3
5	D3
2	F3-E4
15	B5, B6
2	F3, F5
9	A1, B1
7-8-9-10-11	A3-4, B1
4-6-7-8	C2, C3
5-6	D3, D4
11	C2, C3
3-4	E3
7-8	B2
1-5-6-7	A3, B-4
10-12-14	D5, E5, F5
10	D3, D4
15-16	A5, A6
14	C5
9	A2
12-14	D4, D5
12	B5, C5
1-2	F4, F4, F5, F6
3-4	E2, E3
5	D4

COMMUNITY FACILITIES

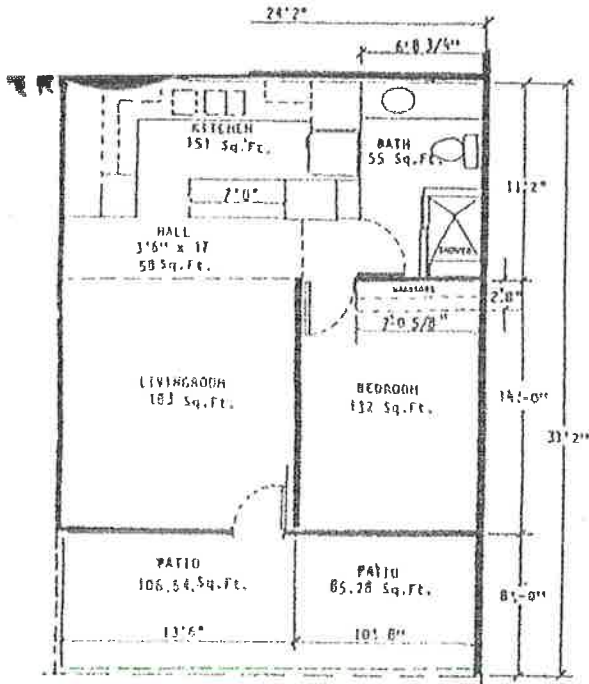
Facility	Address	Map Code
Administration Building	D4	
Armory	D4	
Community Center	D4	
Com. Hospital	AP	
Senior Center	AP	
Public Office	AP	
Community Church	AP	
Post Office	AP	
Shrine 1	AP	
Shrine 2 and 4	AP	
Shrine 3	AP	
Shrine 5	AP	
Shrine 6	AP	
Shrine 7	AP	
Shrine 8	AP	
Shrine 9	AP	
Shrine 10	AP	
Shrine 11	AP	
Shrine 12	AP	
Shrine 13	AP	
Shrine 14	AP	
Shrine 15	AP	
Shrine 16	AP	
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Shrine 99	AP	
Shrine 100	AP	

LOCATION OF APARTMENTS BY ADDRESS

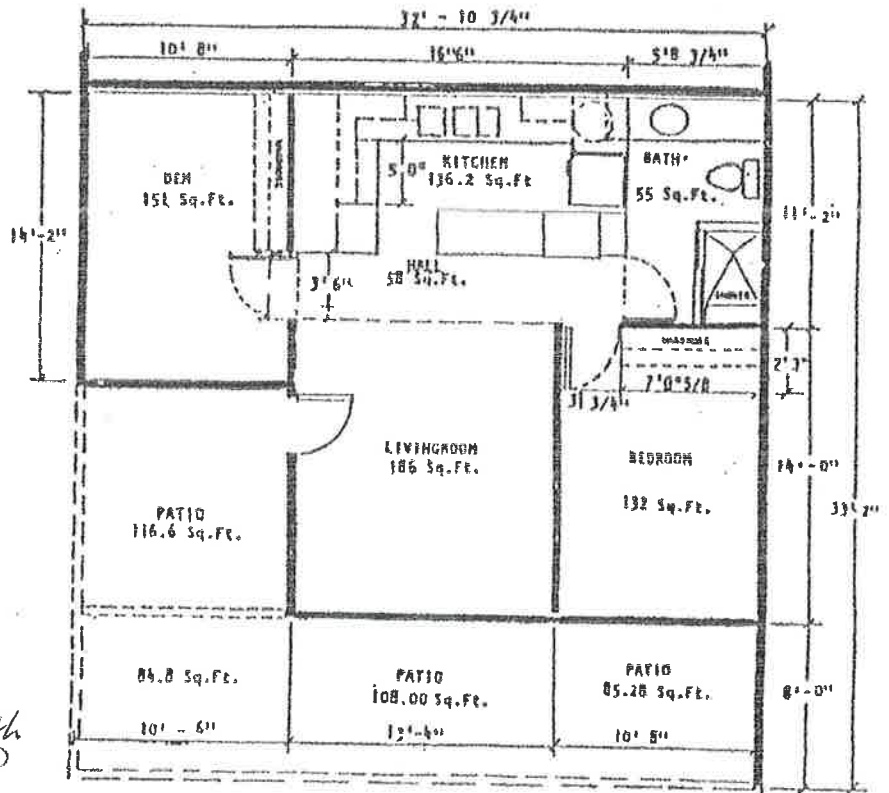
Street	Address	Map Code
ALDERWOOD LANE	13001	B2-3
ALDERWOOD LANE	13002	C2-E2
ALDERWOOD LANE	13003	A1
ALDERWOOD LANE	13004	D6
ALDERWOOD LANE	13005	E2-F2
ALDERWOOD LANE	13006	D4-E4
ALDERWOOD LANE	13007	F8
ALDERWOOD LANE	13008	A4
ALDERWOOD LANE	13009	C3
ALDERWOOD LANE	13010	A4, B6, C6
ALDERWOOD LANE	13011	B1, C1, D2, E2, F2, F3
ALDERWOOD LANE	13012	D2
ALDERWOOD LANE	13013	C2, C3
ALDERWOOD LANE	13014	A3
ALDERWOOD LANE	13015	F2
ALDERWOOD LANE	13016	D4, D5, E4
ALDERWOOD LANE	13017	F3, F2
ALDERWOOD LANE	13018	A4
ALDERWOOD LANE	13019	B5, C4
ALDERWOOD LANE	13020	B3
ALDERWOOD LANE	13021	D2
ALDERWOOD LANE	13022	C2, C3
ALDERWOOD LANE	13023	D3
ALDERWOOD LANE	13024	F3-E4
ALDERWOOD LANE	13025	B5, B6
ALDERWOOD LANE	13026	F3, F5
ALDERWOOD LANE	13027	A1, B1
ALDERWOOD LANE	13028	A3-4, B1
ALDERWOOD LANE	13029	A1
ALDERWOOD LANE	13030	C2, C3
ALDERWOOD LANE	13031	D3, D4
ALDERWOOD LANE	13032	C2, C3
ALDERWOOD LANE	13033	E3
ALDERWOOD LANE	13034	B2
ALDERWOOD LANE	13035	A3, B-4
ALDERWOOD LANE	13036	D5, E5, F5
ALDERWOOD LANE	13037	D3, D4
ALDERWOOD LANE	13038	A5, A6
ALDERWOOD LANE	13039	C5
ALDERWOOD LANE	13040	A2
ALDERWOOD LANE	13041	D4, D5
ALDERWOOD LANE	13042	B5, C5
ALDERWOOD LANE	13043	F4, F4, F5, F6
ALDERWOOD LANE	13044	E2, E3
ALDERWOOD LANE	13045	D4
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ALDERWOOD LANE	13276	

BASIC ONE & TWO BEDROOMS

(MANY UNITS HAVE EXPANDED LIVING AREAS)



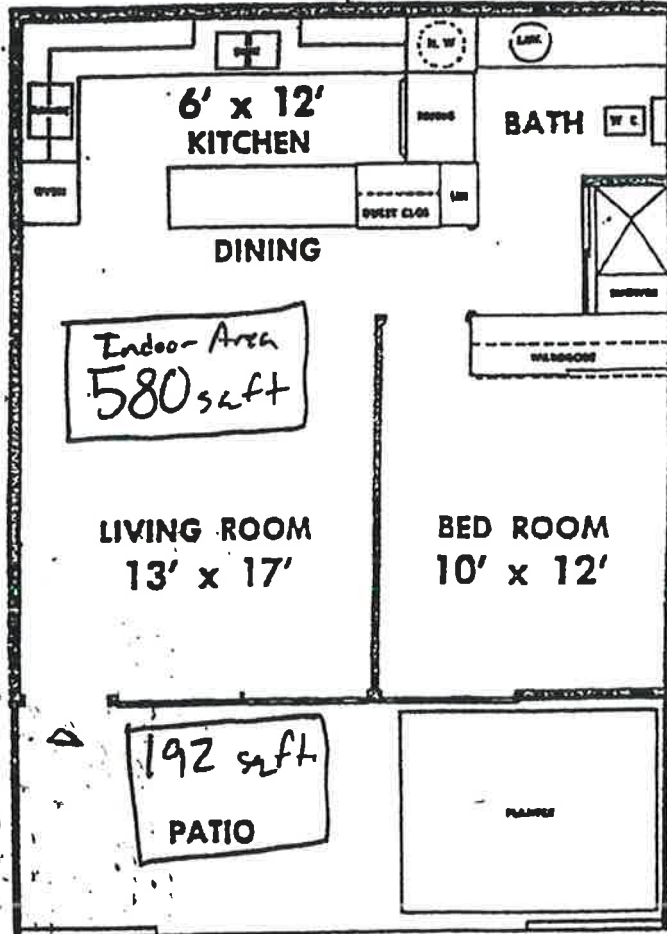
ONE BEDROOM / 1 Bath
609 SQFT INTERIOR • 200 SQFT PATIO



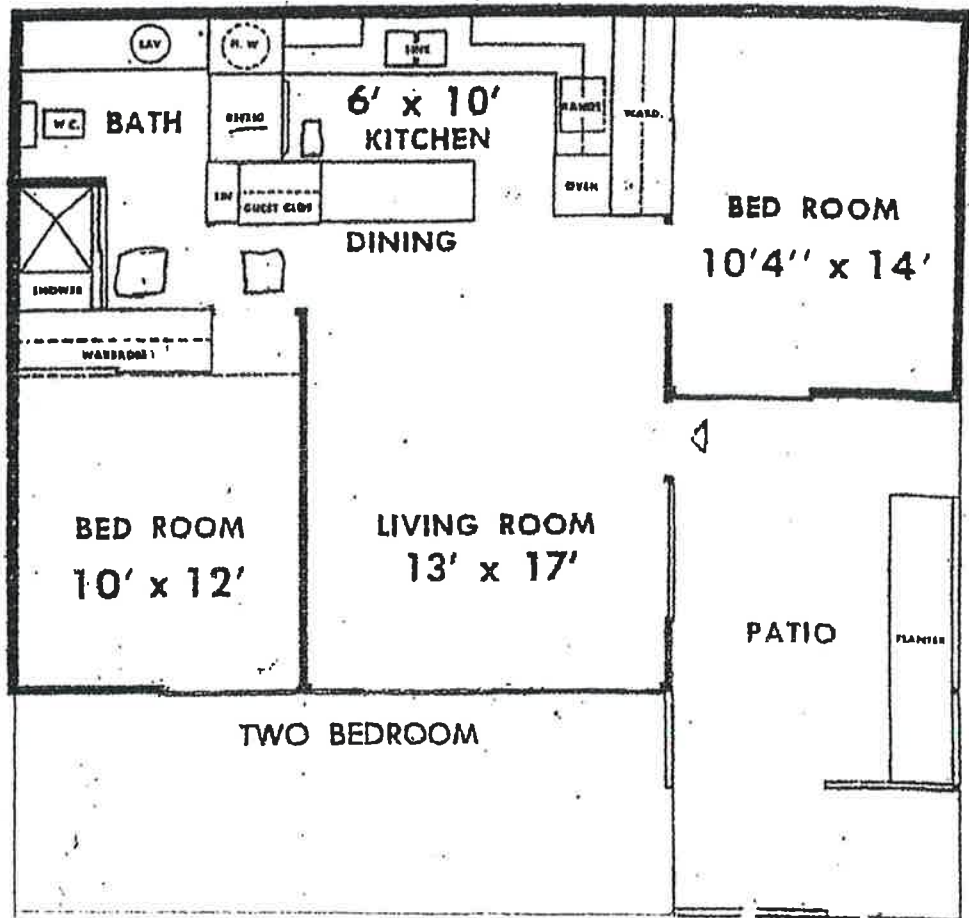
TWO BEDROOM / 1 Bath
760 SQFT INTERIOR • 400 SQFT PATIO

ONE BEDROOM

772 sqft.

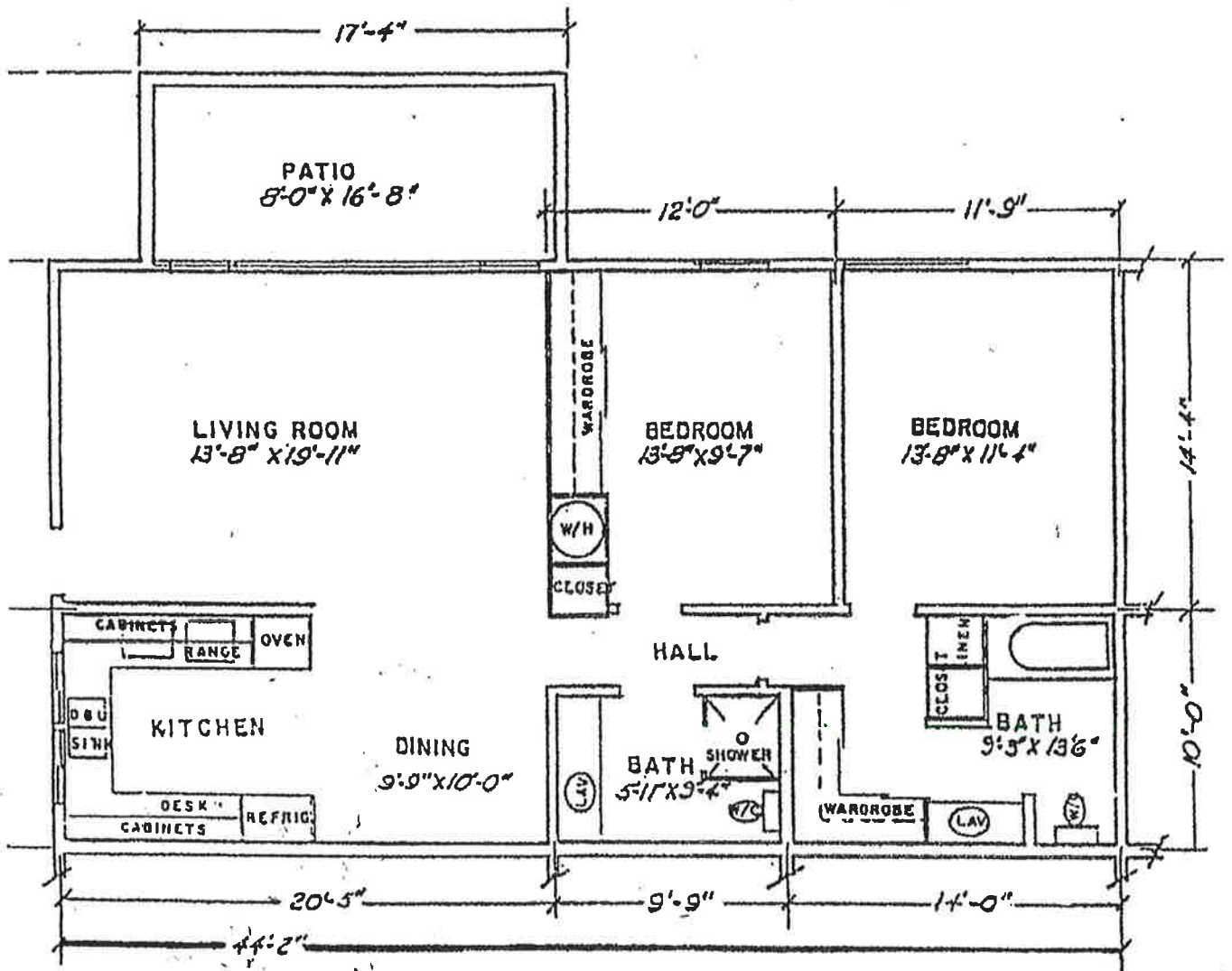


ORIGINAL FLOOR PLANS
(DIMENSIONS APPROXIMATE)

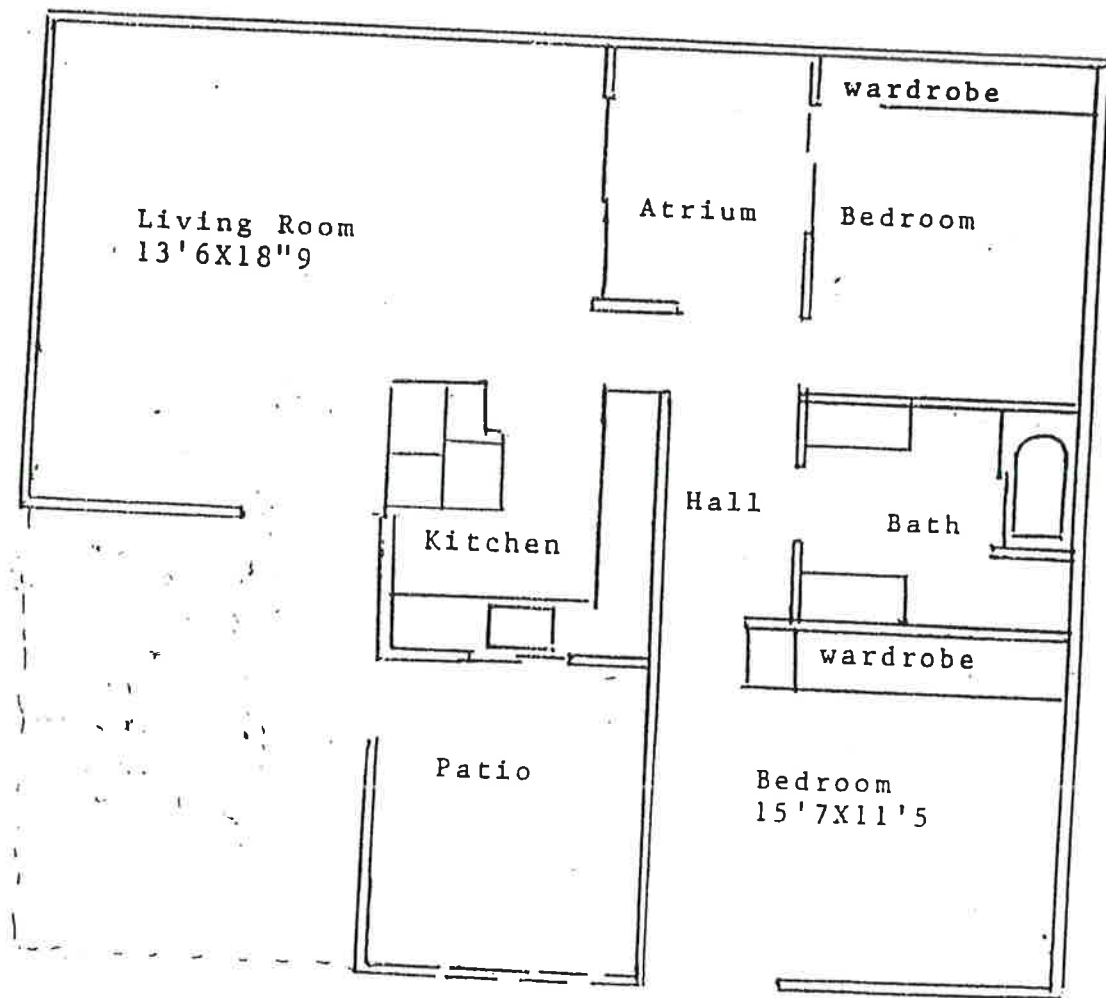


718 SQ. FT. PATIO = 392 SQ. FT.

2 BEDROOM - 2 BATH UPSTAIRS OR DOWNSTAIRS UNIT(S)



MUTUAL 15 ATRIUM MODEL REVERSED FLOORPLAN



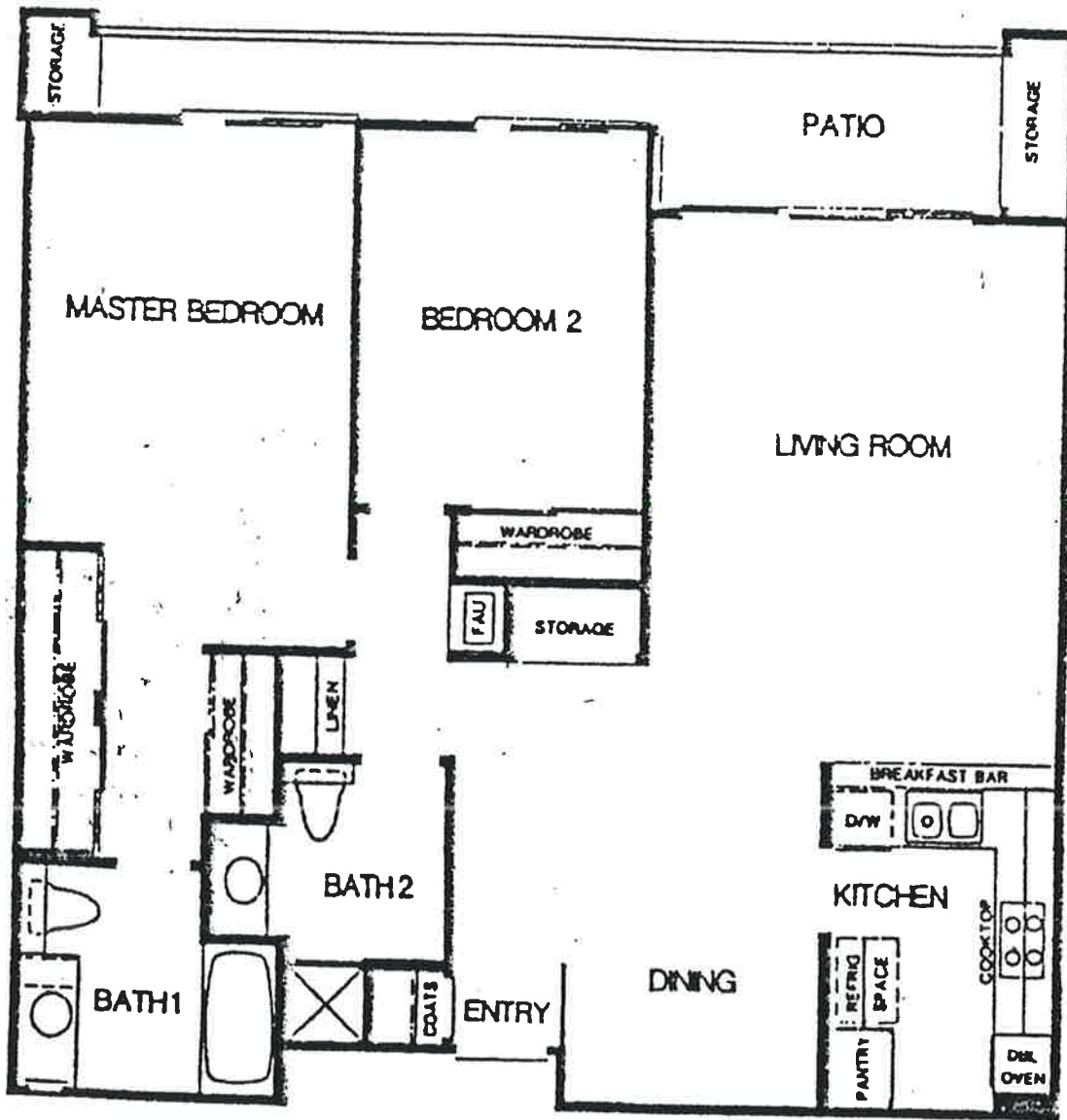
LEISURE WORLD RESALES, Inc
13918 Seal Bch Blvd
562-493-6601


ency
TACE

1056 sq ft



1176 sq ft





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History

Navigation

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The proximity to the ocean with its accompanying cool breezes made Seal Beach a desirable location for the construction of one of the first planned active senior retirement communities in the nation. Originally named Rossmoor Leisure World, Seal Beach, the community began in 1960 with national press coverage. The community incorporated two particularly innovative concepts - guard-gated security and on-site medical services. No other planned community offered both of these features.

The first residents moved in on June 6, 1962, and the original 6,608 units sold-out by 1964.

The original age requirement was 52 and later became 55. There were approximately 9,400 shareholders and residents, which represent over one-third of the population of the City of Seal

:Beach. The Federal Housing Administration (now the U.S. Department of Housing and Urban Development or HUD), guaranteed the original 40 year mortgages. Because of its involvement, many fiscal and structural regulations existed. FHA required that Leisure World be annexed to Seal Beach and therefore Leisure World elects two of the five Seal Beach city council members.

In 1962, units sold for about \$10,000. Since there were FHA mortgages on the property, down payments averaged \$1,600 for a one-bedroom unit and \$2,500 for a two-bedroom unit. Monthly payments averaged \$125. Fifty-two years later, in 2014, the average monthly payment is \$450. The cost of living is 7.76 times higher today than in 1962, meaning that if the community kept up with cost of living increases, the average payment would now be \$970 a month. The last Mutual mortgage was paid off in 2004.

The original units were single-story, cooperative, attached, townhouses, with grab bars in the bathroom, raised electrical outlets, wide hallways and other features to make life easier for shareholders as they aged in place.

On-site medical services originally included 10 physicians, 26 nurses, a pharmacy and laboratory with x-ray capabilities. Partial costs were paid by the Golden Rain Foundation with the balance paid by the individual resident. However, incorporating the cost of such a clinic was not feasible in the long term and the passage of Medicare in 1966 ended Golden Rain Foundation's involvement. Since that time, the Medical Center has been run by Medicare approved professional companies. There was, and continues to be, 24-hour ambulance service that responds in minutes.

With only 541 acres, hemmed in by other developments, Leisure World, Seal Beach opened with a nine-hole golf course, swimming pool, therapy pool, three clubhouses, two woodworking shops, pool and billiard rooms, art, ceramic and lapidary studios as well as shuffleboard, horseshoe and Roque courts. The Amphitheater, with 2,500 seats, has provided free summer shows for over 50 years.

To develop a sense of community, a weekly newspaper originally called, Rossmoor Leisure World News was delivered free of charge. A year after opening there were 23 clubs. Over the next 52 years that grew to over 250 clubs.

Since 1962 Leisure World has been an organic, growing community adapting to keep up to the times.

References:

1. *From Sun Cities to the Villages*, Judith Ann Trolander, University Press of Florida, Gainesville, FL, 2011.
2. *Seal Beach Leisure World sales brochure*, Brochures, Inc. Los Angeles, 1975
3. *Leisure World sales brochure*, circa 1964

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실비치 리저월드 이야기

바다와 가까우며 시원한 바람이 불어오는 실비치 리저월드는 미 전국에서 최초로 계획된 액티브 시니어 은퇴 커뮤니티를 건설 하는 최적지 중에 하나가 되었습니다.

로스무어 리저월드 실비치라는 이름의 이 커뮤니티는 1960 년 언론에 보도되면서 시작 되었습니다.

이 커뮤니티는 특히 혁신적인 두가지 개념인 정문및 출입문에 경비원 보안과 커뮤니티 안에 현지 의료 서비스를 제공하는 것입니다.

다른 커뮤니티는 이 두 기능을 동시에 제공하지 않았습니다.

제일 처음 입주는 1962 년 6 월 6 일 이였으며, 6608 채의 주택은 1964 년까지 모두 팔렸습니다.

원래 연령 제한은 52 세 였으나 후에 55 세로 변경 되었습니다. 거주자는 약 9,500 명으로 실비치 시 전체인구의 약 3 분의 1 이상입니다.

주택청(지금은 도시 개발부)은 처음에는 40 년 모기지를 보증해 주었습니다. 이에따라 많은 재정과구조적 조정이 생겨 났습니다. 주택청은 실비치 리저월드가 실비치에 합병을 요구 했고, 따라서 리저월드는 실비치 시 의원 5 명중 2 명을 선출하게 되었습니다.

1962 년에는 한 유닛이 약 \$10,000 에 매매 되었고, 주택 모기지 때문에, 1 베드룸은 평균 선불금이 \$1,600, 2 베드룸인 경우는 \$2,500 정도 였습니다. 상환금은 월 평균 \$125 였고, 52 년후인 2014 에는 상환금은 월 평균 \$450 였습니다. 오늘날 생활비는 1962 년보다 7.76 배 더 상승했습니다. 상환금을 생활비 상승폭에 비유한다면 월 \$970 이 될것입니다. 뮤추얼 모기지는 2004 년에 상환이 끝났습니다

원래 주택은 단층, 주택조합형,연립 주택이었으며, 욕실에는 안전 손잡이가 있고, 높게 설비된 전기 콘센트, 넓은 복도등 노인들의 생활에 편리한 구조로 건축 되었습니다.

단지 내에 의료 서비스로는 의사 10 명, 간호사 26 명, 약국, 엑스레이 검사가 가능한 병리 검사실이 포함되었습니다. 비용의 일부는 관리사무실(골든 레인 화운데이션)에서 지불하고 잔금은 개인 거주자가 부담했습니다. 그러나 그 이후 병원을 통합하게 된 것은 장기적으로 실행이 불가능해 졌고, 1966 년 메디케어가 실시 되면서 골든 레인 화운데이션의 참여는 종지부를 찍게 되었습니다. 그이후 메디칼 센타는 메디케어에서 승인한 전문회사에 의해 운영 되게 되었습니다. 몇분내에 출동하는 24 시간 대기하는 구급차 서비스가 있게 됐으며 지금도 계속 운영 중 입니다.

541 에이커 의 실비치 리저월드에는, 9 홀골프장,수영장,6 개의클럽하우스,2 개의목공소,당구장,탁구장, 미술,도예,석공,셔플보드,로크 코트등을 갖추고 개장하였습니다. 2500 석 규모의 야외 원형 극장은 50 년이상 무료로 여름 쇼를 제공해 오고 있습니다.

로스무어 리저월드 뉴스라는 주간 신문이 무료로 배달 되었습니다. 1 년만에 23 개의 클럽이 생겼으며 그후 52 년 동안 250 개 이상의 클럽이 활동하고 있습니다.

리저월드는 1962 년이후 시대에 맞춰 적응하며 유기적으로 성장하고 있는 커뮤니티입니다

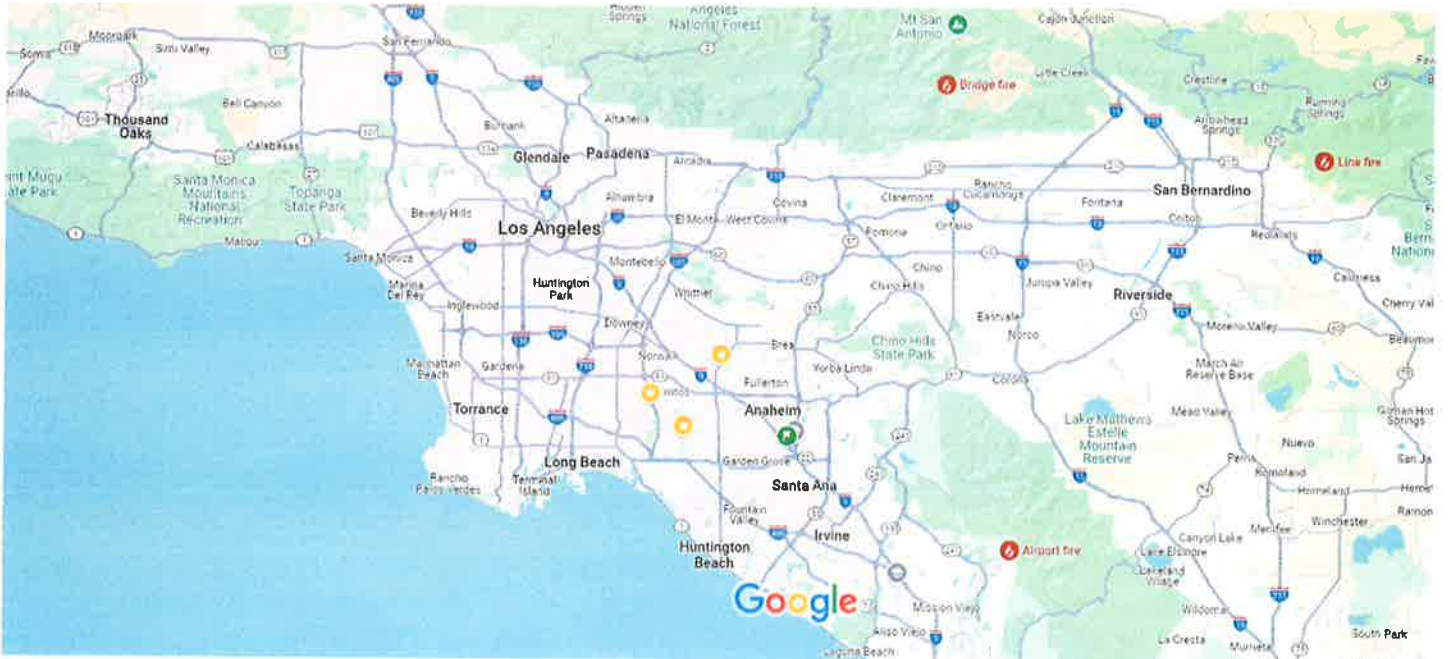
A Dozen Keys to Help Avoid Legal Problems

1. ALL documents should be signed in a transaction by all parties. That includes the original offer being signed by the seller at the time a counter offer is given and all parties should sign all addenda that go along with the offer. The listing agent should NOT wait until the counter offer is signed by all parties to get the seller to sign the original offer.
2. The AVID must be filled out thoroughly by both listing and selling agent and you should only be stating in the AVID what you see, not what you believe to be the causes of the issues you point out. Properly filling out the AVID is critical. No adjectives such as excellent, good, etc. No descriptions of the materials used in the home.
3. You should check, both as the listing and selling agent, that the seller has COMPLETELY filled out all disclosure forms. If not, the forms should be returned to the seller to properly complete.
4. You should confirm everything of significance IN WRITING. Any verbal agreements or discussions of any significance should have a confirming email from you to the client or other agent.
5. You should speak with Management as soon as you are aware of a problem that requires management intervention.
6. You should be selective in working with sellers and buyers and if there are red flags up front before you get involved with a client, you should speak with management to decide whether you should get involved from the very outset.
7. You should NEVER advise potential buyers what they can do with a property with regard to expansion, remodeling, etc. Never state in MLS that the property can be turned into 16 units, etc. There should be something in writing advising the buyer to do his own investigation during his inspection period as to what can be done with the property.
8. You should pay close attention to time frames such as Notice to Perform, contingency removal, etc.
9. The scope of your duties does not extend beyond being real estate agents. You should never wander into the area of giving legal advice, tax advice, construction advice, etc.
10. As soon as a buyer mentions that they will be making changes to a property you should advise them, in writing, to check with all governmental entities and with their own contractors during their investigation contingency period to make sure they will be able to do what they want with the property after COE.
11. In using vendors make sure they have errors and omissions insurance and are properly licensed or certified for the service they provide. Do not suggest experts if you do not know of the quality of their work.
12. You should stay in constant communication with your clients. Communication helps avoid legal issues.

법적 문제를 피하는데 도움이 되는 12 개 열쇠

1. 모든 문서는 거래 당사자 모두가 서명해야 합니다. 원본을 포함하여 반대 제안에 매도자가 서명해야하고 당사자 모두 서명해야 합니다. 매도자 에이전트는 원래 제안서에 매도자 서명을 받기위하여 모든사람이 반대 제안에 서명할때까지 기다려서는 안된다.
2. 에이전트 육안 검사서는 매도및 매수 에이전트 양쪽다 철저히 작성하여야 한다. 에이전트 육안 검사서는 문제의 원인을 지적하는것이 아니라 육안에 나타나 보이는것을 진술하는 것이다. 에이전트 육안 검사서를 올바르게 작성하는 것이 중요합니다. 집에 사용된 재료에 대한 설명은 없습니다. 품질이 좋음, 우수함과 같은 형용사적인 표현은 하지 마세요
3. 매도및매수 에이전트는 매도자가 모든 공개 양식을 완전히 작성했는지 확인 해야 합니다. 그렇게 하지 않았다면, 모든 양식을 매도자에게 반환시켜 재대로 작성되게 해야 합니다.
4. 중요한 모든 사항은 서면으로 확인해야 합니다. 어떤 중요한 사항이던지 구두로 협의된것은 고객이나 에이전트에게 이 메일로 확인 되어 합니다.
5. 관리자 개입이 필요한 문제 발생시는 즉시 관리자와 상의를 해야 합니다

6. 매도자와 매매자와 함께 일을 할 경우 선택을 해야 합니다. 고객과
관여되기 앞서 위험 신호가 생겼다면 처음부터 관여 했는지를 결정하고
관리자와 상의하여 결정 해야 합니다.
7. 잠재 고객에게 해당 부동산에 대하여 확장, 리모델링등을 할수있다고
절대 조언해서는 안 됩니다. 공개 매매 목록에 16 유닛으로 전환할수
있다고 언급해도 안됩니다. 검사 기간 중에 무엇을 할수 있는지 조사가
되도록 구매자에게 자체 조사하도록 서면으로 알려 주셔야 합니다.
8. 이행 통보, 우발 사태 대비등과 같은 제한 기간등에 세심한 주의를
기우리 도록 합니다.
9. 부동산 에이전트의 역할을 초과하는 행위는 해서는 안 됩니다. 즉,
법률자문,세무자문,건설자문등의 영역으로 확장 해서는 안 됩니다.
- 10.구매자가 부동산에 변경을 하려고 할경우 서면으로 정부와
조사 기관에 에스크로가 끝난후 원하는 작업을 수행할수
있는지 확인하도록 해야 합니다.
- 11.설비 제공 업체를 이용할때 , 보험및 면허등이 있는지 확인해야
합니다. 그 설비 업체에대하여 품질등을 모른다면 추천하지
마세요.
- 12.고객과는 끊임없는 소통을 해야 합니다. 소통은 법적 문제를
피할수 있는데 도움이 됩니다.



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