

Attachment F
List of Arbitration Exhibits Presented at Arbitration

LIST OF ARBITRATION EXHIBITS

- EXHIBIT A: Notice of Increase, January 26, 2011
- EXHIBIT B: Example of Space Rent Increase
- EXHIBIT C: Nomad Village Space Rent Increase Spreadsheet,
May 2011
- EXHIBIT D: Tables:
- Table 1 – Space Rent Increase Breakdown
- Table 2 – CPI Calculations
- Table 3-A – MNOI Analysis 2007-2010
- Table 3-B – MNOI Analysis 1994- 2010
- Table 4 – Temporary (Amortized) Space Rent Increases
- Table 5 – Income and Expense Summary 2006-2010
- EXHIBIT E: Biographical Note, Michael St. John, Ph.D.
- EXHIBIT F: CPI Documents
- EXHIBIT G: Property Tax Documents
- EXHIBIT H: Lazy Landing Ground Lease
- EXHIBIT I: Nomad Village, Inc., Ground Lease
- EXHIBIT J: Capital Expense Spreadsheet
- EXHIBIT K: Capital Expense Documents Incurred by Waterhouse
Management Corporation
- EXHIBIT L: Capital Expense Documents Incurred by Nomad
Village, Inc.
- EXHIBIT M: Proposals to Waterhouse Management Corporation
- EXHIBIT N: Waterhouse Management Corporation Financials
(2008-2010)
- EXHIBIT O: Nomad Village, Inc. Financials (1994, 2006– 2008)

NOMAD VILLAGE
4326 CALLE REAL
SANTA BARBARA, CA 93110

To: Homeowners, Nomad Village Mobilehome Park

Date: January 26, 2011

Re: Notice of Increase in Monthly Rent Effective May 1, 2011

Dear Homeowner:

This Notice is in accordance with the Santa Barbara County Mobilehome Rent Control Ordinance ("Ordinance") and the California Mobilehome Residency Law ("MRL"), that effective May 1, 2011, pursuant to the terms of the Ordinance, your Base-Rent for your monthly Space Rent at Nomad Village Mobilehome Park will increase by 75% of the change in the Consumer Price Index - Urban Wage Earners and Clerical Workers for the Los Angeles-Riverside-Orange County, California, for the three 12-month percentage changes for the period through December 2010 (CPI adjustments of -.6%, 2.5% and 1.6%, respectively).

There have been no rent increases whatsoever to Homeowners at Nomad Village for 3 years. The Park is also giving you the benefit of a reduction credit for one of the years.

In addition to the Base-Rent increase, your Space Rent is also being increased in accordance with the terms of the Ordinance by the amount of \$161 per space, per month; of this amount, \$102.84 will be temporary, for a period of 7 years. This increase is in accordance with the terms of the Ordinance for recoupment of expenses incurred by Park management as follows: The permanent increase is for increased operating expenses by park management for increased property taxes, and increased lease payments. The Santa Barbara County Assessor has recently tripled the property tax assessment of Nomad Village, which management has been forced to pay; management has evaluated this increase and believes it is not legal and plans to challenge the increase, and if the challenge is ultimately successful at reducing the taxes, then the Homeowners will receive a reduction in the amount of the net reduction received by the Park. The Lease payment for the Park recently doubled. The temporary increase is for costs for capital improvements and expenses that have been and are being incurred by Park Management for improvements dealing with the Park infrastructure, and for reimbursement of the increased tax and lease expense through the date of the effect of the Rent increase. These expenses incurred by the Park, totaling \$564,692.00, have been capitalized at 9% interest, amortized over 7 years, for a total monthly rent increase payable beginning May 1, 2011, and terminating April 30, 2018, in the amount of \$102.84 per space.

EXHIBIT A

Attached is a statement showing the specific dollar amount of your Base-Rent increase, along with the other Space Rent adjustment. This new Space Rent amount will first appear on your May 2011 rent statements.

The Park is providing the Homeowners with an **Informational Meeting** to explain the rent increase and discuss other matters relating to the Park, to be held at the **Park recreation room on Wednesday, February 16, 2011 at 6:00 P.M.** Pursuant to the terms of the Ordinance, the Park is also providing you with the following information. The increase in this Notice is greater than 75% of the increase in the Consumer Price Indices. The Park is offering the Homeowners a Meet and Confer session at the Park recreation room on February 16, 2011 at 7:30 P.M., to be held immediately following the Informational Meeting, to discuss the basis for this increase. You must send representatives to this session. If you fail to send representatives to this session, you may be forfeiting your right to a hearing to contest this increase. Your representatives may obtain information upon which this Base-Rent increase is based at the Waterhouse Management Office as of February 4. If the date for meet and confer is not convenient for your representatives, it may be possible to change that date by consulting with this office.

Should you have any question concerning this increase prior to that time, please contact this office.

Yours very truly,

NOMAD VILLAGE MANAGEMENT

Notice of Amount of Space Rent Commencing May 1, 2011:

[REDACTED]
4326 Calle Real # [REDACTED]
Santa Barbara, CA 93110

Space # [REDACTED]

Your new Space Rent commencing May 1, 2011 will be as set forth below, and will appear on your May, 2011 rent statement:

CURRENT RENT	75% CPI 12/2008	75% CPI 12/2009	75% CPI 12/2010	2011 CPI INCREASE	2011 SPECIAL INCREASE	NEW 2011 RENT
\$ 338.04	-0.45%	1.86%	1.17%	\$ 8.76	\$ 161.00	\$ 507.80

EXHIBIT B

	A	B	C	D	E	F	G	H	I
1	NOMAD VILLAGE SPACE RENT INCREASE (May, 2011)								
2									
3	PERMANENT INCREASES:								
4									
5	1	Property Tax Increase			2008	2009	Increase	Notes	
6				Tax Bill	70,598	121,111			1
7				Sewer Fees	-50,145	-54,588			1
8				Taxes per se	20,453	66,523	46,070		1
9									
10	2	Lease Payment Increase			Rental Income	549,053	563,090		
11				Rate	10%	20%			
12				Lease Payment	54,905	113,527	58,622		2
13		Total Permanent Increases					104,692		
14									
15									
16	TEMPORARY INCREASES:								
17									
18		Amortization:			rate:	0.09	years:	7	3
19									
20	3	Capital Improvements							
21				A&E Fees	90,000				4
22				Professional Fees	50,000				5
23				Infrastructure	320,000				6
24				Total	460,000				
25				Amortization:			91,398		
26									
27	4	Uncompensated Increases			Annual	Monthly	Total		
28				Supplemental Tax Increase	46,070	3,839.15	130,531		7
29				Increased Land Lease	58,622	4,885.15	166,095		8
30				Uncompensated for (X) months:		34	296,626		9
31				Amortization:			58,937		
32									
33	5	Anticipated professional fees relating to Property Taxes					50,000		10
34				Amortization:			9,935		
35									
36	6	Anticipated professional fees relating to rent increase					125,000		11
37				Amortization:			24,836		
38		Total Temporary Increases			931,626		185,105		
39									
40		Total Permanent and Temporary Increases					289,797		
41									
42	TOTAL PER MONTH PER SPACE - PERMANENT				(150 spaces)		58.16		12
43	TOTAL PER MONTH PER SPACE - TEMPORARY				(150 spaces)		102.84		13
44	TOTAL PER MONTH PER SPACE - PERMANENT AND TEMPORARY						161.00		
45									

EXHIBIT C

NOMAD VILLAGE - TABLE 2					
CPI CALCULATIONS					
		DEC 2007	DEC 2008	DEC 2009	DEC 2010
GENERAL					
	CPI	212.282	211.007	216.233	219.619
	CPI Increase		-0.601%	2.477%	1.566%
	75% CPI Increase		-0.45%	1.86%	1.17%
	Overall				3.46%
EXAMPLE					
	Space Rent	319.89	318.45	324.36	328.17
	Annual Increase		-1.44	5.92	3.81
	Overall Increase				8.28
	Result	319.89			328.17
Notes:					
1	The sum of the year-by-year percentages will be slightly different from the first-year-to-last-year percentage computation because of compounding.				
2	The use of 75% indexing is a purely political requirement having no rational basis in economics or finance.				

	A	B	C	D	E	F	G	H	I
1	NOMAD VILLAGE - TABLE 3-A								
2	MNOI ANALYSIS 2007-2010								
3					BOOKS OF RECORD			MNOI ANALYSIS	
4					2007	2010		2007	2010
5									
6	INCOME								
7	Rental Income								
8				4100 - Rental Income	535,997.58	564,327.90		535,997.58	564,327.90
9	Utility Income								
10				4310 - Electric Income	55,861.63	56,143.53	1		
11				4300 - Gas Income	53,157.45	47,546.22	1		
12				4340 - Sewer Income	30,199.32	54,230.04		30,199.32	54,230.04
13				4320 - Water Income	32,960.72	33,805.52		32,960.72	33,805.52
14	Other Income								
15				4510 - Laundry Income	4,014.65	2,775.30		4,014.65	2,775.30
16				4590 - Clubhouse & Event Fees		120.00			120.00
17				4620 - Returned Ck Charges		55.00			55.00
18				4630 - Late Charges	-165.11	1,272.00		-165.11	1,272.00
19				4660 - Other Interest Income	736.16	650.22	1		
20				4710 - Write Off Bad Debt		443.45	1		
21				Credit Checks	210.00			210.00	
22				Misc. Income	209.70			209.70	
23				Recycle Fee	120.00			120.00	
24				Refund	59.00			59.00	
25				Surcharge - Road Improvement	4,751.93			4,751.93	
26				Total Income	718,113.03	761,369.18		608,357.79	656,585.76
27									
28	EXPENSE								
29	Employee Costs								
30				5200 - Wages-Managers		40,960.34			40,960.34
31				5210 - Wages-Maintenance		39,680.68			39,680.68
32				5241 - P/R Tax-Soc Sec		4,999.78			4,999.78
33				5242 - P/R Tax-Medicare		1,169.38			1,169.38
34				5243 - P/R Tax-FUTA		167.99			167.99
35				5244 - P/R Tax-Suta		730.30			730.30
36				5260 - Insur-Work Comp	8,043.00	7,814.32		8,043.00	7,814.32
37				5270 - Rent (employee housing)		3,342.24			3,342.24
38				Wages	113,198.81			113,198.81	
39				Payroll Taxes	12,656.77			12,656.77	
40				Total Employee Costs	133,898.58	98,865.03		133,898.58	98,865.03
41									
42	Utility Expenses								
43				5310 - Electricity	48,071.14	47,467.92	1		
44				5300 - Gas	31,514.01	25,649.72	1		
45				5320 - Water Expense	38,779.12	38,905.57		38,779.12	38,905.57
46				5330 - Sewer	33,854.31	54,587.92		33,854.31	54,587.92
47				5360 - Trash	11,179.93	11,144.53		11,179.93	11,144.53
48				5380 - Cable TV		666.45			666.45
49				Park Utility Expense	527.92			527.92	
50				Total Utility Expenses	163,926.43	178,422.11		84,341.28	105,304.47

	A	B	C	D	E	F	G	H	I
1	NOMAD VILLAGE - TABLE 3-A								
2	MNOI ANALYSIS 2007-2010								
3					BOOKS OF RECORD			MNOI ANALYSIS	
4					2007	2010		2007	2010
5									
51									
52				Repair and Maintenance					
53				5400 - R&M-Common Areas		1,728.34			1,728.34
54				5420 - R&M-Electrical		1,417.92	1		
55				5430 - R&M-Tools & Equip.		145.80			145.80
56				5450 - R&M-Gas System		930.06	1		
57				5460 - R&M-Landscape		248.02			248.02
58				5470 - R&M-Laundry, Showers, etc.		49.89			49.89
59				5480 - R&M-Lights		1,365.49			1,365.49
60				5490 - R&M-Park Owned Homes/Bldgs		43.95			43.95
61				5510 - R&M-Pool & Spa		5,228.53			5,228.53
62				5520 - R&M-Sewer System		2,706.44			2,706.44
63				5530 - R&M-Streets		327.22			327.22
64				5540 - R&M-Street Sweeping		2,340.00			2,340.00
65				5560 - R&M-Vehicles		1,198.62			1,198.62
66				5570 - R&M-Water System		566.53			566.53
67				Repair & Maintenance	13,882.85			13,882.85	
68				Total Repair & Maintenance	13,882.85	18,296.81		13,882.85	15,948.83
69									
70				Operating Supplies					
71				5600 - Clubhouse Supplies		862.41			862.41
72				5610 - Common Area Supplies		619.63			619.63
73				5615 - Equipment Gas		679.46			679.46
74				5620 - Janitorial Supplies		369.48			369.48
75				5650 - Tools, Equip, Vehicles		79.20			79.20
76				5655 - Vehicle Gas		1,724.04			1,724.04
77				Supplies	1,578.16			1,578.16	
78				Total Operating Supplies	1,578.16	4,334.22		1,578.16	4,334.22
79									
80				Office & Administration					
81				5710 - Advertising -		126.70			126.70
82				5730 - Bank Charges	71.60	781.59		71.60	781.59
83				5740 - Credit Checks		88.50			88.50
84				5750 - Dues & Subscriptions	140.00	13,923.88		140.00	13,923.88
85				5760 - Education & Seminars		850.00			850.00
86				5470 - Insurance-Prop & Liab	11,944.01	10,959.15		11,944.01	10,959.15
87				5785 - Land Lease Payments	53,614.70	113,340.74		53,614.70	113,340.74
88				5790 - Legal-Evictions		1,176.00			1,176.00
89				5800 - Legal-General		51,045.00	3		
90				5810 - Licenses & Permits		2,379.00			2,379.00
91				5820 - Management Fees		35,309.73	2		35,309.73
92				5830 - Meals & Entertainment		80.97			80.97
93				5860 - Office Supplies	1,243.83	1,006.68		1,243.83	1,006.68
94				5870 - Outside Services - Consulting		6,562.50	3		
95				5870 - Outside Services - Other		4,683.29			4,683.29

	A	B	C	D	E	F	G	H	I
1	NOMAD VILLAGE - TABLE 3-A								
2	MNOI ANALYSIS 2007-2010								
3					BOOKS OF RECORD			MNOI ANALYSIS	
4					2007	2010		2007	2010
5									
96				5885 - Payroll Service		1,710.40			1,710.40
97				5890 - Postage	201.00	1,826.93		201.00	1,826.93
98				5900 - Taxes - Property	37,966.32	66,485.84		37,966.32	66,485.84
99				5900 - Taxes - Property - Supplemental		15,766.98	4		
100				5907 - Security Patrol	3,230.50	5,998.50		3,230.50	5,998.50
101				5910 - Telephone	4,958.42	3,476.17		4,958.42	3,476.17
102				5940 - Travel		1,048.00			1,048.00
103				5945 - Cash Over/Short		3.02	1		
104				Accounting & Legal	84,290.47		5	10,245.69	
105				Amortization Expense	457.00		1		
106				Auto Expense	6,382.80			6,382.80	
107				Casual Labor	500.00			500.00	
108				Cleaning Expense	1,348.50			1,348.50	
109				Depreciation	4,577.00		1		
110				Donations	150.00		1		
111				Professional Services	2,546.26			2,546.26	
112				Officers Salary	43,560.00		1		
113				Taxes - Corporation	1,617.00			1,617.00	
114				Tenant Services	112.06			112.06	
115				Total Office & Administration	258,911.47	338,629.57		136,122.69	265,252.07
116									
117				Total Operating Expenses	572,197.49	638,547.74		369,823.56	489,704.62
118									
119									
120				Space Rent Income	535,997.58	564,327.90		535,997.58	564,327.90
121				Total Income	718,113.03	761,369.18		608,357.79	656,585.76
122				Total Operating Expenses	572,197.49	638,547.74		369,823.56	489,704.62
123				Net Operating Income	145,915.54	122,821.44		238,534.23	166,881.14
124									
125									
126				NOTES:					
127	1			Item not included in MNOI calculations					
128	2			Management fees in 2007 included in Wages. (Wages in 2007 = \$113,199. Wages + Management in					
129				2010 = \$115,951.)					
130	3			Legal and Consulting Services are included in another section of the increase notice					
131	4			Supplemental Property Taxes are included in another section of the increase notice					
132	5			2007 Legal Expenses for Taylor lawsuit - \$74,044.78 - was reimbursed later. Legal & Accounting for 2007					
133				is residual. As comparison, average Legal & Accounting for ten years 1994-2003 was \$9,619.08 per year.					
134									
135									
136									
137									

	A	B	C	D	E	F	G	H	I
1	NOMAD VILLAGE - TABLE 3-A								
2	MNOI ANALYSIS 2007-2010								
3					BOOKS OF RECORD			MNOI ANALYSIS	
4					2007	2010		2007	2010
5									
138	Rent Increase Following Method Set Out In The Ordinance:								
139									
140	1	CPI Base and Comparison Years						209.661	218.435
141		CPI increase from base to comparison year							4.2%
142		75% CPI increase from base to comparison year							3.1%
143		Base Year Space Rent Income						535,997.58	
144		CPI-justified space rent increase						16,823.02	
145		One-half CPI-justified increase = fair return on investment							8,411.51
146									
147	2	One-half CPI-justified increase against cost increases							8,411.51
148									
149	3	Base Year Operating Costs						369,823.56	
150		Comparison Year Operating Costs						489,704.62	
151		Increase in Operating Costs						119,881.06	
152		Excess over #2							111,469.55
153									
154	4	Justified Rent Increase (Sum 1, 2, and 3)							128,292.57
155		Increase Taken Already							28,330.32
156		Net Justified Increase							99,962.25
157		Space Rent Increase per space per month (divide by 150 spaces and 12 months)							55.53
158									
159									
160									
161	Rent Increase Following Method Set Out In The Ordinance @ 100% Indexing:								
162									
163	1	CPI Base and Comparison Years						209.66	218.44
164		CPI increase from base to comparison year							4.2%
165		Base Year Income						535,997.58	
166		CPI-justified space rent increase						22,430.70	
167		One-half CPI-justified increase = fair return on investment							11,215.35
168									
169	2	One-half CPI-justified increase against cost increases							11,215.35
170									
171	3	Base Year Operating Costs						369,823.56	
172		Comparison Year Operating Costs						489,704.62	
173		Increase in Operating Costs						119,881.06	
174		Excess over #2							108,665.71
175									
176	4	Justified Rent Increase (Sum 1, 2, and 3)							131,096.41
177		Increase Taken Already							28,330.32
178		Net Justified Increase							102,766.09
179		Space Rent increase per space per month (divide by 150 spaces and 12 months)							57.09
180									
181									
182	2007-2010MNOI-080911								

	A	B	C	D	E	F	G	H	I
1	NOMAD VILLAGE - TABLE 3-B								
2	MNOI ANALYSIS 1994-2010								
3					BOOKS OF RECORD			MNOI ANALYSIS	
4					1994	2010		1994	2010
5									
6	INCOME								
7				Rental Income					
8				4100 - Rental Income	394,164.95	564,327.90		394,164.95	564,327.90
9				Utility Income					
10				4310 - Electric Income	44,216.62	56,143.53	1		
11				4300 - Gas Income	34,520.47	47,546.22	1		
12				4340 - Sewer Income	19,990.32	54,230.04		19,990.32	54,230.04
13				4320 - Water Income	17,875.36	33,805.52		17,875.36	33,805.52
14				Other Income					
15				4510 - Laundry Income	4,671.14	2,775.30		4,671.14	2,775.30
16				4590 - Clubhouse & Event Fees		120.00			120.00
17				4620 - Returned Ck Charges	184.46	55.00			55.00
18				4630 - Late Charges		1,272.00			1,272.00
19				4660 - Other Interest Income	73.83	650.22	1		
20				4710 - Write Off Bad Debt		443.45	1		
21				Credit Checks					
22				Misc. Income					
23				Recycle Fee					
24				Refund					
25				Surcharge - Road Improvement	4,337.36			4,337.36	
26				Total Income	520,034.51	761,369.18		441,039.13	656,585.76
27									
28	EXPENSE								
29				Employee Costs					
30				5200 - Wages-Managers		40,960.34			40,960.34
31				5210 - Wages-Maintenance		39,680.68			39,680.68
32				5241 - P/R Tax-Soc Sec		4,999.78			4,999.78
33				5242 - P/R Tax-Medicare		1,169.38			1,169.38
34				5243 - P/R Tax-FUTA		167.99			167.99
35				5244 - P/R Tax-Suta		730.30			730.30
36				5260 - Insur-Work Comp	8,844.44	7,814.32		8,844.44	7,814.32
37				5270 - Rent (employee housing)		3,342.24			3,342.24
38				Wages	47,103.68			47,103.68	
39				Payroll Taxes	8,589.46			8,589.46	
40				Total Employee Costs	64,537.58	98,865.03		64,537.58	98,865.03
41									
42				Utility Expenses					
43				5310 - Electricity	45,513.30	47,467.92	1		
44				5300 - Gas	25,871.74	25,649.72	1		
45				5320 - Water Expense	25,329.42	38,905.57		25,329.42	38,905.57
46				5330 - Sewer	20,928.50	54,587.92		20,928.50	54,587.92
47				5360 - Trash		11,144.53		0.00	11,144.53
48				5380 - Cable TV		666.45			666.45
49				Park Utility Expense	6,518.74			6,518.74	
50				Total Utility Expenses	124,161.70	178,422.11		52,776.66	105,304.47

	A	B	C	D	E	F	G	H	I
1	NOMAD VILLAGE - TABLE 3-B								
2	MNOI ANALYSIS 1994-2010								
3					BOOKS OF RECORD			MNOI ANALYSIS	
4					1994	2010		1994	2010
5									
51									
52				Repair and Maintenance					
53				5400 - R&M-Common Areas		1,728.34			1,728.34
54				5420 - R&M-Electrical		1,417.92	1		
55				5430 - R&M-Tools & Equip.		145.80			145.80
56				5450 - R&M-Gas System		930.06	1		
57				5460 - R&M-Landscape		248.02			248.02
58				5470 - R&M-Laundry, Showers, etc.		49.89			49.89
59				5480 - R&M-Lights		1,365.49			1,365.49
60				5490 - R&M-Park Owned Homes/Bldgs		43.95			43.95
61				5510 - R&M-Pool & Spa		5,228.53			5,228.53
62				5520 - R&M-Sewer System		2,706.44			2,706.44
63				5530 - R&M-Streets		327.22			327.22
64				5540 - R&M-Street Sweeping		2,340.00			2,340.00
65				5560 - R&M-Vehicles		1,198.62			1,198.62
66				5570 - R&M-Water System		566.53			566.53
67				Repair & Maintenance	30,325.60			30,325.60	
68				Total Repair & Maintenance	30,325.60	18,296.81		30,325.60	15,948.83
69									
70				Operating Supplies					
71				5600 - Clubhouse Supplies		862.41			862.41
72				5610 - Common Area Supplies		619.63			619.63
73				5615 - Equipment Gas		679.46			679.46
74				5620 - Janitorial Supplies		369.48			369.48
75				5650 - Tools, Equip, Vehicles		79.20			79.20
76				5655 - Vehicle Gas		1,724.04			1,724.04
77				Supplies	9,108.85			9,108.85	
78				Total Operating Supplies	9,108.85	4,334.22		9,108.85	4,334.22
79									
80				Office & Administration					
81				5710 - Advertising -	2,585.41	126.70			126.70
82				5730 - Bank Charges	73.42	781.59		73.42	781.59
83				5740 - Credit Checks		88.50			88.50
84				5750 - Dues & Subscriptions	294.61	13,923.88		294.61	13,923.88
85				5760 - Education & Seminars		850.00			850.00
86				5470 - Insurance-Prop & Liab	9,797.24	10,959.15		9,797.24	10,959.15
87				5785 - Land Lease Payments	39,338.45	113,340.74		39,338.45	113,340.74
88				5790 - Legal-Evictions		1,176.00			1,176.00
89				5800 - Legal-General		51,045.00	2		
90				5810 - Licenses & Permits		2,379.00			2,379.00
91				5820 - Management Fees	57,388.96	35,309.73		57,388.96	35,309.73
92				5830 - Meals & Entertainment		80.97			80.97
93				5860 - Office Supplies	1,506.42	1,006.68		1,506.42	1,006.68
94				5870 - Outside Services - Consulting		6,562.50	2		
95				5870 - Outside Services - Other		4,683.29			4,683.29

	A	B	C	D	E	F	G	H	I
1				NOMAD VILLAGE - TABLE 3-B					
2				MNOI ANALYSIS 1994-2010					
3					BOOKS OF RECORD			MNOI ANALYSIS	
4					1994	2010		1994	2010
5									
96				5885 - Payroll Service		1,710.40			1,710.40
97				5890 - Postage	290.00	1,826.93		290.00	1,826.93
98				5900 - Taxes - Property	25,527.17	66,485.84		25,527.17	66,485.84
99				5900 - Taxes - Property - Supplemental		15,766.98	3		
100				5907 - Security Patrol		5,998.50			5,998.50
101				5910 - Telephone	2,695.08	3,476.17		2,695.08	3,476.17
102				5940 - Travel	107.00	1,048.00		107.00	1,048.00
103				5945 - Cash Over/Short	-0.20	3.02	1		
104				Accounting & Legal	6,979.32			6,979.32	
105				Auto Expense	4,578.74			4,578.74	
106				Casual Labor	184.00			184.00	
107				Depreciation	1,301.00		1		
108				Donations	200.00		1		
109				Meals & Entertainment	663.25			663.25	
110				NSF & collection fees	9.00			9.00	
111				Pension	12,000.00		1		
112				Taxes - Corporation/Franchise	2,428.00			2,428.00	
113				Tenant Services	30.00			30.00	
114				Total Office & Administration	167,976.87	338,629.57		151,890.66	265,252.07
115									
116				Total Operating Expenses	396,110.60	638,547.74		308,639.35	489,704.62
117									
118									
119				Space Rent Income	394,164.95	564,327.90		394,164.95	564,327.90
120				Total Income	520,034.51	761,369.18		441,039.13	656,585.76
121				Total Operating Expenses	396,110.60	638,547.74		308,639.35	489,704.62
122				Net Operating Income	123,923.91	122,821.44		132,399.78	166,881.14
123									
124									
125				NOTES:					
126	1			Item removed - inappropriate for MNOI calculations					
127	2			Legal and Consulting Services are included in another section of the increase notice					
128	3			Supplemental Property Taxes are included in another section of the increase notice					
129									
130									
131									
132									
133									
134									
135									
136									
137									

	A	B	C	D	E	F	G	H	I
1	NOMAD VILLAGE - TABLE 3-B								
2	MNOI ANALYSIS 1994-2010								
3					BOOKS OF RECORD			MNOI ANALYSIS	
4					1994	2010		1994	2010
5									
138	Rent Increase Following Method Set Out In The Ordinance:								
139									
140	1	CPI Base and Comparison Years						152.300	223.220
141		CPI increase from base to comparison year							46.6%
142		75% CPI increase from base to comparison year							34.9%
143		Base Year Space Rent Income						394,164.95	
144		CPI-justified space rent increase						137,660.10	
145		One-half CPI-justified increase = fair return on investment							68,830.05
146									
147	2	One-half CPI-justified increase against cost increases							68,830.05
148									
149	3	Base Year Operating Costs						308,639.35	
150		Comparison Year Operating Costs						489,704.62	
151		Increase in Operating Costs						181,065.27	
152		Excess over #2							112,235.22
153									
154	4	Justified Rent Increase (Sum 1, 2, and 3)							249,895.32
155		Increase Taken Already							170,162.95
156		Net Justified Increase							79,732.37
157		Space Rent Increase per space per month (divide by 150 spaces and 12 months)							44.30
158									
159									
160									
161	Rent Increase Following Method Set Out In The Ordinance @ 100% Indexing:								
162									
163	1	CPI Base and Comparison Years						152.30	223.22
164		CPI increase from base to comparison year							46.6%
165		Base Year Income						394,164.95	
166		CPI-justified space rent increase						183,546.80	
167		One-half CPI-justified increase = fair return on investment							91,773.40
168									
169	2	One-half CPI-justified increase against cost increases							91,773.40
170									
171	3	Base Year Operating Costs						308,639.35	
172		Comparison Year Operating Costs						489,704.62	
173		Increase in Operating Costs						181,065.27	
174		Excess over #2							89,291.87
175									
176	4	Justified Rent Increase (Sum 1, 2, and 3)							272,838.67
177		Increase Taken Already							170,162.95
178		Net Justified Increase							102,675.72
179		Space Rent Increase per space per month (divide by 150 spaces and 12 months)							57.04
180									
181									
182	2007-2010MNOI-080911								

	A	B	C	D	E	F	G	H	I	J
1	NOMAD VILLAGE - TABLE 4									
2	TEMPORARY (AMORTIZED) SPACE RENT INCREASES									
3										NOTES
4		Amortization:			rate:	0.09	years:	7		1
5										
6	3	Capital Improvements						PER MONTH	PER RESIDENT	
7				A&E Fees	90,000					2
8				Professional Fees	50,000					3
9				Infrastructure	320,000					4
10				Total	460,000					
11				Amortization:				7,616	50.78	
12										
13	4	Uncompensated Cost Increases			Annual	Monthly	Total			
14				Supplemental Tax Increase	46,070	3,839.17	130,532			5
15				Increased Land Lease	58,622	4,885.17	166,096			6
16				Uncompensated for (X) months:		34	296,627			7
17				Amortization:				4,911	32.74	
18										
19	5	Anticipated professional fees relating to Property Taxes					50,000			8
20				Amortization:				828	5.52	
21										
22	6	Anticipated professional fees relating to rent increase					125,000			9
23				Amortization:				2,070	13.80	
24										
25		Total Temporary Increases						15,425	102.84	10
26										
27										
28	NOTES:									
29	1	Amortization rate and term.								
30	2	Architectural and Engineering fees for infrastructure improvements.								
31	3	Professional fees in connection with infrastructure improvements.								
32	4	Estimated cost of infrastructure improvements - 2011 and 2012.								
33	5	Supplemental tax increase from date of sale to time of increase. Tax increase paid in advance								
34		of allowed space rent increase should be reimbursed.								
35	6	Ditto for increased land lease payments.								
36	7	The new lease was signed at the end of July, 2008. The temporary increase for these two								
37		categories should be computed to the date space rent increases begin.								
38	8	Anticipated cost of appeal to S.B. County re property tax increase.								
39	9	Anticipated cost of professional fees in connection with the proposed space rent increase.								
40	10	Space rent increase that should be imposed as a temporary surcharge.								
41										
42										
43	SJA - 9/12/11									

A	B	C	D	E	F	G	H	I	J	
1	NOMAD VILLAGE - TABLE 5									
2	Income & Expense Summary 2006 - 2010									
3			Nomad Village, Inc.						Lazy Landing LLC	
4			2006	2007	2008	2008	2008	2009	2010	
5					Jan-June	July-Dec				
6										
7	INCOME									
8		Rental Income								
9		Rental Income	529,524.40	535,997.58	314,691.97	234,360.63	549,052.60	563,090.16	564,327.90	
10		Utility Income								
11		Electric Income	58,122.37	55,861.63	33,898.88	22,367.20	56,266.08	55,011.02	56,143.53	
12		Gas Income	54,447.29	53,157.45	39,808.77	20,442.99	60,251.76	42,688.28	47,546.22	
13		Sewer Income	28,790.78	30,199.32	17,616.27	15,852.11	33,468.38	50,549.74	54,230.04	
14		Water Income	31,174.61	32,960.72	19,566.54	14,623.32	34,189.86	34,361.48	33,805.52	
15		Other Income								
16		Credit Checks	210.00	210.00	90.00		90.00			
17		Late / Bounce Ck Charges	838.30	-165.11	16.00	381.03	397.03	1,944.77	1,327.00	
18		Laundry Income	2,243.70	4,014.65	1,339.63	1,776.40	3,116.03	3,225.21	2,775.30	
19		Misc./ Other income	480.00	209.70	733.63		733.63	1,375.59	1,213.67	
20		Recycle Fee		120.00	20.00		20.00			
21		Refund		59.00	-100.00		-100.00			
22		Surcharge-Road Work	13,147.16	4,751.93	815.81		815.81			
23		Total Income	718,978.61	717,376.87	428,497.50	309,803.68	738,301.18	752,246.25	761,369.18	
24										
25	OPERATING EXPENSES									
26		Administrative Expenses								
27		Accounting						1,915.00		
28		Accounting & Legal	35,041.79	84,290.47	133,884.67		133,884.67			
29		Advertising							126.70	
30		Bank Charges	26.92	71.60	72.00	194.51	266.51	660.47	781.59	
31		Cash <Over>/Short						0.54	3.02	
32		Credit Checks						132.00	88.50	
33		Donations	325.00	150.00	250.00		250.00			
34		Dues & Subscriptions	140.00	140.00		2,759.72	2,759.72	4,230.80	13,923.88	
35		Education & Seminars				825.00	825.00	850.00	850.00	
36		Insurance-Prop & Liab	9,366.87	11,944.01	5,218.98	7,270.71	12,489.69	14,899.54	10,959.15	
37		Insur-Work Comp	12,265.76	8,043.00	3,362.00	2,307.77	5,669.77	7,714.86	7,814.32	
38		Interest			2.18		2.18			
39		Legal-Evictions						1,728.00	1,176.00	
40		Legal-General				9,004.12	9,004.12	6,001.59	51,045.00	
41		Licenses & Permits				2,990.00	2,990.00	948.00	2,379.00	

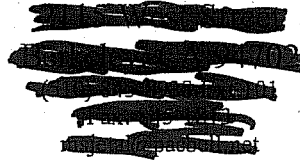
A	B	C	D	E	F	G	H	I	J	
1	NOMAD VILLAGE - TABLE 5									
2	Income & Expense Summary 2006 - 2010									
3			Nomad Village, Inc.						Lazy Landing LLC	
4			2006	2007	2008	2008	2008	2009	2010	
5					Jan-June	July-Dec				
6										
42		Meals & Entertainment				196.32	196.32		80.97	
43		NSF Cks & Coll. Fees	417.70					60.90		
44		Office Equipment								
45		Office Supplies	1,429.22	1,243.83	1,884.43	1,638.89	3,523.32	874.33	1,006.68	
46		Payroll Service				411.90	411.90	1,788.83	1,710.40	
47		Postage	302.46	201.00	291.00	868.70	1,159.70	1,635.66	1,826.93	
48		Professional Services		2,546.26	1,897.50		1,897.50			
49		Promotional								
50		Telephone	4,570.37	4,958.42	3,299.14	1,441.56	4,740.70	2,979.28	3,476.17	
51		Tenant Expense/Services	116.71	112.06				57.60		
52		Title Search				25.00	25.00			
53		Travel/Lodging				8,417.80	8,417.80	2,651.02	1,048.00	
54		Total Admin	64,002.80	113,700.65	150,161.90	38,352.00	188,513.90	49,128.42	98,296.31	
55										
56		Employee Expenses								
57		P/R Tax-FUTA				165.56	165.56	223.99	167.99	
58		P/R Tax-Medicare				473.74	473.74	1,099.81	1,169.38	
59		P/R Tax-Soc Sec				2,025.54	2,025.54	4,702.63	4,999.78	
60		P/R Tax-Suta				716.45	716.45	988.11	730.30	
61		Taxes - Payroll	14,361.39	12,656.77	9,800.48		9,800.48			
62		Wages	108,828.31	113,198.81	74,506.26		74,506.26			
63		Wages-Maintenance				15,769.44	15,769.44	42,519.71	39,680.68	
64		Wages-Managers				16,900.46	16,900.46	33,236.42	40,960.34	
65		Total Employee	123,189.70	125,855.58	84,306.74	36,051.19	120,357.93	82,770.67	87,708.47	
66										
67		Operating Expenses								
68		Auto Expense	2,886.95	6,382.80	1,676.30		1,676.30			
69		Casual Labor	590.00	500.00	660.00		660.00			
70		Cleaning Expense	897.00	1,348.50	1,225.00		1,225.00			
71		Clubhouse Supplies				17.78	17.78	65.21	862.41	
72		Common Area Supplies				797.80	797.80	177.18	619.63	
73		Janitorial Supplies				159.85	159.85	498.35	369.48	
74		Management Fees				9,979.67	9,979.67	32,850.69	35,309.73	
75		Officers' Salary	43,560.00	43,560.00	39,930.00		39,930.00			
76		Outside Services				7,902.75	7,902.75	5,028.76	11,245.79	

A	B	C	D	E	F	G	H	I	J
1	NOMAD VILLAGE - TABLE 5								
2	Income & Expense Summary 2006 - 2010								
3									
4			2006	2007	2008	2008	2008	2009	2010
5					Jan-June	July-Dec			
6									
77			4,666.50	3,230.50	2,440.00	920.00	3,360.00	8,621.50	5,998.50
78						1,392.60	1,392.60	3,446.30	3,342.24
79			52,689.61	53,614.70	36,421.60	46,866.82	83,288.42	113,526.95	113,340.74
80			4,507.00	1,617.00	1,788.00		1,788.00		
81			37,121.97		10,196.23		10,196.23		
82				37,966.32		21,199.58	21,199.58	59,255.26	82,252.82
83			146,919.03	148,219.82	94,337.13	89,236.85	183,573.98	223,470.20	253,341.34
84									
85									
86						20.00	20.00	232.43	679.46
87								21.50	
88						493.45	493.45	974.39	1,728.34
89						1,912.66	1,912.66		
90						256.66	256.66	28,970.69	1,417.92
91						15,617.50	15,617.50	21.73	
92						566.96	566.96	10,017.01	930.06
93						205.48	205.48	364.17	248.02
94									49.89
95						29.92	29.92	173.25	1,365.49
96						531.71	531.71	4,808.81	43.95
97						16.14	16.14		
98						1,403.96	1,403.96	3,621.93	5,228.53
99						11,200.00	11,200.00	14,637.58	2,706.44
100								935.00	2,340.00
101								117.26	327.22
102						1,322.63	1,322.63	876.78	145.80
103						679.95	679.95	1,400.21	1,198.62
104						2,088.07	2,088.07	4,410.67	566.53
105			40,723.06	13,882.85	18,374.43		18,374.43		
106			4,007.04	1,578.16	1,168.70		1,168.70		
107						1,010.70	1,010.70		79.20
108						610.78	610.78	1,207.15	1,724.04
109			44,730.10	15,461.01	19,543.13	37,966.57	57,509.70	72,790.56	20,779.51
110									
111									

Biographical note

Michael St. John, educated at Harvard College (BA 1962) and the University of California at Berkeley (MA 1984, Ph.D. 1989), is an economist whose career has centered on governmental regulation of housing. Dr. St. John is also the owner and principal consultant at St. John & Associates, a property management consulting firm specializing in rent control. Dr. St. John has authored several papers and studies on the impact of rent control, focussed variously on the impact of rent control on rental property value, the socio-economic impacts of rent control, and on municipal finance. In his capacity as principal consultant at St. John & Associates, Dr. St. John has prepared hundreds of rent increase applications and managed hundreds of rent control hearings. He has also served as expert witness in several key rent control lawsuits, including Searle v. City of Berkeley, Berger Foundation v. City of Escondido, Santa Monica Beach, and Valparaiso v. City of Cotati.

MICHAEL ST. JOHN, Ph.D.



EDUCATION:

Ph.D. University of California at Berkeley, 1989, Department of Economics. Dissertation: "The Effect of Rent Controls on Property Value: A Test of the Capitalization Hypothesis".

MA University of California at Berkeley, 1984, Department of Economics.
(Economics of Development, Regulatory Economics, and Industrial Organization)

BA Harvard College, 1962, cum laude in Government and Sociology.

PROFESSIONAL EXPERIENCE:

Principal Consultant, St. John & Associates, Property Management Consultants,
1985 - Present.

Lecturer in Economics, California State University at Hayward, 1995-96.

Lecturer in Economics, San Francisco State University, 1983-84.

Developer, Sierra West Construction, 1979-81.

General Contractor, St. John & Sons, Builders, 1971 - 1979.

Chief, East Africa Loan Division, Office of Capital Development, Agency for International
Development, 1966-68.

Financial Analyst, Agency for International Development, Washington, D.C., 1963-65.

Fulbright Award, Teacher of English at Lucknow University, Lucknow, India, 1962-63.

PUBLIC SERVICE CONTRIBUTIONS:

Member, Code Review Task Force, City of Berkeley, 1978-81.

Commissioner, Rent Stabilization Board, City of Berkeley, 1981-83.

Boardmember, Berkeley Property Owners Association, 1990-96.

Boardmember, Strawberry Creek Lodge Elderly Housing, 1994 - 1997.

Boardmember, Mendocino Historical Review Board, 2004 -

Commissioner, Housing Advisory Commission, Berkeley, 2006.

PUBLICATIONS & REPORTS:

"The Theory and Practice of Fair Return: Rent Controls in Berkeley 1978-1985". Berkeley: California Housing Research Institute, 1985.

"A Fairness Test for Rent Control: Berkeley 1970-1985". Berkeley: California Housing Research Institute, 1985.

"The Effects of Rent Control on Municipal Revenues" (with Albert Sukoff). Berkeley: St. John & Associates, 1988.

"Indexing of Net Operating Income". Berkeley: St. John & Associates, 1989. (Paper submitted with amicus brief in Searle vs. City of Berkeley).

"The Effects of Rent Controls on Property Value: A Test of the Capitalization Hypothesis". Doctoral dissertation, 1989.

"The Impact of Rent Controls on Property Value". Paper presented at the Western Economic Association conference, July 2, 1990.

"A Test of the Capitalization Hypothesis". Paper presented at the Western Economic Association conference, July, 1991.

"Rent Control in Perspective: Impacts on Citizens and Housing in Berkeley and Santa Monica Twelve Years Later". Study prepared with support from the Pacific Legal Foundation and the California Apartment Association, 1993.

"The Distributional Impact of Restrictive Rent Control Programs in Berkeley and Santa Monica, California." Paper presented at the Western Economic Association Conference, June 1993.

"Preliminary Report on the Residential Hotel Industry in San Francisco and on the Economic Viability of the All Seasons Hotel as Impacted by the Hotel Conversion Ordinance, the Rent and Eviction Control Ordinance, and Other State and Local Regulations". Paper prepared for hearing at the Board of Permit Appeals, San Francisco, July 14, 1993.

"The Economics of Mobilehome Residency". Paper presented at Western Economic Association conference, July 3, 1994.

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"The Affordability of Mobilehome Housing". St. John & Associates, 1995.

"Fair Return and the California Courts". Review and analysis of California case law relating to fair return in a rent control context. St. John & Associates, 1999

EXPERT WITNESS DECLARATIONS, PAPERS, AND APPEARANCES:

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Amberhill v. City of Berkeley (1985)
Floystrup v. Rent Stabilization Board (1988)
Searle v. City of Berkeley (1989, 1990)
Owens v. Vu (1992, 1993)
Greenspon v. Financial Heritage (1992)
Save Affordable Housing v. Rent Stabilization Board (1992, 1993)
Gamble v. Stephens (1993)
Harsch Investment Corp. v. City and County of San Francisco (1993)
Shannon v. Patel (1994)
Shea et al v. Madden et al (1995)
Berger Foundation v. City of Escondido (1995)
Craig v. Santa Monica Rent Control Board (1996)
Santa Monica Beach v. City of Santa Monica (1996)
Kernberger v. Hanrahan (1996)
Sexton v. Dahl (1996)
Valparaiso v. City of Cotati (1997)
Salinas City Council (1997)
Carson City Council (1997)
Oceanside Rent Review Board (Neuman) (1997)
Scotts Valley Rent Review Board (1997)
Hacienda Valley Mobile Estates v. City of Morgan Hill (2000)
Hillsboro Properties v. City of Novato Rent Review Board (2000)
Casa de Amigos – City of Escondido (2001)
Tower Management v. City of Oceanside (2001)
Lancaster City Council (2005)
Indian Springs MHP, Palm Desert (2006)




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


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 Not Seasonally Adjusted
 Area: Los Angeles-Riverside-Orange County, CA
 Item: All items
 Base Period: 1982-84=100

Download:  .xls

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2000	161.3	162.4	163.9	164.0	164.4	164.3	165.0	165.3	166.3	166.9	166.6	166.7	164.8	163.4	166.1
2001	167.3	168.3	169.1	169.6	170.5	171.9	171.3	171.1	171.5	171.0	170.7	169.7	170.2	169.5	170.9
2002	171.5	172.8	173.8	174.8	175.4	174.7	175.0	175.6	176.3	176.5	177.0	176.7	175.0	173.8	176.2
2003	177.8	179.6	181.6	180.9	179.9	179.6	179.6	180.5	181.9	181.2	180.5	180.2	180.3	179.9	180.7
2004	181.7	183.4	184.9	185.2	186.8	187.4	186.8	186.5	187.8	189.8	190.3	188.5	186.6	184.9	188.3
2005	188.5	190.3	192.1	194.2	194.6	193.7	194.6	196.4	199.0	200.0	198.4	196.5	194.9	192.2	197.5
2006	198.3	199.9	200.8	202.9	205.0	204.2	204.5	205.0	205.3	203.5	203.3	202.9	203.0	201.9	204.1
2007	204.498	206.632	208.929	210.195	211.145	209.614	209.444	209.240	209.849	211.259	212.844	212.282	209.661	208.502	210.820
2008	213.825	214.231	216.493	217.914	219.702	222.435	223.245	221.230	220.285	218.726	214.083	211.007	217.765	217.433	218.096
2009	212.454	213.234	213.013	213.405	214.446	216.145	216.128	216.628	217.302	217.474	216.618	216.233	215.257	213.783	216.730
2010	217.290	217.090	218.157	218.475	218.787	218.222	218.367	218.752	218.427	219.339	218.694	219.619	218.435	218.004	218.866

12-Month Percent Change

Series Id: CWURA421SA0, CWUSA421SA0
 Not Seasonally Adjusted
 Area: Los Angeles-Riverside-Orange County, CA
 Item: All items
 Base Period: 1982-84=100

Download:  .xls

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2000	2.2	2.7	3.5	2.4	2.9	3.4	3.6	3.4	3.5	3.9	3.7	3.6	3.3	2.9	3.6
2001	3.7	3.6	3.2	3.4	3.7	4.6	3.8	3.5	3.1	2.5	2.5	1.8	3.3	3.7	2.9
2002	2.5	2.7	2.8	3.1	2.9	1.6	2.2	2.6	2.8	3.2	3.7	4.1	2.8	2.5	3.1
2003	3.7	3.9	4.5	3.5	2.6	2.8	2.6	2.8	3.2	2.7	2.0	2.0	3.0	3.5	2.6
2004	2.2	2.1	1.8	2.4	3.8	4.3	4.0	3.3	3.2	4.7	5.4	4.6	3.5	2.8	4.2
2005	3.7	3.8	3.9	4.9	4.2	3.4	4.2	5.3	6.0	5.4	4.3	4.2	4.4	3.9	4.9
2006	5.2	5.0	4.5	4.5	5.3	5.4	5.1	4.4	3.2	1.8	2.5	3.3	4.2	5.0	3.3
2007	3.1	3.4	4.0	3.6	3.0	2.7	2.4	2.1	2.2	3.8	4.7	4.6	3.3	3.3	3.3
2008	4.6	3.7	3.6	3.7	4.1	6.1	6.6	5.7	5.0	3.5	0.6	-0.6	3.9	4.3	3.5

EXHIBIT F

2009	-0.6	-0.5	-1.6	-2.1	-2.4	-2.8	-3.2	-2.1	-1.4	-0.6	1.2	2.5	-1.2	-1.7	-0.6
2010	2.3	1.8	2.4	2.4	2.0	1.0	1.0	1.0	0.5	0.9	1.0	1.6	1.5	2.0	1.0

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www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)



Databases, Tables & Calculators by Subject

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Change Output Options: From: 1981 To: 2010

include graphs

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Data extracted on: December 4, 2010 (9:38:39 AM)

Consumer Price Index - Urban Wage Earners and Clerical Workers

Series Id: CUUR4421A0
Not Seasonally Adjusted
Area: Los Angeles-Riverside-Orange County, CA
Item: All items - old base
Base Period: 1957=100

Download: [xls](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
1981	262.7	265.0	266.5	269.1	270.7	271.7	276.3	278.6	282.9	284.9	285.3	285.9	275.0		
1982	289.6	289.2	290.2	290.3	290.6	293.9	293.0	292.8	291.7	292.8	291.6	288.0	291.1		
1983	288.0	290.1	289.6	290.2	292.1	292.1	293.2	293.7	296.7	299.0	297.8	299.9	293.5		
1984	297.9	299.0	297.9	298.9	303.1	303.4	300.3	305.1	304.2	302.5	304.2	306.5	301.9	300.0	303.8
1985	308.1	309.1	309.8	311.2	314.1	314.1	315.8	318.0	317.7	320.0	319.1	320.1	314.8	311.1	318.5
1986	320.9	320.4	321.6	320.2	322.7	324.5	323.8	323.5	326.8	328.3	326.3	325.3	323.7	321.7	325.7
1987	327.4	331.2	333.4	334.8	337.1	336.3	336.2	338.8	340.4	342.1	341.1	342.0	336.7	333.4	340.1
1988	342.7	344.7	347.1	348.6	351.4	351.2	351.7	353.2	355.5	357.6	357.4	357.9	351.6	347.6	355.6
1989	358.9	361.4	363.2	366.4	369.5	370.4	371.4	371.0	373.8	373.8	373.5	375.3	369.1	365.0	373.1
1990	379.7	383.6	385.6	384.9	386.2	387.4	389.1	390.9	394.6	397.6	398.4	399.4	389.8	384.6	395.0
1991	401.2	400.4	399.8	402.9	403.4	403.2	405.7	406.1	408.5	409.3	410.8	409.7	405.1	401.8	408.4
1992	412.6	414.7	416.6	417.4	418.0	419.0	420.1	420.7	421.9	424.5	424.2	424.1	419.5	416.4	422.6
1993	426.7	428.6	428.0	428.2	428.7	428.0	428.1	428.3	428.5	430.6	432.5	433.5	429.1	428.0	430.3
1994	434.0	434.0	434.4	433.2	432.2	431.7	433.0	433.9	435.2	437.5	436.4	437.8	434.4	433.3	435.6
1995	440.2	440.9	441.3	441.7	442.8	442.3	441.3	440.8	441.2	443.0	440.9	441.7	441.5	441.5	441.5
1996	444.5	446.0	449.0	450.4	449.9	447.7	450.1	449.0	451.2	452.8	451.9	451.3	446.5	447.9	451.1
1997	453.8	453.9	455.7	456.0	455.1	454.5	454.4	455.2	457.2	459.1	457.7	459.1	456.0	454.8	457.1
1998	458.4	458.0	458.4	459.8	461.6	461.2	460.8	461.4	461.4	463.4	464.1	464.6	461.1	459.6	462.6
1999	466.5	467.1	467.8	473.1	471.9	469.7	470.4	472.1	474.8	475.0	474.7	475.4	471.5	469.4	473.7
2000	476.6	480.0	484.5	484.6	485.9	485.4	487.6	488.4	491.5	493.1	492.5	492.7	486.9	482.8	491.0
2001	494.4	497.5	499.7	501.3	503.9	508.0	506.4	505.5	506.7	505.4	504.5	501.5	502.9	500.8	505.0
2002	506.8	510.6	513.7	516.7	518.3	516.3	517.2	518.8	521.1	521.5	523.2	522.3	517.2	513.7	520.7
2003	525.6	530.8	536.7	534.7	531.7	530.9	530.7	533.4	537.6	535.5	533.3	532.7	532.8	531.7	533.9
2004	536.9	541.9	546.5	547.4	552.0	553.8	551.9	551.2	554.9	560.8	562.5	557.2	551.4	546.4	556.4
2005	557.0	562.5	567.6	574.0	575.2	572.3	575.1	580.5	588.3	591.2	586.3	580.7	575.9	568.1	583.7
2006	586.0	590.8	593.4	599.8	606.0	603.4	604.2	605.8	606.7	601.4	600.8	599.7	599.8	596.6	603.1
2007	604.353	610.660	617.449	621.191	623.997	619.474	618.972	618.367	620.167	624.336	629.019	627.357	619.612	616.187	623.036
2008	631.918	633.117	639.802	644.002	649.287	657.362	659.756	653.803	651.009	646.403	632.681	623.591	643.561	642.581	644.541
2009	627.867	630.172	629.518	630.676	633.752	638.773	638.724	640.202	642.193	642.702	640.174	639.036	636.149	631.793	640.505
2010	642.158	641.567	644.721	645.659	646.582	644.911	645.340	646.479	645.519	648.213			644.266		



BERNICE JAMES
 TREASURER-TAX COLLECTOR
 COUNTY OF SANTA BARBARA
 FEDERAL TAX ID # 93-000200

P.O. BOX 579
 SANTA BARBARA, CA 93102-0579
 (805) 562-9920 SANTA BARBARA
 (805) 336-4700 SANTA MARIA

2010-2011
SECURED TAX STATEMENT
 FOR FISCAL YEAR JULY 1, 2010 TO JUNE 30, 2011

PARCEL NUMBER	ASSESSEE ON JANUARY 1, 2010	CORTAC-SUBSCRIBER	LOAN NUMBER
059-240-06-00 3	BELL TRUST 8/12/91	5211 0083770	91323663
ADDRESS OF PROPERTY		ASSESSED VALUE	

4326 CALLE REAL
 SANTA BARBARA CA 93110

059-240-06-00
 *AUTO**5-DIGIT 93110.34 P53-62#30C026-A-1
 8599 1 AV 8:35

BELL TRUST 8/12/91
 BELL, RANDY J
 BELL, ROBERT M
 4326 CALLE REAL
 SANTA BARBARA CA 93110

LAND/IMPROVEMENTS	5,985,789
IMPROVEMENTS	349,170
PERSONAL PROPERTY	
GROSS TOTAL	6,334,959
LAND/IMPROVEMENTS	
PERSONAL PROPERTY	
NET TOTAL	6,334,959
TAX AMOUNTS	
PROPERTY TAX	65,237.94
SPECIAL DISTRICTS	
FIXED CHARGES	55,798.46
TOTAL TAX	121,036.40

TAX RATE AREA NUMBER	TAX RATE PERCENT	PROPR YEAR TAXES	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTAL
69-006	1.02981	NONE	60,518.20	60,518.20	121,036.40
		DELINQUENT	DUE NOVEMBER 1, 2010 DELINQUENT SEPTEMBER 10, 2010	DUE FEBRUARY 1, 2011 DELINQUENT APRIL 10, 2011	TAXER DATE

TAX DISTRIBUTION BY AGENCY	AMOUNT	TAX DISTRIBUTION BY AGENCY	AMOUNT
BASIC PROPERTY TAXES:			
0001 PROPOSITION 13: 1% TAX	568-2124	63,949.49	
7051 HOPE ELEM SCH BOND 1995	682-2504	559.38	
9251 SANTA BARBARA HIGH BOND 2000	983-4331	790.60	
9821 SBCC BOND 2008	965-0581	638.47	
TOTAL BASIC PROP TAXES		65,237.94	
FIXED CHARGES:			
2126 CO SVC AREA 3 BENEFIT ASSMT	738-8756	73.00	
2127 CSA 3 LIBRARY SPECIAL TAX	568-3412	93.19	
2611 SO COAST FLD 2ND BENEFIT ASSMT	588-3440	1,007.15	
4161 VECTOR MGMT DIST ASSMT-ZNI	989-5050	13.21	
4765 GOLETA SANITARY SERVICE CHARGE	987-4519	154,587.91	
8202 SB HIGH PARCEL TAX MEAS H-2008	985-4338	24.00	
TOTAL FIXED CHARGES AMOUNT		55,798.46	
TOTAL TAXES		121,036.40	

2 2010-2011
 WHEN PAYING 1ST INSTALLMENT,
 RETURN THIS STUB WITH YOUR PAYMENT

INFORMATION COPY
 ORIGINAL REQUESTED BY MORTGAGE
 HOLDER
 PLEASE SEE REVERSE

1ST INSTALLMENT MUST BE PAID BEFORE
 2ND INSTALLMENT.

THIS AMOUNT DUE
 FEB. 1, 2011
 DELINQUENT AFTER
 APRIL 10, 2011
60,518.20

BELL TRUST 8/12/91
 4326 CALLE REAL
 SANTA BARBARA CA 93110

BILL NUMBER
 059 240 06 00 3 2

TO PAY TOTAL AMOUNTS OF 1ST & 2ND INSTALLMENTS,
 SEND BOTH STUBS.

PAY ONLINE: WWW.SBTAXES.ORG

IF YOU HAVE A CHANGE IN YOUR ADDRESS, PLEASE CONTACT THE COUNTY OF SANTA BARBARA TAX COLLECTOR AT (805) 562-9920.

66,600.02

DELINQUENT
NONE

Amount Year Taxes
 CONTACT COUNTY OF SANTA BARBARA
 CURRENT AMOUNT

MAKE PAYMENT TO:
BERNICE JAMES
TREASURER-TAX COLLECTOR
 COUNTY OF SANTA BARBARA
 P.O. BOX 579
 SANTA BARBARA, CA 93102-0579

000102000592400600331041000000605182030000066600022

4 2010-2011

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THIS AMOUNT DUE

EXHIBIT G



BERNICE JAMES
 TREASURER-TAX COLLECTOR
 COUNTY OF SANTA BARBARA
 FEDERAL TAX ID# 95-6002833

P.O. BOX 579
 SANTA BARBARA, CA 93102-0579
 (805) 568-2920 SANTA BARBARA
 (805) 246-8330 SANTA MARIA

2008-2009
SECURED TAX STATEMENT
 FOR FISCAL YEAR JULY 1, 2008 TO JUNE 30, 2009

PARCEL NUMBER 059-240-06-00 3 ASSESSEE ON JANUARY 1, 2008 BELL TRUST 8/12/91
 ADDRESS OF PROPERTY 4326 CALLE REAL SANTA BARBARA CA 93110
 CORTAC-SUBSCRIBER LOAN NUMBER

ASSESSED VALUE	
LAND/MINERAL RIGHTS IMPROVEMENTS	1,940.189
PERSONAL PROPERTY	
GROSS TOTAL	1,940.189
HOMEOWNER'S EXEMPTION	
OTHER EXEMPTIONS	
NET TOTAL	1,940.189
TAX AMOUNTS	
BASIC PROPERTY TAX	19,980.26
SPECIAL DISTRICTS	
FIXED CHARGES	50,617.72
TOTAL TAX	70,597.98

059-240-06-00 SEC
 AUTO ALL FOR AADC 956 270 AADC 48038RD26-A-18
 69731 1 AB 0.351

BELL TRUST 8/12/91
 C/O LAZY LANDING MHP, LLC
 BELL, ROBERT M
 500 GIUSEPE CT STE 2
 ROSEVILLE CA 95678

59731

TAX RATE AREA NUMBER	TAX RATE PERCENT	PRIOR YEAR TAXES	FIRST INSTALLMENT	SECOND INSTALLMENT	TOTAL
69-006	1.02981	NONE	35,298.99	35,298.99	70,597.98
		DELINQUENT			
			DUPLICATE NOVEMBER 1, 2008	DUPLICATE FEBRUARY 1, 2009	TAXES DUE
			DELINQUENT DECEMBER 10, 2008	DELINQUENT APRIL 10, 2009	

TAX DISTRIBUTION BY AGENCY	AMOUNT
BASIC PROPERTY TAXES:	
0001 PROPOSITION 13- 1% TAX	568-2124 19,401.88
7051 HOPE ELEM SCH BOND 1995	682-2564 171.32
8251 SANTA BARBARA HIGH BOND 2000	963-4331 242.14
9621 SBCC BOND 2008	965-0581 164.92
TOTAL BASIC PROP. TAXES	19,980.26
FIXED CHARGES:	
2126 CO SVC AREA 3 BENEFIT ASSMT	739-8756 73.00
2127 CSA 3 LIBRARY SPECIAL TAX	568-3412 20.82
2611 SO COAST FLD ZN2 BENEFIT ASSMT	568-3449 367.94
VECTOR MGMT DIST ASSMT-ZN1	969-5050 11.34
GOLETA SANITARY SERVICE CHARGE	967-4519 50,144.62
TOTAL FIXED CHARGES AMOUNT	50,617.72
TOTAL TAXES	70,597.98

TAX DISTRIBUTION BY AGENCY	AMOUNT
<i>PAID FROM ESCROW</i>	

2 2008-2009
 WHEN PAYING 2ND INSTALLMENT,
 RETURN THIS STUB WITH YOUR REMITTANCE.

1ST INSTALLMENT MUST BE PAID BEFORE 2ND INSTALLMENT.
 TO PAY TOTAL AMOUNTS OF 1ST & 2ND INSTALLMENTS, SEND BOTH STUBS.

BELL TRUST 8/12/91
 4326 CALLE REAL
 SANTA BARBARA CA 93110

BILL NUMBER
 059 240 06 00 3 2

THIS AMOUNT DUE
 FEB. 1, 2009
 DELINQUENT AFTER APRIL 10, 2009
35,298.99

38,858.88

DELINQUENT
NONE

PAY ONLINE: WWW.SBTAXES.ORG

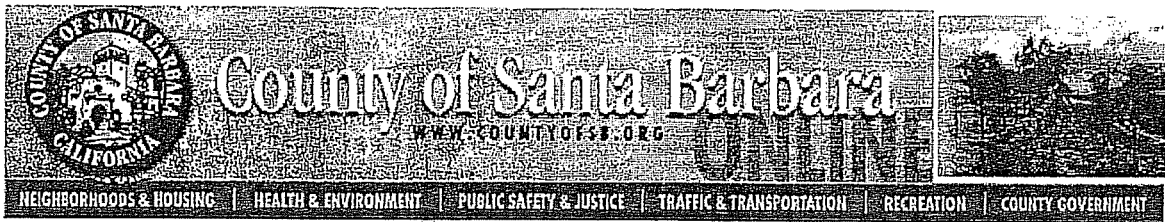
MAKE PAYMENT TO:
BERNICE JAMES
TREASURER-TAX COLLECTOR
 COUNTY OF SANTA BARBARA
 P.O. BOX 579
 SANTA BARBARA, CA 93102-0579

000082000592400600309041000000352989960000038858889

0% PENALTY PLUS \$30.00 CHARGE MUST BE INCLUDED IF NOT PAID
 BY 5:00 PM OR U.S. POSTMARKED BY APRIL 10, 2009

PRIOR YEAR TAXES
 CONTACT OUR OFFICE FOR
 CURRENT AMOUNT

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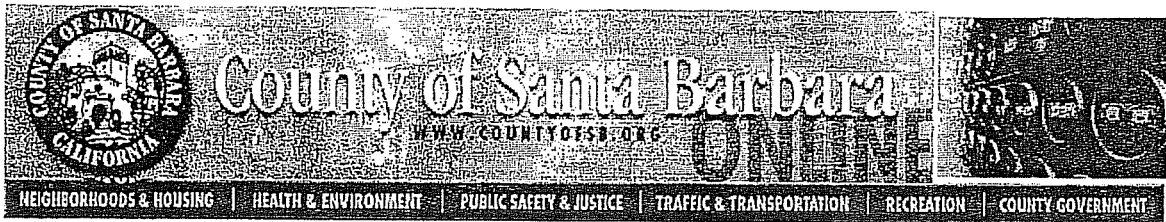
Motor Vehicle in Lieu

Help

2007 Secured Property Taxes For Assessor Parcel Number (APN): 059-240-006

Situs: 4326 CALLE REAL Tax Rate Area / Jurisdiction: 69006 / County Net Assessed Value: \$1,902,147

Fund	Amount
Basic 1% Property Taxes	
0001 -- GENERAL	4,242.79
2120 -- COUNTY SERVICE AREA NUMBER 3	471.28
2230 -- COUNTY SERVICE AREA NUMBER 32	0.00
2280 -- S B CO FIRE PROTECTION DIST	2,531.71
2400 -- SB CO FLD CTRL/WTR CONS DST MT	57.38
2610 -- SOUTH COAST FLOOD ZONE 2	246.01
3050 -- SANTA BARBARA CO WATER AGENCY	73.71
3270 -- GOLETA CEMETERY DISTRICT	56.85
4090 -- SANTA BARBARA MET TRANSIT DIST	51.21
4160 -- SB COASTAL VECTOR CONTROL DIST	39.40
4500 -- CACHUMA RESOURCE CONS DIST	0.00
4640 -- GOLETA SAN DIST RUNNING EXP	51.24
5500 -- GOLETA COUNTY WATER DISTRICT	0.00
7001 -- HOPE ELEM SCH DIST-GEN	3,580.55
8201 -- SANTA BARBARA HI SCH DIST-GEN	3,211.49
9610 -- SBCC DISTRICT GENERAL	1,123.74
9801 -- COUNTY SCHOOL SERVICE FUND	771.85
9802 -- EDUCATION REVENUE AUGMENTATION	2,512.25
<i>Total Basic 1% Property Taxes</i>	19,021.46
Bonds	
7051 -- HOPE ELEM SCH BOND 1995	169.67
8251 -- SANTA BARBARA HIGH BOND 2000	237.39
<i>Total Bonds</i>	407.06
Fixed Charges	
2126 -- CO SVC AREA 3 BENEFIT ASSMT	73.00
2127 -- CSA 3 LIBRARY SPECIAL TAX	87.22
2611 -- SO COAST FLD ZN2 BENEFIT ASSMT	356.28
4161 -- VECTOR MGMT DIST ASSMT-ZN1	11.01
4785 -- GOLETA SANITARY SERVICE CHARGE	36,816.25
<i>Total Fixed Charges</i>	37,343.76
TOTAL TAX	56,772.28



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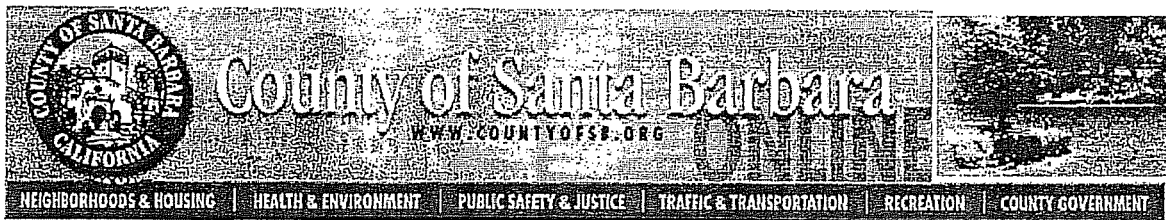
Motor Vehicle in Lieu

Help

2008 Secured Property Taxes For Assessor Parcel Number (APN): 059-240-006

Situs 4326 CALLE REAL Tax Rate Area / Jurisdiction 69006 / County Net Assessed Value \$1,940,189

Fund	Amount
Basic 1% Property Taxes	
0001 -- GENERAL	4,327.65
2120 -- COUNTY SERVICE AREA NUMBER 3	480.71
2230 -- COUNTY SERVICE AREA NUMBER 32	0.00
2280 -- S B CO FIRE PROTECTION DIST	2,582.34
2400 -- SB CO FLD CTRL/WTR CONS DST MT	58.53
2610 -- SOUTH COAST FLOOD ZONE 2	250.93
3050 -- SANTA BARBARA CO WATER AGENCY	75.18
3270 -- GOLETA CEMETERY DISTRICT	57.99
4090 -- SANTA BARBARA MET TRANSIT DIST	52.24
4160 -- SB COASTAL VECTOR CONTROL DIST	40.18
4500 -- CACHUMA RESOURCE CONS DIST	0.00
4640 -- GOLETA SAN DIST RUNNING EXP	52.27
5500 -- GOLETA COUNTY WATER DISTRICT	0.00
7001 -- HOPE ELEM SCH DIST-GEN	3,652.16
8201 -- SANTA BARBARA HI SCH DIST-GEN	3,275.72
9610 -- SBCC DISTRICT GENERAL	1,146.21
9801 -- COUNTY SCHOOL SERVICE FUND	787.28
9802 -- EDUCATION REVENUE AUGMENTATION	2,562.49
<i>Total Basic 1% Property Taxes</i>	19,401.88
Bonds	
7051 -- HOPE ELEM SCH BOND 1995	171.32
8251 -- SANTA BARBARA HIGH BOND 2000	242.14
9621 -- SBCC BOND 2008	164.92
<i>Total Bonds</i>	578.38
Fixed Charges	
2126 -- CO SVC AREA 3 BENEFIT ASSMT	73.00
2127 -- CSA 3 LIBRARY SPECIAL TAX	20.82
2611 -- SO COAST FLD ZN2 BENEFIT ASSMT	367.94
4161 -- VECTOR MGMT DIST ASSMT-ZN1	11.34
4785 -- GOLETA SANITARY SERVICE CHARGE	50,144.62
<i>Total Fixed Charges</i>	50,617.72
TOTAL TAX	70,597.98



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Property Tax

2009 Secured Property Taxes For Assessor Parcel Number (APN): 059-240-006

Sales & Use Tax

Situs 4326 CALLE REAL Tax Rate Area / Jurisdiction 69006 / County Net Assessed Value \$6,350,000

Transient Occupancy

Fund Amount

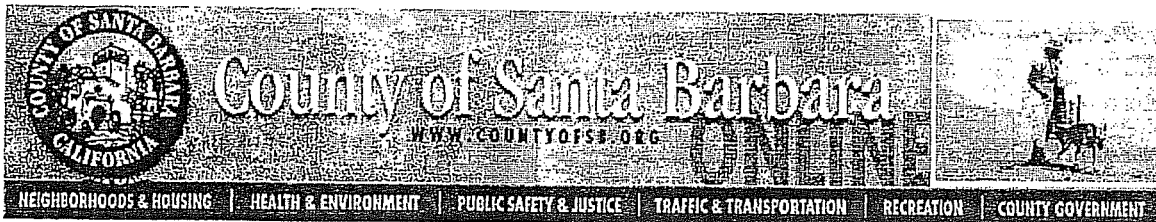
Motor Vehicle in Lieu

Basic 1% Property Taxes

Help

0001 -- GENERAL	14,163.82
2120 -- COUNTY SERVICE AREA NUMBER 3	1,573.30
2230 -- COUNTY SERVICE AREA NUMBER 32	0.00
2280 -- S B CO FIRE PROTECTION DIST	8,451.70
2400 -- SB CO FLD CTRL/WTR CONS DST MT	191.56
2610 -- SOUTH COAST FLOOD ZONE 2	821.27
3050 -- SANTA BARBARA CO WATER AGENCY	246.07
3270 -- GOLETA CEMETERY DISTRICT	189.80
4090 -- SANTA BARBARA MET TRANSIT DIST	170.96
4160 -- SB COASTAL VECTOR CONTROL DIST	131.52
4500 -- CACHUMA RESOURCE CONS DIST	0.00
4640 -- GOLETA SAN DIST RUNNING EXP	171.07
5500 -- GOLETA COUNTY WATER DISTRICT	0.00
7001 -- HOPE ELEM SCH DIST-GEN	11,953.07
8201 -- SANTA BARBARA HI SCH DIST-GEN	10,721.04
9610 -- SBCC DISTRICT GENERAL	3,751.42
9801 -- COUNTY SCHOOL SERVICE FUND	2,576.68
9802 -- EDUCATION REVENUE AUGMENTATION	8,386.72
<i>Total Basic 1% Property Taxes</i>	63,500.00
Bonds	
7051 -- HOPE ELEM SCH BOND 1995	560.71
8251 -- SANTA BARBARA HIGH BOND 2000	792.48
9621 -- SBCC BOND 2008	539.75
<i>Total Bonds</i>	1,892.94
Fixed Charges	
2126 -- CO SVC AREA 3 BENEFIT ASSMT	73.00
2127 -- CSA 3 LIBRARY SPECIAL TAX	21.51
2611 -- SO COAST FLD ZN2 BENEFIT ASSMT	998.77
4161 -- VECTOR MGMT DIST ASSMT-ZN1	12.99
4785 -- GOLETA SANITARY SERVICE CHARGE	54,587.91
8202 -- SB HIGH PARCEL TAX MEAS H 2008	24.00
<i>Total Fixed Charges</i>	55,718.18
TOTAL TAX	121,111.12

9/25/2010



|| You Are Here: County Home : Taxes |

SITE SEARCH

Where your property taxes go...

Welcome

Property Tax

Sales & Use Tax

Transient Occupancy

Motor Vehicle in Lieu

Help

2010 Secured Property Taxes For Assessor Parcel Number (APN): 059-240-006

Situs 4326 CALLE REAL Tax Rate Area / Jurisdiction 69006 / County Net Assessed Value \$6,334,950

Fund	Amount
Basic 1% Property Taxes	
0001 -- GENERAL	14,130.23
2120 -- COUNTY SERVICE AREA NUMBER 3	1,569.57
2230 -- COUNTY SERVICE AREA NUMBER 32	0.00
2280 -- S B CO FIRE PROTECTION DIST	8,431.66
2400 -- SB CO FLD CTRL/WTR CONS DST MT	191.11
2610 -- SOUTH COAST FLOOD ZONE 2	819.33
3050 -- SANTA BARBARA CO WATER AGENCY	245.49
3270 -- GOLETA CEMETERY DISTRICT	189.35
4090 -- SANTA BARBARA MET TRANSIT DIST	170.56
4160 -- SB COASTAL VECTOR CONTROL DIST	131.21
4500 -- CACHUMA RESOURCE CONS DIST	0.00
4640 -- GOLETA SAN DIST RUNNING EXP	170.66
5500 -- GOLETA COUNTY WATER DISTRICT	0.00
7001 -- HOPE ELEM SCH DIST-GEN	11,924.74
8201 -- SANTA BARBARA HI SCH DIST-GEN	10,695.63
9610 -- SBCC DISTRICT GENERAL	3,742.53
9801 -- COUNTY SCHOOL SERVICE FUND	2,570.58
9802 -- EDUCATION REVENUE AUGMENTATION	8,366.84
<i>Total Basic 1% Property Taxes</i>	63,349.49
Bonds	
7051 -- HOPE ELEM SCH BOND 1995	559.38
8251 -- SANTA BARBARA HIGH BOND 2000	790.60
9621 -- SBCC BOND 2008	538.47
<i>Total Bonds</i>	1,888.45
Fixed Charges	
2126 -- CO SVC AREA 3 BENEFIT ASSMT	73.00
2127 -- CSA 3 LIBRARY SPECIAL TAX	93.19
2611 -- SO COAST FLD ZN2 BENEFIT ASSMT	1,007.15
4161 -- VECTOR MGMT DIST ASSMT-ZN1	13.21
4785 -- GOLETA SANITARY SERVICE CHARGE	54,587.91
8202 -- SB HIGH PARCEL TAX MEAS H 2008	24.00
<i>Total Fixed Charges</i>	55,798.46
TOTAL TAX	121,036.40

JOSEPH E. HOLLAND
County Clerk, Recorder and Assessor
Registrar of Voters



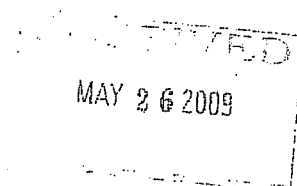
105 E. Anapamu St, 2nd Floor
Santa Barbara, CA 93101
Mailing Address:
PO Box 159
Santa Barbara, CA 93102-0159

JIM McCLURE
Asst. County Clerk, Recorder and Assessor

COUNTY CLERK, RECORDER AND ASSESSOR

May 20, 2009

Lazy Landing MHP LLC
C/o Waterhouse Management
500 Giuseppe Court, Ste 2
Roseville CA 95678



Situs: APN: 059-240-006
Nomad Mobile Home Park
4326 Calle Real
Santa Barbara CA

Dear Property Owner:

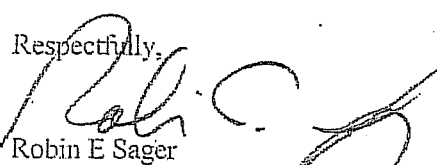
Section 2 of Article XIII A of the California Constitution requires that property is reappraised if purchased, newly constructed, or a change in ownership occurs after the original base year. The termination of a long term lease is considered a change of ownership.

Our records indicate that a 100% change in ownership occurred on July 31, 2008. It is the Assessor's duty to properly assess property and to do so, the Assessor gathers and uses market data. Please provide the following information:

- Was an appraisal done for this transaction or for financing purposes?
- What future income and expenses did you anticipate or project for your property? For example, rents, vacancy rates, expenses such as insurance or utilities. Include only the expenses you expect to pay as required by lease.
- A rent roll as of the date of transfer, 07/31/08, and a current rent roll and any vacancies.
- Any additional information that you would like to have considered, such as comparable sales and rental data pertinent to the valuation of this property.
- A phone number to contact you.

I am requesting this information pursuant to Section 441D of the Revenue & Taxation Code. Information provided will be held **confidential** in accordance with the Revenue and Taxation Code. Thank you for your timely cooperation. Should you wish to contact me, I can be reached at 805 568-2566. *You may fax the requested information to 805-568-3247.*

Respectfully,


Robin E Sager
Real Estate Appraiser

Ground Lease Agreement

This agreement entered into this 31st day of July, 2008, by LAZY LANDING MHP LLC, herein referred to as Ground Lessee, and John R. Bell, Trustee of The Bell Trust UDT dtd 8/12/91, Randy J. Bell, and Robert M. Bell, herein referred to as Ground Lessor, in regard to the property consisting of a 150 space mobile home park commonly known as 4326 Calle Real, Santa Barbara, CA 93110, as more fully described in Exhibit A attached hereto and made a part hereof (the "Property").

Term. The Ground Lessee rents from the Ground Lessor and the Ground Lessor rents to the Ground Lessee the said Property for the term of **thirty-four (34) years** commencing concurrently with the expiration of the current lease between Ground Lessor and Nomad Village, Inc. (expires July 31, 2008) and ending July 31, 2042.

Rent. Rent for these Property shall be:

1. An initial payment of five hundred thousand dollars (\$500,000.00) due upon commencement of the lease term; and
2. An amount equal to **twenty percent (20%) of all collected rents** from the Property (including laundry, tenant rent, etc.), (specifically including Capital Improvements pass-throughs, or any other pass-throughs, but excluding all utility and tax or other mandated government assessments or fees pass-throughs from which Ground Lessee derives no profit); which shall be due and payable on or before the tenth (10th) day of the calendar month in which such fees and/or pass-throughs are actually collected.
3. In addition to said monthly rental, Ground Lessee agrees to continue to pay before delinquency any and all real estate taxes assessed, including any sewer or similar assessments, against the leased premises, including improvements made to or upon said real property by Ground Lessee,

together with all personal property taxes which may be assessed against the personal property belonging to Lessee and located upon and used by Lessee in connection with said real property.

4. The intent of this lease is to be net-net-net to Ground Lessor with Ground Lessee paying all utilities, taxes, and insurance and other expenses connected with the Property.

5. The rents provided for herein shall be paid in lawful money of the United States. Rent not paid when due shall bear interest from the date due until paid at the maximum rate an individual is permitted by law to charge.

6. Ground Lessee shall provide a monthly accounting and rent roll showing gross rents received from the Property, and make available to Ground Lessor or his agents, all books, accounts and records as are reasonably requested for verification. Ground Lessor shall have the right to conduct an audit annually at his expense concerning these matters, with which Ground Lessee shall cooperate; if the result of said audit increases the amount of rent that should have been paid to Ground Lessor for the period audited by more than 5%, Ground Lessee shall reimburse Ground Lessor the cost of the audit.

Subordination. Ground Lessor agrees to subordinate its interest to any financings of the Ground Lease in an amount not to exceed seventy percent (70%) of the Fair Market Value of the Property (appraised at the time of the loan as if this Ground Lease did not exist), and with terms of amortization of repayment of such financings not to exceed thirty (30) years. Funds obtained by Ground Lessee from any such financing shall be used first, to reimburse Ground Lessee for sums expended to bring the Property into compliance with and maintain the Property at the standards of California Housing and Community Development Department (HCD) Title 25 regulations or its successor regulations; and second, to reimburse Ground Lessee for sums expended for defense and/or indemnity of Ground Lessor in pending lawsuit (Santa Barbara Superior Court Case No. 1264917) or any further related lawsuits. The remaining balance of any such loan shall be held in escrow by Ground Lessee until the above-

mentioned pending lawsuit and any further related lawsuits are completed and any resulting judgments or settlements are satisfied in full. At such time any remaining balance of the loan funds may be used and distributed at the discretion of the Ground Lessee.

Further, on any such financings of the Ground Lease, the loan shall be repaid in full, and the Ground Lease shall be unencumbered on or before the date *six months before* the end of the term of the Ground Lease. The individuals or entities listed in Exhibit B, which is not required to be recorded as part of this Ground Lease, agree to personally guarantee the repayment of any sums required so that the Ground Lease shall be unencumbered on or before the date *six months before* the end of the term of the Ground Lease. Ground Lessor agrees to approve and execute any and all such documents evidencing the validity of the Ground Lease and the assent of Ground Lessor to subordination to any such financings as reasonably may be required by the entity financing the Ground Lease. Ground Lessor shall provide any such approval and/or execution of subordination documents within a reasonable time.

Ground Lessor agrees that the terms and conditions of this Ground Lease shall be interpreted to the maximum extent possible, without materially altering the rights of the Ground Lessor, to comply with FNMA ("Fannie Mae") requirements for underwriting financing of a ground lease including but not limited to the following:

1. The Ground Lease does not terminate as to a leasehold mortgagee because of conveyance of the Ground Lessee's leasehold interest to the Ground Lessor or conveyance of the Ground Lessor's interest to the Ground Lessee.

2. Both the Ground Lessee's leasehold estate under the Ground Lease and the Ground Lessee's option to purchase the fee interest in the land, if any, are assignable or transferable without the consent of the Ground Lessor, including assignment or transfer to the leasehold mortgagee (i.e., Fannie Mae) assignment or transfer by the leasehold mortgagee (after a foreclosure or a

deed-in-lieu of foreclosure) to a purchaser at a foreclosure sale (other than the leasehold mortgagee) without the Ground Lessor's consent is permitted.

3. The Ground Lease allows for written notice of default from the Ground Lessor to the leasehold mortgagee and a reasonable time (in addition to the time given to the Ground Lessee) and opportunity for the leasehold mortgagee to cure any default under the Ground Lease that may allow the Ground Lessor to terminate the leasehold, including, in the case of a default that can be cured by the leasehold mortgagee only by obtaining possession, a sufficient period of time for the leasehold mortgagee to obtain possession. The Ground Lease also obligates the Ground Lessor to enter into a new lease on the same terms with the same priority with the leasehold mortgagee if the original lease terminates because of default not curable by the leasehold mortgagee. The Ground Lease does not include any obligations or requirements that the leasehold mortgagee could not cure, such as the Ground Lessee's bankruptcy, or condemnation or casualty loss or a change in management.

4. The Ground Lease permits payment to the leasehold mortgagee of any condemnation award to which the Ground Lessee is entitled. This payment will not be less than the total award minus the value of the remainder interest in the land considered as unimproved up to an amount equal to the remaining outstanding mortgage balance. In the event of a partial taking, the Ground Lease permits the Ground Lessee to rebuild and restore the improvements on the mortgaged premises unless the leasehold mortgagee consents to distribution of the proceeds. In that event, the proceeds must be applied first toward reduction of the Mortgage.

5. The Ground Lease provides for the leasehold mortgagee's right to acquire the lease in its own name or in the name of a nominee upon foreclosure or assignment in lieu of foreclosure.

6. The Ground Lease provides that it cannot be amended or modified without the consent of the leasehold mortgagee for any period of time during which the mortgage remains outstanding.

7. The Ground Lease provides that the Ground Lessor agrees not to accept a voluntary surrender of the lease at any time when the leasehold estate is encumbered by a leasehold mortgage.

8. If the Ground Lease is amended to contain a renewal option or an option to purchase, the leasehold mortgagee must have the right to receive notice from the Ground Lessor in the event the Ground Lessee fails to exercise the option and, for 30 days thereafter, to exercise the option itself.

9. The Ground Lease obligates the Ground Lessor to provide "estoppel" certificates when requested by the Lender, to establish that there have been no unapproved changes in the Ground Lease, that the Ground Lease is in full force and effect, that there are no known defaults, and the date through which rent has been paid.

10. In the event of a partial casualty or condemnation, the Ground Lease provides that it cannot be terminated and that the insurance proceeds or condemnation award will be paid to the leasehold mortgagee or an insurance trustee to be used to restore the improvements at the option of the leasehold mortgagee.

11. If a recorded Memorandum of Lease is deemed insufficient record notice of the respective parties' interests by a leasehold mortgagee, then the Ground Lease shall be recorded.

Indemnity, Insurance and Condemnation. Ground Lessee shall indemnify, defend, protect and hold harmless Ground Lessor, its principals, agents and beneficiaries (collectively, the "Indemnified Parties"), from and against any and all causes of action, claims or expenses, including, without limitation, attorney's fees, incurred by any of the Indemnified Parties in connection with or arising out of or relating to Ground Lessee's control, use or maintenance of the Property, or arising from the actions of Ground Lessee, its principals, agents, employees or guests on the Property throughout the term of the Ground Lease. Ground Lessee's obligations set forth in the preceding sentences shall survive the termination of the Ground Lease.

During the term of the Ground Lease Ground Lessee agrees to obtain and maintain public liability insurance and other reasonable and customary forms of insurance coverage for the Property and its operations naming Ground Lessor as an additional insured. Upon request, Ground Lessee shall provide Ground Lessor with a certificate evidencing such coverages. Ground Lessor agrees to cooperate in the defense of any claims that may arise from the Property or its operation. The policy limits, coverages, and other details of said policies shall be as reasonably agreed upon between Ground Lessor and Ground Lessee from time to time.

If all or any material part of the leased premises is acquired or taken for public or quasi-public use as a result of negotiations or condemnation proceedings, then payment shall be made to the leasehold mortgagee, if any, of any condemnation award to which the Ground Lessee is entitled. This payment will not be less than the total award minus the value of the remainder interest in the Property considered as unimproved up to an amount equal to the remaining outstanding mortgage balance. In the event of a partial taking, the Ground Lease permits the Ground Lessee to rebuild and restore the improvements on the mortgaged premises unless the leasehold mortgagee consents to distribution of the proceeds. In that event, the proceeds due to the Ground Lessee must be applied first toward reduction of the Mortgage. Subject to the above, Ground Lessor shall be entitled to all compensation, sums, or anything of value awarded, paid, or received on a total or partial condemnation, except Ground Lessee shall be entitled to any payment from the condemnor for loss of goodwill.

Occupancy, Use, Maintenance and Inspection. Ground Lessee shall take possession subject to existing mobile home leases. Ground Lessee shall have the right to further sublease the Property to mobile home tenants or a tenant entity and shall use said Property as a mobile home park in any legal manner allowed by zoning and safety regulations. Any and all such subleases shall in no way release Ground Lessee from its obligations under the terms of

this Ground Lease. Ground Lessee shall be responsible for all expenses, including all taxes and assessments related to its use of the Property.

Ground Lessee has examined and inspected and knows the condition of the Property and accepts the same in their present "AS IS" condition. Ground Lessee is aware that there is a pending lawsuit (Santa Barbara Superior Court Case No. 1264917) filed by some mobile homeowners against Nomad Village, Inc., alleging Nuisance, Breach of Contract, etc.

Ground Lessee agrees to maintain the Property during all times in which it is used as a mobile home park in a condition satisfying the standards of California Housing and Community Development Department (HCD) Title 25 regulations or its successor regulations.

Ground Lessor shall have the right to enter the Property at reasonable times and upon reasonable notice and inspect the Property to ascertain compliance with the terms and conditions of this Ground Lease.

Memorandum of Lease. Ground Lessee may but shall not be required to prepare a Memorandum of this lease in recordable form to be approved and executed by Ground Lessor, which may contain the identity of the parties, the term of the Ground Lease and such other reasonable terms as the parties may desire to publicly record regarding their respective interests under the terms of this Ground Lease.

First Right of Refusal. Ground Lessor hereby grants Ground Lessee a first right of refusal to purchase the Ground Lessor's interest in the Property, in the event that the Property is offered for sale during the term of the Ground Lease at the same price and upon the same terms and conditions contained in any bona fide offer received by Ground Lessor for the Property provided the Ground Lessor determines to sell for the amount and upon the terms contained in such bona fide offer. Ground Lessee shall have ten (10) days after receipt of a written notice from Ground Lessor containing such terms to determine whether Ground Lessee shall purchase the Property upon said terms and conditions. If

Ground Lessee determines to buy upon said terms and conditions then Ground Lessee shall notify Ground Lessor in writing within such ten (10) day period of its intention to so purchase. The terms and conditions of such bona fide offer shall be made the basis of a sixty (60) day escrow between the parties for the purpose of completing said purchase.

Assignment. Ground Lessee shall have the right to assign this Ground Lease and the leasehold estate created thereby to any person or entity except that such an assignment shall not release or relieve the Ground Lessee from the payment of the rents specified herein or the performance of any of the terms or conditions of this Ground Lease.

Default. If the Ground Lessee shall violate any of the terms or conditions of this Ground Lease, or shall fail to perform any of the conditions, covenants, or obligations in this Ground Lease binding upon Ground Lessee, then the Ground Lessor may, at Ground Lessor's option, forfeit and terminate this lease and all of the rights of the Ground Lessee as well as of all persons claiming under or through Ground Lessee.

Prior to any exercise of Ground Lessor's right to forfeit and terminate this lease, Ground Lessor shall serve upon Ground Lessee a notice, in writing, specifying the particulars of the default, or defaults, upon which Ground Lessor relies and if Ground Lessee shall cure such default in the non-payment of rent, within thirty (30) days after the service of such notice, and, if within any twelve (12) month period following such a notice of default for the non-payment of rent a subsequent default for the non-payment of rent shall occur, then such default shall be cured within seven (7) days after the service of such notice, or cure every other default not relating to non-payment of rent, within sixty (60) days after service of notice, then and in that event no forfeiture or termination may be declared in consequence of such default so specified and so cured.

It is further agreed that if any breach so specified (excluding, however, non-payment of rent) in such notice shall be of a character that it may be cured

but is of such a character that a full cure of the same is impossible of accomplishment within said sixty day period and if the Lessee shall in good faith commence, forthwith after such a notice, to cure the same and thereafter with due diligence shall prosecute the cure to completion then such a breach so cured may not be available to Ground Lessor as a ground for termination, forfeiture or re-entry.

Notices. Unless otherwise specifically provided herein, all notices, demands, or other communication given hereunder shall be in writing and shall be deemed to have been duly delivered upon personal delivery or as of the second business day after mailing by United States mail, postage prepaid, return receipt requested or when sent by fax or as of the next day if delivered by Federal Express or similar overnight delivery system addressed as follows:

Ground Lessee, to: LAZY LANDING MHP LLC
 c/o Waterhouse Management
 500 Giuseppe Court, Suite 2
 Roseville, CA 95678
 Phone: 916-772-4918
 Fax: 916-772-4923

Ground Lessor, to: The Bell Trust UDTdtd 8/12/91
 4320 Calle Real
 Santa Barbara, CA 93110

No Partnership. None of the terms and conditions of this Ground Lease shall be deemed to create a partnership between or among the parties to it, nor shall it cause them to be considered joint venturers or members of any joint enterprise other than as expressly stated in this agreement.

Entire Agreement and Severability. This agreement and the attached Exhibit A constitute the entire agreement of the parties relating to the above-described Ground Lease of the Property. Any prior agreements, expressions of intent, negotiations, promises, or representations not expressly set forth in this agreement are of no force and effect. Any amendment to this agreement shall be of no force or effect unless it is in writing and signed by the parties to this agreement. If any term of this agreement shall be declared invalid or unenforceable then the remainder of this agreement shall not be affected or rendered invalid or unenforceable, but shall remain valid and enforceable to the fullest extent permitted by law.

Binding Effect. This agreement shall be binding on and inure to the benefit of the parties to this agreement and their respective successors in interest, except as may be otherwise provided in this agreement. The parties hereto acknowledge that they have read and are aware of the complete contents of this agreement.

Governing Law. This agreement shall be governed by and interpreted under the laws of the state of California.

Attorney's Fees. If any action, arbitration, or other proceeding arising from or relating to this Ground Lease is commenced by either party to this Ground Lease, then as between the Ground Lessor and the Ground Lessee, the prevailing party shall be entitled to receive from the other party the reasonable attorney's fees, costs, and expenses incurred in the action, arbitration, or other proceeding by the prevailing party, in addition to any other relief that may be granted.

Attachments and Exhibits. Attached hereto is Exhibit A, a legal description of the Property. Any Attachments and Exhibits are parts of this Ground Lease.

Waiver. The waiver by any party to this Ground Lease of a breach of any provision of this Ground Lease shall not be deemed a continuing waiver or a waiver of any subsequent or different breach of any provision of this Ground Lease.

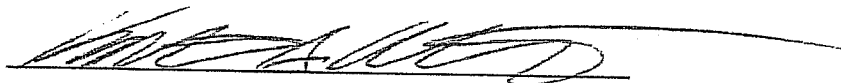
Counterparts and Signatures by Facsimile. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument. Parties may submit signatures by facsimile transmission. Such facsimile signatures shall be deemed to have the same force and effect as an original signature.

Cooperation. The parties agree to execute any and all such further documents as reasonably may be required to carry out the intent and purpose of this Ground Lease.

Time is of the Essence. Time is of the essence to the execution and all of the terms and conditions of this Ground Lease.

Ground Lessee:

Lazy Landing MHP LLC



By KENNETH G. WATERHOUSE, Manager

Accepted:

Ground Lessor:

The Bell Trust UDT dtd 8/12/91

John R. Bell

By: John R. Bell, Trustee

Randy J. Bell

Randy J. Bell

Robert M. Bell

Robert M. Bell

LEGAL DESCRIPTION

EXHIBIT "A"

That portion of the Outside Pueblo Lands of the City of Santa Barbara, County of Santa Barbara, State of California described as follows:

PARCEL ONE:

Beginning at a 2 inch pipe survey monument with brass cap set at the Northwest corner of the tract of land described in Deed to Frank Bottini, et us., dated June 12, 1945, and recorded in Book 654 at Page 77 of Official Records, records of said County, being a point on the common boundary line between Pueblo Lots 19 and 21 of the Outside Pueblo Lands of the City of Santa Barbara, from which the corner common to Lots 18, 19, 21 and 22 of said Pueblo Lands bears South 0°17' West 330.02 feet; thence along said Westerly line of said Bottini Tract of land and said common boundary line between said Lots 18 and 22 of said Outside Pueblo Lands, South 0°17' West 1075.6 feet to the southwest corner of the tract of land described in Deed to Malcolm E. Jones, dated December 13, 1946 and recorded February 6, 1947, in Book 720 at Page 237 of Official Records, records of said County, being the true point of beginning of the property herein described; thence continuing along said Westerly line of said Bottini Tract of land above referred to, South 0°17' West to the Northerly line of the tract of land described in Deed from Frank Bottini, et us., to the State of California, dated May 20, 1946 and recorded in Book 686 at Page 46 of Official Records; thence Westerly along said Northerly line of said last mentioned tract of land, to its intersection with the Easterly line of said Bottini Tract; thence leaving said last mentioned line, and following the Easterly line of said Bottini Tract of land, North 0°42' West to its intersection with the center line of the Westerly fork of Atascadero Creek; thence in a general Northerly direction along the center line of said fork of said creek, the following courses and distances: North 35°22'30" East 90.62 feet to a 1 inch pipe; North 0°07' East 60.00 feet to a 4 inch redwood post; North 14°36'30" East 105.00 feet; North 0°10' East 90.00 feet; North 8°37'30" West 77.00 feet; North 10°45' East 91.00 feet; North 13°17' West 186.87 feet; and North 0°57' East 38.8 feet to the Southeast corner of the Tract of Land described in Deed to Jones, above referred to; thence along the Southerly line of said last mentioned Tract, the following courses and distances: South 84°23' West 45.4 feet; South 89°26' West 91.6 feet; and South 89°52' West 472.4 feet to the true point of beginning.

EXCEPTING THEREFROM an undivided 1/2 interest in and to the following described tract of land for a well and pumping plant site, together with an undivided 1/2 interest in and to the well located thereon, and in and to the water developed therefrom and in and to the pumping plant and appurtenant equipment located thereon, together with the right to enter upon said tract for the purpose of repairing, maintaining and replacing said well, pumping plant and appurtenant equipment, said tract of land being described as follows:

Beginning at the Southeast corner of Parcel One above described; thence North 0°42' West along the Easterly line of said Parcel One 372.08 feet to a point; thence leaving said line, South 48°40' West 146.10 feet to a point; thence South 66°23' West 7.40 feet to a point; thence South 89°54' West 161.60 feet to the true point of beginning of the tract of land herein described; thence North 0°06' West 25 feet; thence North 89°54' East 50 feet; thence South 0°06' East 50 feet; thence South 89°54' West 50 feet; thence North 0°06' West 25 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of land to Coachella Valley Lumber and Supply Co., Inc., et al., recorded on July 5, 1962 as Instrument No. 27747 in Book 1939, Page 697 of Official Records.

ALSO EXCEPTING THEREFROM those portions thereof shown on that certain Record of Survey filed August 5, 1963, in Book 66, Page 5 of Record of Surveys in the Office of the County Recorder of said County.

PARCEL TWO:

A right of way to be used in common with other as an appurtenance to Parcel One above described, for purposes of ingress and egress and for the installation, maintenance and repair of water pipe lines and Public utilities, in, on, over, through, under and along a strip of land 8 feet in width, lying adjacent to and Easterly of the following described line:

Beginning at the Southeast corner of Parcel One above described; thence North 0°42' West along the Easterly line of said Parcel One, to a 1 inch pipe set in the center line of the Westerly fork of Atascadero Creek, being the most Northerly end of 16 foot private roadway, of which the strip of land last above described forms the Easterly one-half.

EXHIBIT B
(NOT TO BE RECORDED)
GUARANTY

KENNETH G. WATERHOUSE, an unmarried man, Ronald A. Ubaldi and Esther Ubaldi, husband and wife (collectively hereinafter, GUARANTOR) as a material inducement to and in consideration of JOHN R. BELL Trustee of THE BELL TRUST UDT dtd 8/12/91, RANDY J. BELL and ROBERT M.BELL, (hereinafter, LESSOR) entering into a written lease (hereinafter, Lease) with LAZY LANDING MHP LLC (hereinafter, LESSEE), dated the same date as this guaranty, unconditionally guarantee and promise to and for the benefit of LESSOR that LESSEE shall perform the provisions of the lease that LESSEE is to perform.

GUARANTOR's obligations are independent of LESSEE's obligations. A separate action may be brought or prosecuted against GUARANTOR whether the action is brought or prosecuted against LESSEE, or all, or whether LESSEE, or all, are joined in the action.

The provisions of the lease may be changed by agreement between LESSOR and LESSEE at any time, or by course of conduct, without the consent of or without notice to GUARANTOR. This guaranty shall guarantee the performance of the lease as changed. Assignment of the lease shall not affect this guaranty.

If LESSEE defaults under the lease, LESSOR can proceed immediately against GUARANTOR or LESSEE, or both, or LESSOR can enforce against GUARANTOR or LESSEE, or both, any rights that it has under the lease, or pursuant to applicable laws. If the lease terminates and LESSOR has any rights it can enforce against LESSEE after termination, LESSOR can enforce those rights against GUARANTOR without giving previous notice to LESSEE or GUARANTOR, or without making any demand on either of them.

GUARANTOR waives the right to require LESSOR to (1) proceed against LESSEE; (2) proceed against or exhaust any security that LESSOR holds from LESSEE; or (3) pursue any other remedy in LESSOR's power. GUARANTOR waives any defense by reason of any disability of LESSEE, and waives any other defense based on the termination of LESSEE's liability from any cause. Until all LESSEE's obligations to LESSOR have been discharged in full, GUARANTOR has no right of subrogation against LESSEE. GUARANTOR waives its right to enforce any remedy that LESSOR now has, or later may have, against LESSEE. GUARANTOR waives any right to participate in any security now or later held by LESSOR. GUARANTOR waives all presentments, demands for performance, notices of nonperformance, protests, notices of protest, notices of dishonor, and notices of acceptance of this guaranty, and waives all notices of the existence, creation, or incurring of new or additional obligations.

If LESSOR disposes of its interest in the lease, LESSOR as used in this guaranty, shall mean LESSOR's successors.

If LESSOR is required to enforce GUARANTOR's obligations by legal proceedings, GUARANTOR shall pay to LESSOR all costs incurred, including, without limitation, reasonable attorneys' fees. GUARANTOR's obligations under this guaranty shall be binding on GUARANTOR's successors.

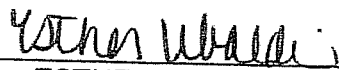
Dated: July 31, 2008



KENNETH G. WATERHOUSE



RONALD A. UBALDI



ESTHER UBALDI

AMENDMENT TO GROUND LEASE

THIS AMENDMENT TO GROUND LEASE (the "Amendment") is made as of this ___ day of _____, 20___, by and between JOHN R. BELL, as TRUSTEE OF THE BELL TRUST UDT dtd 8/12/91, RANDY J. BELL, and ROBERT M. BELL (collectively, "Ground Lessor"), and LAZY LANDING MHP LLC, a California limited liability company ("Ground Lessee").

RECITALS

A. Ground Lessor and Ground Lessee entered into a certain Ground Lease Agreement dated July 31, 2008 (as amended by this Amendment, the "Lease"), for certain real property described therein and situate in Santa Barbara County, California, with an address of 4326 Calle Real, Santa Barbara, California (the "Leased Premises"). The Leased Premises is commonly referred to as Nomad Village and includes 150 manufactured home sites and all the roads and other improvements associated with the use of the Leased Premises as a manufactured housing community (the "Improvements"). A Memorandum of Lease has been recorded in the Land Records of Santa Barbara County, California, in _____.

B. Ground Lessee has requested, and Ground Lessor has agreed, to modify, amend and supplement certain provisions of the Lease to incorporate certain provisions that Capmark Bank, the Ground Lessee's lender, its successors and assigns (individually and collectively, "Leasehold Mortgagee") customarily requires in connection with leasehold financing.

NOW THEREFORE, for and in consideration of the foregoing Recitals which are incorporated herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the parties hereto agree and amend the Lease as follows:

1. Ground Lessor and Ground Lessee agree that a memorandum of this Amendment to Ground Lease shall be recorded prior to or contemporaneously with the Leasehold Mortgage. This Amendment shall remain in full force and effect as long as the Leasehold Mortgagee has an interest in the Leased Premises and shall terminate upon the release or other satisfaction of the Mortgage.
2. Ground Lessor acknowledges, understands and agrees that Ground Lessee (a) owns fee title to the Improvements during the Term of the Lease, excepting therefrom the manufactured homes which are owned by the respective sub-tenants and (b) shall have the right at any time and from time to time, as often as Ground Lessee wishes, to make repairs, restorations and alterations to the Leased Premises and the Improvements as Ground Lessee deems necessary or desirable, without obtaining Ground Lessor's consent.
3. Notwithstanding any terms of the Lease to the contrary, in the event of a casualty or condemnation, all insurance proceeds or condemnation awards to which Ground Lessee is entitled, including but not limited to proceeds or awards relating to the value of the Improvements, shall be paid to the Leasehold Mortgagee (or to an insurance trustee acceptable to Leasehold Mortgagee, at Leasehold Mortgagee's discretion). Such proceeds or awards shall be used pursuant to the terms of the Mortgage to either restore the Leased Premises or repay the indebtedness of the Mortgage Loan. This payment must not be less than the total insurance proceeds or condemnation award less the value of the remainder interest in the land considered as unimproved, but not to exceed the payoff required to fully satisfy the then outstanding Mortgage Loan balance (which shall be paid to the Ground Lessor). In the event of a partial taking, the Ground Lessee shall rebuild and restore the Improvements on the Leased Premises

unless the Leasehold Mortgagee otherwise consents to distribution of the proceeds or awards. In that event, the proceeds or awards shall first be applied toward reduction of the Mortgage Loan. Should the Mortgage Loan be fully repaid and there are additional proceeds remaining, said remaining condemnation proceeds shall be allocated between the Ground Lessor and Ground Lessee pursuant to the terms of the Lease. Ground Lessor further agrees that (a) any Leasehold Mortgagee may participate in any suits or proceedings relating to such insurance or condemnation proceeds, causes of action, claims, awards or recoveries, and any Leasehold Mortgagee is authorized to adjust any loss covered by insurance or any condemnation claim and to settle or compromise any claim or action in connection therewith, and (b) without the prior written consent of Leasehold Mortgagee, Ground Lessor shall not terminate the Lease following any casualty or condemnation affecting the Leased Premises.

4. Ground Lessee may, without prior consent of Ground Lessor, encumber the Leased Premises by mortgage or deed of trust, or other property instrument. Execution of any such mortgage or document required by Leasehold Mortgagee shall not be considered a violation of the terms or conditions of this Lease.

5. Ground Lessor agrees that any delivery of a deed or assignment of the Lease pursuant to foreclosure proceedings, or by deed or assignment in lieu of foreclosure to Leasehold Mortgagee or any nominee or designee thereof or to any successors or assigns of Leasehold Mortgagee (including, without limitation, any purchaser of the leasehold estate in and to the Leased Premises upon or following a foreclosure under the Security Instrument, or delivery of a deed or assignment of the Lease in lieu of foreclosure) shall be permissible under this Lease and shall not be subject to the prior written consent of Ground Lessor

6. Ground Lessor shall, concurrently with the delivery of any notice to Ground Lessee, notify Leasehold Mortgagee in writing of any default by Ground Lessee under the Lease and of any act or omission of Ground Lessee which would purport to give Ground Lessor the right to cancel or terminate the Lease or to exercise any of its other rights or remedies under the Lease. Any notice of default must clearly express the default required to be cured, and the required manner of cure. Ground Lessor shall not exercise its rights or remedies until Leasehold Mortgagee has received written notice of such default, act or omission and Leasehold Mortgagee has failed to either: (a) cure within thirty (30) days after Leasehold Mortgagee receives such notice pertaining to a monetary default to cure or remedy such default; (b) cure within sixty (60) days after Leasehold Mortgagee receives such notice to cure or remedy any other default, act or omission; or (c) if such default, act or omission shall be one which is not reasonably capable of being remedied by Leasehold Mortgagee within such timeframes, until a reasonable period for remedying such default, act or omission shall have elapsed following the giving of such notice provided, however, that Leasehold Mortgagee shall give Ground Lessor written notice of its intention to and shall thereafter with due diligence commence and continue to remedy such default, act or omission. If Leasehold Mortgagee cannot reasonably remedy a default, act or omission of Ground Lessee until after Leasehold Mortgagee obtains possession of the Leased Premises, Ground Lessor may not terminate the Leasehold Mortgagee's rights under the Lease or, as to the Leasehold Mortgagee, cancel the Lease or assert a partial or total eviction by reason of such default, act or omission until the expiration of a reasonable period necessary for the remedy after Leasehold Mortgagee secures possession of the Leased Premises. Notwithstanding the foregoing, Leasehold Mortgagee shall have no obligation to cure any default or other event or obligation of Ground Lessee not reasonably susceptible to being cured by Leasehold Mortgagee and all of such defaults (as they relate to the Leasehold Mortgagee's rights hereunder, as opposed to any personal liability of Ground Lessee, said personal liability to survive if the Lease so permits) shall be deemed waived by the Ground Lessor. No notice of termination of Leasehold

Mortgagee's rights under the Lease shall be effective unless and until Leasehold Mortgagee's notice and cure rights set forth in this Amendment have expired.

7. In the case of a termination of the Lease by reason of any default or for any other reason whatsoever, Ground Lessor shall give prompt notice thereof to Leasehold Mortgagee. Ground Lessor, on written request of Leasehold Mortgagee made any time within thirty (30) days after the giving of such notice by Ground Lessor, shall promptly execute and deliver a new lease (a "New Lease") for the Leased Premises to Leasehold Mortgagee, or its designee or nominee, for the remainder of the term of the Lease upon the same terms, covenants, conditions and agreements contained in the Lease. Leasehold Mortgagee shall then have sixty (60) days following the later to occur of (i) the date of execution and delivery of the New Lease, or (ii) the date on which Leasehold Mortgagee is able to occupy the Leased Premises following eviction of or vacating by Ground Lessee, to cure such default, except that, if any such default, by its nature, is such that it cannot practicably be cured within such 60-day period, then Leasehold Mortgagee shall have such time as shall be reasonably necessary to cure the default, so long as Leasehold Mortgagee commences such cure within such 60-day period and thereafter diligently prosecutes the cure to completion; provided, however, that Leasehold Mortgagee shall have thirty (30) days, instead of the 60-day period previously mentioned, to cure a default which can be cured by the payment of money. Consistent with the foregoing, Ground Lessor shall (x) assign to Leasehold Mortgagee (or its successor, assign, or nominee) all subleases whose tenants have attorned to the Ground Lessor between the period between the termination of the Lease and the commencement of the New Lease, and (y) all rents collected by Ground Lessor during the period between the termination of the Lease and the commencement of the New Lease must be credited against rent, if any, that may have accrued prior to the commencement of the New Lease.

8. The Ground Lease may not be amended, modified, cancelled or terminated without the prior written consent of the Leasehold Mortgagee. Ground Lessor and Ground Lessee further agree that Ground Lessor shall not accept a voluntary surrender or termination of the Ground Lease and that Ground Lessee may not cancel or otherwise terminate the Lease or voluntarily surrender the Leased Premises without Leasehold Mortgagee's prior written consent at any time for so long as the Leased Premises are encumbered by the Mortgage.

9. In the event Ground Lessee fails to exercise its right of first refusal contained in the Lease, Ground Lessor agrees to deliver to Leasehold Mortgagee notice of Ground Lessee's failure to exercise its right of first refusal. Leasehold Mortgagee shall then have thirty (30) days to deliver to Ground Lessor notice that Leasehold Mortgagee has elected to exercise Ground Lessee's right of first refusal. Provided that the Ground Lessor is able to convey good and marketable title to all of its interest in the Leased Premises, the transaction will close no later than one hundred eighty (180) days after Ground Lessor's receipt of Leasehold Mortgagee's notice, and Ground Lessor shall execute and deliver to Leasehold Mortgagee a special warranty deed or the applicable equivalent conveying fee simple title to all of Ground Lessor's interest in the Leased Premises, including its reversionary interest in and to the Leased Premises and the improvements thereon.

10. Ground Lessor acknowledges and agrees that any mortgage expressly permitted under the Lease now or hereafter encumbering Ground Lessor's fee interest in and to the Leased Premises shall be subject and subordinate in all respects to the Ground Lessee's leasehold interest in the Leased Premises under the terms of this Lease and any mortgage or deed of trust in Leasehold Mortgagee's favor or for its benefit and secured by the Lease (the "Mortgage"). Ground Lessor may not mortgage its interest in and to the

Leased Premises unless there is an express subordination of the fee mortgage to the Ground Lessee's interest under the Ground Lease.

11. Ground Lessor shall within ten (10) days after written request from Leasehold Mortgagee, execute, acknowledge and deliver a statement: (a) certifying that Ground Lessor has consented to the Leasehold Mortgage Loan; (b) identifying the terms of the Lease; (c) identifying all documents evidencing the Lease; (d) certifying that there have been no unapproved changes in and to the Lease; (e) confirming that the Lease is in full force and effect; (f) confirming that there are no known defaults under the terms of the Lease, and no conditions existing which but for the passage of time or the giving of notice would result in a default under the Lease; (g) confirming the date through which rent has been paid; and (h) containing such other provisions as may be necessary to satisfy any requirement that is not already contained in the Lease.

12. If Leasehold Mortgagee, its successor or assign, including any purchaser in a foreclosure sale or the grantee under a deed in lieu of foreclosure (collectively, "Successor-Tenant") shall succeed to the right of Ground Lessee under the Lease, Ground Lessor shall recognize the Successor-Tenant as Ground Lessor's tenant under the Lease and shall promptly execute and deliver any instrument that the Successor Tenant may reasonably request to evidence such recognition as tenant under the Lease. Furthermore, the Lease shall continue in full force and effect as, or as if it were, a direct lease between Ground Lessor and Successor Tenant upon all terms, conditions and covenants as are set forth in the Lease, except that Successor Tenant shall not (a) be liable for any previous act or omission of Ground Lessee under the Lease other than any matter or thing that is an ongoing default under the Lease that is capable of being cured by the Successor Tenant; (b) be subject to any off-set, defense or counterclaim which shall have theretofore accrued to Ground Lessor against Ground Lessee; and (c) be bound by any modification of the Lease unless such modification shall have been expressly approved in writing by Leasehold Mortgagee.

13. This Amendment shall be governed by and construed in accordance with the laws of the State of California. If any provision of this Amendment or the application thereof to any entity, person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Amendment and the application of the provisions hereof to other entities, persons or circumstances shall not be affected thereby and shall be enforced to the fullest extent permitted by law. In the event of any inconsistency between the terms and provisions of the Lease and this Amendment, this Amendment shall control. This Amendment may be executed in any number of counterparts, each of which shall be effective only upon delivery and thereafter shall be deemed an original, and all of which shall be taken to be one and the same instrument, for the same effect as if all parties hereto had signed the same signature page.

14. If Leasehold Mortgagee serves Ground Lessee with any Notice of Default, demand to perform, or similar documentation, a copy of the same shall be mailed at the same time to Ground Lessor at 4320 Calle Real, Santa Barbara, California 93110 (address for mailing may be changed with reasonable written notice).

IN WITNESS WHEREOF, Ground Lessor and Ground Lessee have duly executed, acknowledged and delivered this Amendment as of the date and year first written above.

GROUND LESSOR:

THE BELL TRUST UDT dtd 8/12/91

By: John R. Bell
John R. Bell, Trustee

Randy J. Bell
Randy J. Bell

Robert M. Bell
Robert M. Bell

GROUND LESSEE:

**LAZY LANDING MHP LLC, a California
limited liability company**

By: Kenneth G. Waterhouse, Manager

Amendment to Ground Lease Agreement

The Ground Lease Agreement entered into the 31st day of July, 2008, by LAZY LANDING MHP LLC, herein referred to as Ground Lessee, and John R. Bell, Trustee of The Bell Trust UDT dtd 8/12/91, Randy J. Bell, and Robert M. Bell, herein referred to as Ground Lessor, in regard to the property consisting of a 150 space mobile home park commonly known as 4326 Calle Real, Santa Barbara, CA 93110, states, in part, the following:

Subordination. Ground Lessor agrees to subordinate its interest to any financings of the Ground Lease in an amount not to exceed seventy percent (70%) of the Fair Market Value of the Property (appraised at the time of the loan as if this Ground Lease did not exist), and with terms of amortization of repayment of such financings not to exceed thirty (30) years. Funds obtained by Ground Lessee from any such financing shall be used first, to reimburse Ground Lessee for sums expended to bring the Property into compliance with and maintain the Property at the standards of California Housing and Community Development Department (HCD) Title 25 regulations or its successor regulations; and second, to reimburse Ground Lessee for sums expended for defense and/or indemnity of Ground Lessor in pending lawsuit (Santa Barbara Superior Court Case No. 1264917) or any further related lawsuits. The remaining balance of any such loan shall be held in escrow by Ground Lessee until the above-mentioned pending lawsuit and any further related lawsuits are completed and any resulting judgments or settlements are satisfied in full. [Underling added] At such time any remaining balance of the loan funds may used and distributed at the discretion of the Ground Lessee.

The provision stating,

... ;and second, to reimburse Ground Lessee for sums expended for defense and/or indemnity of Ground Lessor in pending lawsuit (Santa Barbara Superior Court Case No. 1264917) or any further related lawsuits. The remaining balance of any such loan shall be held in escrow by Ground Lessee until the above-mentioned pending lawsuit and any further related lawsuits are completed and any resulting judgments or settlements are satisfied in full

Is hereby deleted. This Amendment shall remain in full force and effect as long as the Leasehold Mortgagee has an interest in the Leased Premises and shall terminate upon the release or other satisfaction of the Mortgage.

Ground Lessee:
Lazy Landing MHP LLC

By KENNETH G. WATERHOUSE, Manager

Accepted:
Ground Lessor:
The Bell Trust UDTdtd 8/12/91

John R. Bell

By: John R. Bell, Trustee

Randy J. Bell

Randy J. Bell

Robert M. Bell

Robert M. Bell

AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE made in duplicate original at Santa Barbara, California, this 13 day of July, 1978, by and between KATHERINE BOTTINI, hereinafter referred to as Lessor, and NOMAD VILLAGE, a California corporation, hereinafter referred to as Lessee,

W I T N E S S E T H:

WHEREAS, Lessor and her late husband FRANK BOTTINI entered into a Lease dated the 8th day of August, 1958, with DONALD J. PEACOCK and HARVEY G. CHAPMAN, JR., co-partners, as Lessee for approximately 10 acres of land upon which Nomad Village Mobile Park is now located, commonly known as 4326 Calle Real, Santa Barbara, California 93110, Assessor's Parcel Number 59-240-06;

WHEREAS, the said DONALD J. PEACOCK and HARVEY G. CHAPMAN, JR., as Lessee, assigned all their interest in said Lease to JULIAN A. STEEN and ERNEST G. BREMER on the first day of August, 1958, who assigned all their interest in said Lease to the said NOMAD VILLAGE, a California corporation, on the 28th day of April, 1972; and

WHEREAS, the parties hereto desire to amend said Lease to make additions and changes as to Additional Terms, Rent, Condemnation, Use and Default therein;

NOW, THEREFORE, the parties agree to amend said Lease as follows:

1. ADDITIONAL TERMS. Lessee, upon the expiration of the respective terms provided for in said Lease, shall have the right, provided that all the terms, agreements and conditions in said Lease as amended have been faithfully fully performed and kept, to renew or extend this Lease for the following additional three periods:

A five-year period commencing August 1, 1993, and expiring July 31, 1998.

A five-year period commencing August 1, 1998, and ending July 31, 2003.

EXHIBIT I

A five-year period commencing August 1, 2003, and ending July 31, 2008.

2. The paragraph entitled RENT in said Lease on page 2 and 3 is deleted as of the 31st day of July, 1978, in its entirety and is replaced by the following:

RENT. Lessee shall pay Lessor the sum of \$1,200.00 for rent on the first day of August, 1978. Effective September 1, 1978, and continuing on the first day of each month thereafter for the terms herein, Lessee agrees to pay to Lessor as monthly rent for said demised premises ten per cent of the Gross Rents received for the previous month from the tenants in said Mobile Home Park; Gross Rents as so defined shall not include any reimbursements paid by said tenants to Lessee for utilities, Cable TV and similar items which are furnished as a convenience to and billed to the tenants at the actual cost to Lessee. In no case shall the monthly rental be less than \$1,200.00. The rent payable for the last month of this lease shall be adjusted to provide for said percentage rent on the last day of said Lease.

In addition to said monthly rental, Lessee agrees to continue to pay before delinquency any and all real estate taxes assessed, including any sewer or similar assessments, against the leased premises, including improvements made to or upon said real property by Lessee, together with all personal property taxes which may be assessed against the personal property belonging to Lessee and located upon and used by Lessee in connection with said real property.

The rents provided for herein shall be paid in lawful money of the United States in advance on the first day of each and every month during the terms hereinabove provided, to the Lessor or to Lessor's authorized agent.

3. CONDEMNATION. If all or any substantial part of the leased premises is acquired or taken for public or quasi-public use as a result of negotiations or condemnation proceedings, Lessee may terminate this Lease

upon thirty (30) day written notice to the Lessor. In case of a partial taking where this Lease remains in effect, on the date of the taking the minimum monthly rent of \$1,200.00 shall be reduced by an amount that is in the same ratio to the said monthly rent as the value of the area of the demised premises taken bears to the total value of the premises immediately before the taking. In case of taking through eminent domain or other governmental action, or conveyance in settlement of or to avoid such taking, Lessee shall have no right to any portion of the award for its leasehold interest, but Lessee shall be entitled to assert its claim for the value of any personal property and improvements placed on the premises by Lessee and Lessee's relocation costs.

4. The paragraph entitled USE in said Lease on page 3 is deleted in its entirety and is replaced by the following:

USE. Lessee agrees to use the leased premises for trailer park purposes and such other uses as are customary or incidental in connection with such use. Lessee shall not use the premises nor permit the same to be used for any unlawful purpose and so shall conduct their business upon the leased premises so that the same shall not become a nuisance and shall maintain the leased premises in a sanitary and orderly condition and promptly conform to all laws, ordinances, regulations and requirements of any governmental body, commission, agency or representative affecting or relating to the premises or its use, in whole or in part.

5. The paragraph entitled DEFAULTS in said Lease on pages 7 and 8 is deleted in its entirety and is replaced by the following:

LESSEE'S DEFAULT. In case of Lessee's default under this Lease, and if Lessee fails to remedy any default in payment of rent within ten (10) days after said rent is due, or fails to keep any of the terms, covenants or conditions of this Lease after thirty (30) days written notice from Lessor to remedy such default, then, in addition to any other remedy Lessor may have by operation of law, Lessor shall have the right without

any further demand or notice to reenter the premises and eject all persons from the premises, using all necessary force to do so, and either:

- A. Declare this Lease at an end, in which event Lessee shall immediately pay Lessor a sum of money equal to the amount, if any, by which the then cash value of the rent reserved under this Lease for the balance of the lease term exceeds the then cash reasonable rental value of the premises for the balance of the lease term, or
- B. Without terminating this Lease, relet the premises, or any part thereof, as agent for the account of Lessee upon such terms and conditions as Lessor may deem advisable, in which event the rents received on such reletting shall be applied first to the expenses of such reletting and collection, including necessary renovation and alterations of the premises, reasonable attorney's fees, and real estate commissions paid, and thereafter the payment of all sums due or to become due Lessor under this Lease, and if a sufficient sum shall not be thus realized to pay such sums and other charges, Lessee shall pay Lessor any deficiency monthly, notwithstanding that Lessor may have received rental in excess of the rental stipulated in this Lease in previous or subsequent months, and Lessor may bring an action therefor as such monthly deficiency shall arise.

It is further agreed that if any breach so specified (excluding, however, non-payment of rent) in such notice shall be of a character that it may be cured but is of such a character that a full cure of the same is impossible of accomplishment within said thirty day period and if the Lessee shall in good faith commence, forthwith after such a notice, to cure the same and thereafter with due diligence shall prosecute the cure to completion then such a breach so cured may not be available to Lessor as a ground for termination, forfeiture or re-entry.

IN WITNESS WHEREOF, the parties hereto have duly executed this

Amendment to Lease the day and year first above written in duplicate original.

NOMAD VILLAGE, a California corporation

By *Carl J. Bremer*
President

Katherine Bottini
Katherine Bottini

Lessor .

By *W.K. Montgomery*
Secretary Lessee

THIS LEASE made in duplicate original at Santa Barbara, California, this 8 day of Aug October, 1958, by and between FRANK BOTTINI and KATHERINE BOTTINI, husband and wife, hereinafter referred to as Lessor, and DONALD J. PEACOCK and HARVEY G. CHAPMAN, JR., co-partners, hereinafter referred to as Lessee,

WITNESSETH:

WHEREAS, the Lessor is the owner of certain hereinafter described real property and desires to lease it so that it may be developed for commercial purposes; and

WHEREAS, Lessee desires to acquire said real property in order to use and develop it for commercial purposes, including initially the development and use of said real property for trailer park purposes;

NOW, THEREFORE, in consideration of the rents hereinafter specified to be paid by Lessee and of the conditions and agreements herein contained to be kept and performed by Lessee, including certain improvements to be made to the hereinafter described real property, the Lessor does hereby lease and let unto the Lessee and the Lessee takes from the Lessor the real property located upon U. S. Highway 101, consisting of approximately ten (10) acres, as more fully described in Exhibit "A" attached hereto and made a part hereof.

TERM: The term of this lease shall be for ten (10) years, commencing on the 1st day of August, 1958, and ending on the 31st day of July, 1968.

ADDITIONAL TERMS: Lessee, upon the expiration of the respective terms provided for herein shall have the right, provided that all of the terms, agreements and conditions hereof have been faithfully performed and kept, to renew or extend this lease for the following additional periods:

A ten-year period commencing August 1, 1968, and

A ten-year period commencing August 1, 1978, and
expiring July 31, 1988;

A five-year period commencing August 1, 1988, and
expiring July 31, 1993.

Lessee shall notify Lessor at least sixty days prior
to the expiration of the respective terms of his intention to extend this
lease for such additional ten, ten and five year terms.

RENT: Lessee agrees to pay to Lessor as rent
for said demised premises the sum of eight hundred dollars (\$800.00)
per month commencing on the 1st day of January, 1959, and continuing
monthly thereafter during the terms as hereinabove provided. In
addition to said monthly rental, Lessee agrees, commencing with 1959,
and during the term hereof, to pay before delinquency any and all real
estate taxes assessed, including any sewer or similar assessment, against
the leased premises, including improvements made to or upon said real
property by Lessee, together with all personal property taxes which
may be assessed against the personal property belonging to Lessee and
located upon and used by Lessee in connection with said real property.

Lessee agrees in addition to pay to Lessor five-
sixths of the real property taxes assessed against the leased premises
for the first one-half of the fiscal year, July 1, 1958, to June 30, 1959.

The rents provided for herein shall be paid in
lawful money of the United States in advance on the first day of each
and every month during the terms hereinabove provided, to the Lessor
or to Lessor's authorized agent.

The rents for the additional periods commencing
August 1, 1968, August 1, 1978, and August 1, 1988, shall be adjusted
in accordance with the BLS Consumers Price Index for Cities published
for June of 1968, 1978 and 1988, for Los Angeles, California, pursuant
to the following method, to-wit: Consumers Price Index for Los

Angeles for June, 1968, is 125.1 (C. C. H. Vol. 5 Labor Law, paragraph 50-991B). The rental for each additional term shall be increased upon the same percentage of increase shown in said Index for June of 1968, for June of 1978, and for June of 1988, and such percentage increase shall be effective commencing in August for each of said additional terms during said term subject to the express limitation that said increase shall not increase said monthly rental in excess of \$1,100.00 per month. No adjustments shall be made which reduce the monthly rental of eight hundred dollars (\$800.00) provided for herein.

USE: The demised premises shall be used by the Lessee for any commercial uses which are now or may hereafter be authorized by the laws or ordinances of the County of Santa Barbara or under any license, exception, or use permit which may be granted affecting the demised premises. Lessee agrees initially to use said premises for trailer park purposes and such other uses as are customary or incidental in connection with such initial use.

Lessee shall not use the premises nor permit the same to be used for any unlawful purpose and so shall conduct their business upon the leased premises so that the same shall not become a nuisance and shall maintain the leased premises in a sanitary and orderly condition and promptly conform to all laws, ordinance, regulations and requirements of any governmental body, commission, agency, or representative affecting or relating to the premises or its use, in whole or in part.

CONDITION AND IMPROVEMENT OF THE PREMISES:

The Lessee shall have the right to improve the leased premises and to develop the same for commercial purposes, including, but not limited to, the construction and maintenance on said leased premises of a swimming pool, showers, dressing rooms and toilet facilities; a recreational area; trailer stalls, showers, toilets, and public utility connections necessary or convenient for use by house trailers; walls,

patios, cabanas, driveways, storage, office and living quarters for managers and personnel; landscaping, trees, shrubbery, lawns; soft drink and merchandise vending machines and such retail businesses as may be necessary or convenient to Lessee in his operation of the leased premises. The improvement of the premises, except as otherwise herein expressly provided for, shall be at the sole cost and expense of the Lessee.

Lessee agrees to indemnify and hold Lessor harmless from all liability in connection with the work and improvement performed by him upon the leased premises. Lessor shall have the right of posting and keeping posted upon the premises notices of non-responsibility as provided by Section 1192 et seq. of the Code of Civil Procedure of the State of California.

PUBLIC UTILITIES: Lessee agrees to pay, before delinquency, all charges for water, gas, electricity, telephone, power and any other charges which may accrue with respect to the demised premises during the life of this lease or as it may be renewed or extended in connection with Lessee's use or occupancy, whether the same be charged or assessed at flat rates, imposed by separate meters or prorated.

Lessee agrees at their sole cost and expense to cause water, gas, electricity, telephone and sewer lines to be constructed and installed to the leased premises, or such of them as they may need in connection with their use of the demised premises. Lessor agrees to join in any application necessary to obtain such services. Any refunds obtained from the deposits made by Lessee to obtain the installation of said utilities shall belong to Lessee and Lessor agrees to execute such assignments, transfers or endorsements so that said refunds may be paid and delivered to Lessee.

Lessee agrees before any work and construction is done by them upon the leased premises to make the required deposits

for the construction and installation of the above public utilities. In the event Lessee is delayed by the refusal of said public utility companies or districts to accept such deposits or enter into contracts for the installation of said public utility lines to the leased premises, Lessee agrees to deposit in escrow with a bank in Santa Barbara selected by Lessee sufficient monies to cover the estimated cost of such construction and installation based upon figures obtained from such public utility companies or districts. The escrow instructions provided for are to be approved and consented to by Lessor.

LESSOR'S TITLE: Lessor agrees to promptly procure and furnish Lessee with a survey and a legal description of the area leased and to furnish a standard policy of title insurance in amount of Ten Thousand Dollars (\$10,000.00) showing title to the leased property to be vested in Lessor free and clear of all liens and encumbrances except current taxes and conditions, restrictions and easements as set forth under items 2 to 12, inclusive, of Title Insurance and Trust Company Preliminary Report No. 58872-JEW dated August 15, 1958.

It is understood that at the present time the east eight (8) feet of the leased premises are subject to an easement and right-of-way for ingress and egress for the benefit of adjoining and adjacent property and that Lessor may be required by the County of Santa Barbara to dedicate an additional nineteen (19) feet along the easterly boundary of the leased premises for public street purposes. Lessee agrees not to construct any building or improvements upon said easterly twenty-seven (27) feet that will interfere with the present right-of-way or the subsequent dedication which may be required by Lessor. Lessee, however, shall be entitled to use said nineteen (19) foot strip until it is so dedicated so long as such use will not interfere with the use of the existing easement for ingress and egress.

ASSIGNMENTS: Lessee shall have the right to

assign this lease and the leasehold estate created thereby to a person or corporation having net assets in excess of \$25,000.00 except that such an assignment shall not release or relieve the Lessee from the payment of the rents reserved herein or from the performance of any of the terms or conditions of this lease.

FIRST REFUSAL: Lessor hereby grants to Lessee during the term hereof the privilege of purchasing the demised premises at the same price and upon the same terms and conditions contained in any bona fide offer received by Lessor for said demised premises provided the Lessor determines to sell for the amount and upon the terms contained in such bona fide offer. Lessee shall have ten days after receipt of a written notice from Lessor containing such terms to determine whether Lessee shall purchase the demised premises upon said terms and conditions. If Lessee determines to buy upon said terms and conditions Lessee shall notify Lessor in writing within such ten-day period of his intention to so purchase. The terms and conditions of such bona fide offer shall be made the basis of a thirty-day escrow between the parties for the purpose of completing said purchase.

ARBITRATION CLAUSE: In the event a dispute arises between the Lessor and the Lessee in connection with the performance of any of the obligations to be performed by either the Lessor or Lessee hereunder, the parties agree to submit such dispute to arbitration. The Lessor and Lessee shall each select an arbitrator. The two arbitrators so selected shall agree upon a third and the dispute shall promptly be submitted to said three arbitrators. The decision of any two of such three arbitrators shall be conclusive and binding upon the parties hereto. In the event the two arbitrators selected are unable to agree upon the third arbitrator, the third arbitrator shall be appointed by the American Arbitration Association, from a panel of arbitrators maintained by the Los Angeles Office of said Association.

CONDITION OF PREMISES UPON TERMINATION:

Upon the termination of this lease Lessee agrees to promptly surrender possession of the demised premises to Lessor in their then condition, except that Lessee shall leave said premises in a clean and orderly condition and free from rubbish and debris. Lessor shall be entitled to all of the existing improvements, including buildings which have been erected, constructed or placed upon the demised premises. Lessee shall have the right upon the termination of this lease, for any reason other than Lessee's default, to remove therefrom detached personal property and all movable fixtures provided that such movable fixtures may be removed without injury or damage to any of the buildings or structures located upon the demised premises.

DEFAULTS: If the Lessee shall violate any of the terms or conditions of this lease, or shall fail to perform any of the conditions, covenants, or obligations in this lease binding upon Lessee, then the Lessor may at Lessor's option, forfeit and terminate this lease and all of the rights of the Lessee as well as of all persons claiming under or through Lessee in and to the demised premises.

Prior to any exercise of Lessor's right to forfeit and terminate this lease as in this paragraph provided, Lessor shall serve upon Lessee a notice, in writing, specifying the particulars of the default, or defaults, upon which Lessor relies and if Lessee shall cure such default in the non-payment of rent, within ten days after the service of such notice, or cure every other default not relating to non-payment of rent, within twenty days after service of notice, then and in that event no forfeiture or termination may be declared in consequence of such default so specified and so cured.

It is further agreed that if any breach so specified (excluding, however, non-payment of rent) in such notice shall be of a character that it may be cured but is of such a character that a full cure of the same is impossible of accomplishment within said twenty-

day-period and if the Lessee shall in good faith commence, forthwith after such a notice, to cure the same and thereafter with due diligence shall prosecute the cure to completion then such a breach so cured may not be available to Lessor as a ground for termination, forfeiture or re-entry.

INSOLVENCY: In the event Lessee is adjudicated a bankrupt or insolvent by any Court or if a receiver be appointed for the demised premises in any suit or proceeding against Lessee, or shall any third person be in possession of the premises for ten days by virtue of any attachment, execution or assignment for creditors, Lessor shall have the right to re-enter and recover and resume possession of the premises without notice, said lease without more being terminated and said trustee, receiver, attaching or execution creditor shall obtain no rights or interest under said lease or to the demised premises.

INSURANCE: Lessee agrees to procure and keep in good standing and fully prepaid at Lessee's expense during the term hereof public liability insurance covering the premises and Lessee's operations thereon for the joint benefit of Lessee and Lessor delivering a copy of said policy with evidence that the premiums thereon have been paid to Lessor. Said policy shall be for one hundred thousand dollars (\$100,000.00) for a single accident or injury and three hundred thousand dollars (\$300,000.00) coverage where more than one person is involved.

LESSOR'S WATER LINE: Lessor agrees to either abandon or relocate his personal water line to the extreme easterly corner of property leased at his own expense within thirty (30) days from date this lease is formalized by execution of a newly re-written lease.

LESSOR'S WIND MACHINES: Lessor agrees to remove two wind machines on leased premises at his own expense within thirty (30) days from date this lease is formalized by execution of a newly re-written lease.

INSPECTION OF PREMISES: The Lessor is

hereby gives the right to enter into and upon and to remain upon the demised premises for the purpose of:

- (a) Making demands and service of notices;
- (b) Posting notices of non-responsibility for liens of mechanics and others;
- (c) Inspecting the demised premises as well as Lessee's operations thereon;
- (d) Investigating to determine whether there has been an abandonment of the premises by Lessee.

Any such entry shall be made in such manner, at such times and of such duration as to cause no more inconvenience to and interference with the operations of Lessee and persons under Lessee than is reasonably necessary to accomplish the above purposes.

ATTORNEYS' FEES: In the event either party hereto institutes proceedings to enforce any right or obligation hereunder, the prevailing party in such litigation shall be entitled to attorneys' fees in a reasonable sum.

TIME OF ESSENCE: Time is of the essence of this lease.

WAIVER - HOLDING OVER: No waiver of any breach of any term of this lease shall be construed to be a waiver of any preceding or succeeding breach of the same or any other provision of this lease.

Should Lessee remain in possession of the demised premises, after the expiration of this lease, such possession shall be construed to be a tenancy only from month to month but otherwise subject to all of the terms and conditions herein set forth.

SERVICE OF NOTICE: Any notice to be given by one party to the other shall be in writing and may be served by

mailing the same in the United States mails, postage prepaid, addressed to the parties hereto at their respective addresses appearing following their signatures hereto. Service so made shall be conclusively taken as sufficient when deposited in the United States mail registered with the postage prepaid and so addressed. Either party hereto may change such address by giving notice to the other by registered mail or such change of address may be endorsed on the duplicate originals of this lease.

TITLE TO PARAGRAPHS: Title to paragraphs are for convenient reference only and shall not limit their scope or operation.

This lease shall bind and inure to the benefit of the respective parties hereto and each of their respective heirs, executors, administrators and assigns as fully to all intents and purposes as though they, and each of them, were originally parties

IN WITNESS WHEREOF, the parties hereto have duly executed this lease the day and year first above written in duplicate original.

Address of Lessee

163 Glenigita Road,
Santa Barbara, California
Address of Lessor

Address of Lessee

LESSEE

163 Glenigita Road,
Santa Barbara, California
Address of Lessor

LESSOR

NOMAD VILLAGE CAPITAL EXPENSES INCURRED

ITEM	VENDOR	DATE	AMOUNT	CAT. TOTAL
Capital Improvement Expenses Incurred by Waterhouse Management, Inc.:				
Gate & Fence	S.B. Fence	9/10/08	\$3,800.00	
Fencing Improvements	S.B. Fence	9/15/08	\$6,367.50	
Front & Pool Fencing	S.B. Fence	9/26/08	\$5,450.00	
Improvements	Cusac Construction	11/29/08	\$20,760.00	
Consulting and Regulatory	Dan Fitzgerald Consulting Services	1/15/09	\$1,854.46	
Sewer Repairs	Roto-Rooter	2/8/09	\$6,575.00	
Consulting and Regulatory	Dan Fitzgerald Consulting Services	3/16/09	\$56.25	
Consulting and Regulatory	Dan Fitzgerald Consulting Services	4/15/09	\$1,219.98	
Permit	S.B. County Planning & Development	8/14/09	\$1,557.49	
Consulting and Regulatory	Dan Fitzgerald Consulting Services	2/16/10	\$767.20	
Plans and Consulting	JMPE	11/30/10	\$3,070.00	
Permit	S.B. County Planning & Development	1/10/11	\$1,222.97	
Permit	S.B. County Planning & Development	1/19/11	\$251.08	
Permit	S.B. County Planning & Development	1/19/11	\$971.65	
Permit	S.B. County Planning & Development	1/19/11	\$2,000.00	
Plans and Consulting	JMPE	4/2/11	\$2,060.00	
Plans and Consulting	JMPE	7/28/11	\$2,940.00	
Permit	S.B. County Planning & Development	7/29/11	\$971.65	
Permit	S.B. County Planning & Development	7/29/11	\$250.32	
TOTAL:				\$62,145.55
Legal Work Re: Park Infrastructure, Capital Improvements, Regulatory Issues, Etc.				
Legal Fees and Expenses	James Ballantine	12/1/10	\$50,973.00	\$50,973.00
Capital Improvement Expenses Incurred by Nomad Village Inc.:				
Engineering and Surveying Work Re: Infrastructure:				
Engineering and Surveying				
Engineering and Surveying	Penfield & Smith	6/18/04	\$9,148.40	
Engineering and Surveying	Penfield & Smith	7/13/04	\$6,730.28	
Engineering and Surveying	Penfield & Smith	9/15/04	\$6,826.65	
Engineering and Surveying	Penfield & Smith	10/12/04	\$4,083.00	
Engineering and Surveying	Penfield & Smith	11/16/04	\$3,615.00	
Engineering and Surveying	Penfield & Smith	1/14/05	\$1,013.25	
Engineering and Surveying	Penfield & Smith	2/16/05	\$2,109.75	
Engineering and Surveying	Penfield & Smith	3/17/05	\$859.00	
Engineering and Surveying	Penfield & Smith	6/6/05	\$1,791.00	
Engineering and Surveying	Penfield & Smith	7/5/05	\$3,195.75	
Engineering and Surveying	Penfield & Smith	8/9/05	\$3,472.76	
Engineering and Surveying	Penfield & Smith	9/14/05	\$940.25	
Engineering and Surveying	Penfield & Smith	11/15/05	\$2,036.75	
Engineering and Surveying	Penfield & Smith	12/7/05	\$121.75	
Engineering and Surveying	Penfield & Smith	1/6/06	\$1,186.50	
Engineering and Surveying	Penfield & Smith	2/16/06	\$2,556.30	
Engineering and Surveying	Penfield & Smith	3/15/06	\$308.37	
Engineering and Surveying	Penfield & Smith	4/13/06	\$455.50	
SUBTOTAL			SUBTOTAL	\$50,450.26
Pipeline Engineering	Mechanical Engineering Consultants		\$11,564.00	
Plans and Consulting	JMPE		\$7,920.00	
Plan and Review	S.B. County Planning & Development		\$3,100.25	
Plan and Review	S.B. County Planning & Development		\$1,700.00	
Permit Fees	S.B. County Road		\$320.00	
Plan and Review Fees	Goleta Sanitary District		\$7,257.34	
Plan and Review Fees	Goleta Water District		\$6,900.00	
TOTAL				\$89,211.85

EXHIBIT J

BERKADIATM

Commercial Mortgage

Messages

Property: NOMAD VILLAGE MHC

BALANCE INFORMATION AS OF 01/18/2011	PAYMENT INFORMATION FOR 02/01/2011
--------------------------------------	------------------------------------

Interest Paid YTD	16,437.33	Principal	2,921.51
Deferred Int to Date		Interest	16,420.89
Tax Escrow Balance	42,426.40	R.E. Taxes	10,294.46
Insurance Escrow Balance	20,002.80	Property Insurance	1,000.14
Reserve Balance	327,245.08	Reserves	438.00
MIP Escrow Balance		FHA/MIP	
Other Escrow Balance		Other Escrow	
		Late Fee Due	
		IRP/Subsidy	
Late Charge of	1,553.75		
Due if not paid by	02/10/2011		

Total Payment Due \$ 31,075.00

ACCOUNT ACTIVITY								
			12/17/2010		thru 01/18/2011			
Date	Desc	Total	Principal	Interest	Escrows	Reserves	Late Fee	Other

12/30/2010	RESERV DR	12.76				-12.76		
12/30/2010	ICI CREDIT	51.02				51.02		
01/07/2011	PMT RECD	31,075.00	-2,905.07	16,437.33	11294.6	438.00		

For general inquiries please call your Client Relations Manager at 1 (888) 334-4622.

MAIL THIS PORTION WITH YOUR PAYMENT

Last Installment Made	Due Date	Amount Due
01/01/2011	02/01/2011	31,075.00

Ensure Remittance address shows through window envelope

NOMAD VILLAGE MHC

LAZY LANDING MHP LLC
WATERHOUSE MANAGEMENT

BERKADIA

P.O. BOX 308
HORSHAM, PA 19044
ATTN:FUNDS APP-A

EXHIBIT K

JAMES P. BALLANTINE

ATTORNEY AT LAW

CLIENT: WATERHOUSE MANAGEMENT CORPORATION

SUMMARY OF LEGAL WORK PERFORMED:

- Represent client's interests with respect to lawsuit against prior operator regarding park infrastructure, including communications and memoranda with client and third parties, representation of client at depositions of client and County Development personnel, representation of client in motion proceedings regarding inspections of client Park infrastructure and premises, representation of client with respect to subpoenae of client documents regarding Park infrastructure;
- Representation of client with respect to Notices issued by County as to Park infrastructure, including communications with County Planning and Development and County Counsel, representation of client in administrative hearings at Santa Barbara County, representation of client in writ proceedings against Santa Barbara County in Santa Barbara Superior Court, settlement negotiations and documentation with County Counsel;
- Analysis and assessment of situation regarding County's position regarding the Homeowner at Space 23 to obtain County Approval for installation of Mobilehome, including review of facts and documents and preparation of memoranda;
- Representation of Park in negotiations with County regarding assisting Homeowner of Space 23 to obtain County Approval for installation of Mobilehome, including attending meetings, preparation of correspondence to County and review of documents and communications from County, telephone conversations with County and client, and preparation of memoranda and correspondence to client;
- Represent client with respect to dealings with Goleta Water District, including communications with client and District and land owner
- Represent client in dealings with land owner with respect to park infrastructure issues, including communications with counsel for landowner and client;
- Communications and interface with experts regarding Park infrastructure, including HCD regulatory consultant, electrical engineer, plumber, and contractors
- Analysis and assessment and communications with client regarding infrastructure and regulatory issues regarding Space 11
- Communications and interface with prior operator regarding issues relating to Park infrastructure

Period: October, 2008, to November, 2010

Total Hours: 153.4 hours

Rate: \$325/hour

Total for Hours: \$49,855.00

Expenses: \$1,118.00

Total: Fees and Expenses: \$50,973.00

NOMAD VILLAGE		Vendor # JAMBAL	12/31/10 NO: 5860	
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
12/01/10	120110	50,973.00	LEGAL-REGULATNS	5800- -
		TOTAL	50,973.00	

NOMAD VILLAGE
 LAZY LANDING MHP LLC
 4326 CALLE REAL
 SANTA BARBARA, CA 93110
 916/772-4918

BANK OF AMERICA
 503 W BENJAMIN HOLT DRIVE
 STOCKTON, CA 95207

11-35
 1210

NO: 5860

VOID VOID VOID VOID

POWER CHECK

DATE
12/31/10

VOID AFTER SIX MONTHS
*****\$50,973.00

PAY FIFTY THOUSAND NINE HUNDRED SEVENTY-THREE AND NO/100 DOLLARS

TO THE ORDER OF JAMES P. BALLANTINE, ATTORNEY AT LAW
 329 EAST ANAPAMU STREET
 SANTA BARBARA, CA 93101

VOID


 AUTHORIZED SIGNATURE



SANTA BARBARA FENCE
 101 Arnold Place
 GOLETA, CALIFORNIA 93117

(805) 964-1151

TO *NOMAD VILLAGE*

1214

JOB #/PHONE	DATE OF ORDER
	<i>2-10-08</i>
JOB NAME/LOCATION	

PHONE
 ORDER TAKEN BY
Mika

FORM

DESCRIPTION

AMOUNT

#2 PLAYGROUND FENCE & GATE	3800.00
----------------------------	---------

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL
				TOTAL LABOR
ADP# ORDERED BY	DATE COMPLETED	TOTAL LABOR		TAX

Thank You

PAY THIS AMOUNT →

3800.00

SIGNATURE I hereby acknowledge the satisfactory completion of the above described work:

INVOICE

SANTA BARBARA FENCE
101 Arnold Place
GOLETA, CALIFORNIA 93117

(805) 964-1151

1212

JOB PHONE	DATE OF ORDER
	9.15.08
JOB NAME/LOCATION	

TO *Arnold Village*
95-2046864

PHONE _____
 ORDER TAKEN BY *Paul*

TERMS	DESCRIPTION	AMOUNT
	<i>Part 3</i>	
	<i>530' of chain link</i>	<i>6500 00</i>
	<i>deposit for 5' tall</i>	<i>132 50</i>
	<i>Total</i>	<i>6632 50</i>

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL
				TOTAL LABOR
WORK ORDERED BY	DATE COMPLETED	TOTAL LABOR		TAX

Thank You

SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)

PAY THIS AMOUNT →

Cusac Construction Inc.


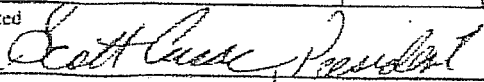
Invoice

Date	Invoice #
11/29/2008	08-1267

Bill To
Waterhouse Management Corporation 500 Orange Street Orange, CA 92667

Ship To
Nomad Village 4326 Calle Real Santa Barbara, California 93110 Electrical

Terms	Project	Purchase Order Number
Net 15	701 Nomad Village	

Item	Description	Contract Amt	Prior Amt	Prior %	Total %	Amount Due
1	Electrical System Upgrade Improvements per Contract dated November 21, 2008	519,000.00			4.00%	20,760.00
						
<p style="text-align: center;">JUL 05 2008</p>						
Respectfully Submitted					Total \$20,760.00	

NOMAD VILLAGE

Vendor # CUSCON

12/15/08 NO: 5148

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/29/08	08-1267	20,760.00	ELECTRCL UPGRDE	1350-100-
	TOTAL	20,760.00		

NOMAD VILLAGE
 LAZY LANDING MHP LLC
 4326 CALLE REAL
 SANTA BARBARA, CA 93110
 916/772-4918

BANK OF AMERICA
 503 W. BENJAMIN HOLT DRIVE
 STOCKTON, CA 95207

11-35
 1210

NO: 5148

DATE
12/15/08

VOID AFTER SIX MONTHS
*****\$20,760.00

PAY TWENTY THOUSAND SEVEN HUNDRED SIXTY AND NO/100 DOLLARS

P
O
W
E
R

C
H
E
C
K

TO THE ORDER OF CUSAC CONSTRUCTION, INC.
 PO BOX 6034
 GARDEN GROVE, CA 92846

ACCOUNTING COPY
 V O I D



Dan Fitzgerald Consulting Services
5731 Beauregard Way
Orangevale, Ca. 95662

January 8, 2009

Bill to:

Waterhouse Management Corporation

~~500 Camino del Rio East, Suite 2~~

~~Los Angeles, CA 90078~~

~~(310) 712-4918~~

JAN 12 REC'D

Services For:

Nomad Village
4326 Calle Real
Santa Barbara, CA

10/29/2008

As requested and approved by Ken Waterhouse I set up a meeting at the park to meet with representative Scott Cusac of Cusac Construction to provide plans and specifications of the park. We together reviewed plans previously prepared by the then Park Owner and conducted a tour and review the existing park electrical system. The site meeting was for the purpose of determining and obtaining a bid to replace the park electrical system.

Combined Travel and Meeting Time 8 hours @ \$ 125 per hour..... \$ 1000.00

Departure time 6:40AM return time 6:30PM

Flight and Car Rental Expenses..... \$ 354.46

11/25/2008

Meeting to discuss the new electrical system bid proposal and installation.

Combined Travel and Meeting time 2 hours @ \$ 125 per hour..... \$ 250.00

12/16/2008

Second meeting to discuss the bid proposal for the new park gas, sewer and water system and installations.

Combined Travel and Meeting time 2 hours @ \$ 125 per hour..... \$ 250.00

Services For:

Sherwood Mobilehome Park
3753 East Ave. I
Lancaster, Ca.

12/10/2008

As requested and approved by Ruben Garcia, With Ruben I traveled to the park for the purpose of reviewing the proposed new sewer designs with the design engineer, and representative of the local septic system installer/service agent of the existing private septic system. We reviewed the project and came to some basic conclusions regarding the system designs and timetables.

Combined Travel and Meeting Time 7.5 hours @ \$ 125 per hour..... \$ 937.50

Departure time 6:00AM left Ruben off at the Burbank Airport at 1:30PM

Total:..... \$ 2791.96

Please make payment payable to Dan Fitzgerald Thank You

1854.46



1 Corporate Number 823 956 • Federal ID Number 13-0432037

Toll Free: (800) 481-7688 • Fax: (951) 692-8515 • 1-800 GET ROTO (426-7688)

706 N STATE STREET • HEMET, CA 92343

Division of Roto-Rooter, Inc.

- HOMET (951) 692-8511
- BAKERSFIELD (951) 692-2441
- BERRINGHAM (951) 697-9852
- BIRMINGHAM (951) 694-3338
- SAN ANTONIO (951) 692-0819

- LAKE ELIZABETH (951) 694-2117
- RANCHO BUREAU (951) 692-0656
- REDDING (951) 697-9852
- RIVERSIDE (951) 692-2032
- SAN DIEGO (951) 692-0819

- FALLBROOK & GOSHUTE (760) 772-7147
- OAKLAND (951) 692-0656
- VISITA & TRINITY AREA (760) 772-7147
- BIRMINGHAM (760) 772-7147
- DEL MAR & SOLANA BEACH (951) 692-0819

- WEST RANCHO (951) 692-0656
- WEST HANCOCK (951) 692-0656
- WEST SAN MARCOS & LA COSTA (760) 772-7147
- RANCHO SANTA FE & OLVERA (951) 692-0819

WORK ORDER NO. 433434

JOB NAME: _____
 JOB ADDRESS: _____
 CITY: _____ STATE: _____

ACCESSED VIA: PHONE CLEAN OUT CAUSE OF STOPPAGE
 EVENT OTHER ROOFS COFFERS CHIMNEYS

TECH #1: _____ TECH #2: _____
 FLOOR DRAIN _____
 FLOOR SINK _____
 AREA DRAIN _____
 OTHER _____

YES GUARANTEE **NO**
 8 A.M. - 5 P.M. MON. THRU FRI.

RESIDENTIAL GUARANTEE
 LABOR: _____
 Major/Broken Lines: _____
 Toilet Auger: _____
 Plumbing Repair: _____
 Plumbing Replacements: _____
 Extended Replacements: _____

ESTIMATE: My estimate for performing this work is: _____
 WORK UNDER GUARANTEE / WARRANTY: I authorize Roto-Rooter to perform the described services and I agree to pay the amount indicated. I understand that Roto-Rooter is not responsible for broken, soiled, rotted, dislodged, or lead pipes, fixtures, or clean out lines. I have agreed to provide services, under Section 1669.13 of the California Civil Code. In order to induce Roto-Rooter to provide these services, I have agreed to pay the amount indicated in this contract in connection with the making of emergency services. This is not a warranty or service agreement for the immediate protection of persons or personal property detailed on this invoice. This is a preliminary acknowledgment and voids the right to cancel this contract within three (3) or seven (7) days, whichever applies.

DRAIN CLEANING	\$
ADD'L FOOTAGE	
ADD'L FIXTURES	
PLUMBING LABOR	111.19
PARTS	
PRODUCTS/TREATMENT	
VIDEO INSPECTION	
HYDRO-JETTER	
MINI JETTER	
LINE/LEAK LOCATION	
PUMP SEPTIC/GREASE	
OTHER	
TAX	11.19
TOTAL	122.38
PAYMENT RECEIVED	
BALANCE DUE	122.38

COMMERCIAL GUARANTEE
 LABOR: _____
 Major/Broken Lines: _____
 Toilet Auger: _____
 Plumbing Repair: _____
 Plumbing Replacements: _____
 Extended Replacements: _____

QTY	PART NO.	DESCRIPTION / REMARKS / REPAIRS NEEDED	PRICE
1		Plumbing Repair	111.19
1		Tax	11.19

ADDITIONAL WORK REQUIREMENT	
-----------------------------	--

PLEASE PRINT FOLLOWING:
 The servicemem discussed Roto-Rooter products with me
 I have been advised additional lines cleaned at this time are half price
 I have been advised that running my main line from a 3" roof vent is
 not and can only be given a 10 day guarantee, a 2" main line has a
 order to get a 120 day guarantee a cleanout must be installed.

CC: _____
 I hereby authorize Roto-Rooter, Inc. to charge my Credit Card for the above charges. I understand that by signing below I am agreeing to all charges incurred on this invoice and that the work was completed to my satisfaction.
 Cardholder Signature: _____
 EXP. DATE: _____
 APPROV. # _____

CASH _____ BILL _____ CK # _____
 CREDIT CARD/TYPE _____

SEE REVERSE FOR TERMS & CONDITIONS

NOMAD VILLAGE		Vendor # ROTONM	03/31/09 NO: 5246	
Inv. Date	Invoice #	Amount to Pay	Description	GL Account #
03/08/09	S433434	6,575.00	RPR SEWER LINE	5520- -
		TOTAL	6,575.00	

NOMAD VILLAGE
 LAZY LANDING MHP LLC
 4326 CALLE REAL
 SANTA BARBARA, CA 93110
 916/772-4918

BANK OF AMERICA
 503 W. BENJAMIN HOLT DRIVE
 STOCKTON, CA 95207

11-35
 1210

NO: 5246

DATE
03/31/09

VOID AFTER SIX MONTHS
*****\$6,575.00

PAY SIX THOUSAND FIVE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS

MICROFILMED

TO THE ORDER OF
 ROTO-ROOTER PLUMBERS
 2141 INDUSTRIAL COURT
 VISTA, CA 92081

ACCOUNTING COPY
 VOID



SERVICE CHARGE of 1 1/2% per month (APR 18%) on all invoices over 30 days old.
 cooperation.

Dan Fitzgerald Consulting Services
5731 Beauregard Way
Orangevale, Ca. 95662

April 6, 2009

Invoice To:

Waterhouse Management Corporation

~~588 Camino Real, Suite 2~~

~~Roseville, CA 95678~~

~~(916) 772-1216~~

Services For:

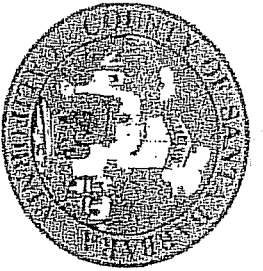
Nomad Village
4326 Calle Real
Santa Barbara, CA

*Nomad Village MH Park, February 24 & 25 2009 2.5 hours @ 125 per hour,
4.0 travel hours @ \$85 per hour.....* \$652.50

Scheduled meeting with Santa Barbara Building Officials, Phillip Oats and Curtis Jensen to discuss the necessary submittals information for the construction permit to replace the park utilities systems and to discuss the current status of the issued citation by the County to the park for what they have classified as a substandard park electrical system. Contractor Scott Cusac attended the meeting which resulted in a complete review of the preliminary design plans for the proposed new electrical, water, sewer and gas system for the park. We also discussed the position of the building department with respect to the fire protection system for the park (fire hydrants). That discussion lead to the understanding that anything less than the proposed 10 fire hydrants inside of the park on a system that would have to be dedicated to the County would have to be reviewed and approved by the Fire Department. This was a good first meeting and should result in a faster permit processing time.

Air flight \$309.20
Car Rental..... \$150.15
Car Fuel..... \$ 27.49
Hotel..... \$ 80.64

Total:..... \$1219.98



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

Owner: BELL TRUST 8/12/94

4326 CALLE REAL

SANTA BARBARA 93110

APN: 059-240-006

Permit Number: 03BDV-00000-00241

Contact: DONOVAN ELECTRIC Relationship: Agent for Contractor

Receipt Number: 86573

123 E Anapamu St

Santa Barbara, California 93101-2058

Type: Building Violation

Sub-Type: Building Without Permit

Category: Residential

Office Code: Santa Barbara

Receipt

Payment Date: 08/14/2009

Fee Description

Building Engr Inspector III (hourly rate)

Payment Amount Applied

1,557.49

Total Payment Applied: 1,557.49

Paid With: Check

Amount Paid on Receipt: 1,557.49

Amount Due on Receipt: 0.00

Note: If fees for demolition are deferred, a fee waiver or payment of permit fees is required prior to Building Permit issuance for the destroyed structure. Deferral of fees for demolition following the Tea or Jesusita Fire is to allow property owners to move forward with reconstruction efforts in advance of an insurance settlement.

Track the progress and status of your application by going to <http://www.sbcountyplanning.org/> and clicking the "Permit Application Lookup" link

Dan Fitzgerald Consulting Services
5731 Beauregard Way
Orangevale, Ca. 95662

December 18, 2009

Invoice To:

Waterhouse Management Corporation
~~500 Giuseppe Court, Suite 2~~
~~Roseville, CA 95678~~
~~(916) 772-4916~~

Services For:

Nomad Village
4326 Calle Real
Santa Barbara, CA

Nomad Village MH Park, December 10-17, 2009 5.75 hours @ 125 per hour..... \$718.75
At the request of Ruben Garcia I collected the necessary information and prepared a Briefing Document and Construction Schedule to forward to Sue Gomulka, Berkadia Commercial Mortgage to encourage the lender to grant a loan extension for the proposed infrastructure work necessary at the park. The documents were mailed next-day mail seven days after receiving the request for services with a copy previously sent to Waterhouse Management.

Electrical Plan Reproduction..... \$ 14.20
UPS Overnight Mail..... \$ 34.25

Total:..... \$ 767.20

CHECK REGISTER BY VENDOR

VENDOR DANFIT THRU DANFIT
 CASH CODE THRU z
 PERIOD 01/08 THRU 09/11

As of
 SEPTEMBER 15, 2011

SYSTEM DATE: 09/16/2011
 SELECT DATE: 09/16/2011
 13:16:00

TYPE CODES:		0-COMPUTER CHECK	3-MANUAL CHECK	4-VOID CHECK							C T	
CO-PROJ	INVOICE #	P.O. #	INV.DATE	CHK.DATE	CHECK-##	AMOUNT PAID	DESCRIPTION	G/L ACCOUNT	D	P	PER.	VOUCHER-##
DANFIT DAN FITZGERALD CONSULTING SERVICE												
NM-NM	010809		01/08/09	01/15/09	5170-01	1,854.46	ELECTRICAL PLAN	5870				
NM-NM	030109		03/01/09	03/16/09	5223-01	56.25	MEETING	5870	0	0	01/09	200025-01
NM-NM	040609		04/06/09	04/15/09	5259-01	1,219.98	LEGAL-UTILITIES	5800	0	0	04/09	204032-01
NM-NM	121809		12/18/09	02/16/10	5546-01	767.20	CONST SCHEDULE	5870	0	0	02/10	206203-01
						3,897.89						
TOTAL PAID ITEMS						3,897.89						

JMPE

ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083

November 30, 2010

James P. Ballantine, Attorney
329 E. Anapamu
Santa Barbara, CA 93101

Re: Nomad Village
Electrical Plans

Invoice #7251

Job Reference #10259

New transformers.
Permanent feed to space 92.
Plan preparation for permit.

Engineering: 16 hours @ \$130/hr.	\$2,080.00
Drafting: 11 hours @ \$90/hr.	<u>\$990.00</u>

Total due: \$3,070.00

Thank you,



John Maloney, PE

156 W. ALAMAR AVENUE • SUITE B
SANTA BARBARA CA 93105
(805) 569.9216
FAX: (805) 569.2405
maloney@jmpe.net
www.jmpe.net

NOMAD VILLAGE		Vendor # COUSNB	01/10/11 NO: 5861	
Inv. Date	Invoice #	Amount to Pay	Description	GL Account #
01/10/11	011011	1,221.97	PERMIT FEE	5810- -
	TOTAL	1,221.97		

11ELE-00000-00021	11ELE-00000-00022
BELL/NOMAD VILLAGE/ELECTRICAL REPLA	BELL/NOMAD VILLAGE/SPACE 92 ELECTRI
4326 CALLE REAL 1/19/11	4326 CALLE REAL 1/19/11
SANTA BARBARA 059-240-006	SANTA BARBARA 059-240-006

COUNTY OF SANTA BARBARA X1931075

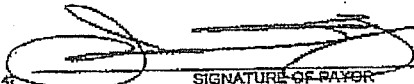
Planning & Dev. Department
 Santa Barbara, California 1/19/11

Received from Nomad Village

On Account of 03 BDV-00241, APN 059-240-006

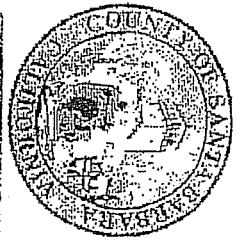
Two thousand and 00 Dollars \$ 2,000.00
 100

Received original of the above numbered receipt


 SIGNATURE OF PAYOR

CASH	
CHECK	<input checked="" type="checkbox"/>

#5820
L. Caldwell
 AUTHORIZED SIGNATURE



COUNTY OF SANTA BARBARA

Planning and Development

www.thecountyplanning.org

Owner: Bell Trust 8/12/91
4326 CALLE REAL
SANTA BARBARA, CA 93110

123 E Anapamu St
Santa Barbara, California 93101-2058

Type: Electrical Permit
Sub-Type: Residential
Category: New
Office Code: Santa Barbara

APN: 059-240-005
Permit Number: 11ELE-00000-00022
Contact: John Maloney Relationship: Engineer
Receipt Number: 96841

Receipt

Payment Date: 07/19/2011

Fees Paid to Planning and Development

Fee Description
Technology Fee
Permit Issuance and Administration PC
Permit Issuance and Administration INSP
Services of 600 volts or less and not over 200 amperes in rating PC
Services of 600 volts or less and not over 200 amperes in rating (each) INSP

11ELE-00000-00022
USL/NONRAD VILLAGES/SPACE 92 ELECTRI
4326 CALLE REAL
1/19/11
SANTA BARBARA 059-240-006

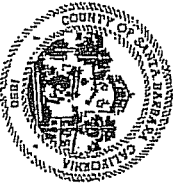
Payment Amount Applied	Amount Paid on Receipts	Amount Due on Receipts
8.04	251.08	1.00
58.56		
3.61		
50.95		
129.92		
Total Payment Applied:	251.08	
Amount Paid on Receipts:	251.08	
Amount Due on Receipts:		1.00

Note: If fees for demolition are deferred, a fee waiver or payment of permit fees is required prior to Building Permit issuance for the destroyed structure. Deferral of fees for demolition following the Tea or Jususita Fire is to allow property owners to move forward with reconstruction efforts in advance of an insurance settlement.

Track the progress and status of your application by going to <http://www.sbcountyplanning.org/> and clicking the "Permit Application Lookup" link

Owner: Bell Trust 8/12/91
4326 CALLE REAL
SANTA BARBARA, CA 93110
059-240-006

Permit Number: 11ELE-00000-00021



County of Santa Barbara

Planning and Development

123 E Anapamu St

Santa Barbara, California 93101-2058

www.sbcountyplanning.org

Contact: John Maloney Relationship: Engineer

Itemized Fees and Payments

Type: Electrical Permit
Sub-Type: Residential
Category: New
Office Code: Santa Barbara

Fee Description	Amount	Amount
Technology Fee	15.77	971.65
Permit Issuance and Administration PC	58.56	
Permit Issuance and Administration INSP	3.61	
Services of 600 volts or less and not over 200 amperes in rating PC	50.95	
Services of 600 volts or less and not over 200 amperes in rating (each)	129.92	
Building Engr Enforcement Penalty Fee - South	477.94	
Building Engr Inspector III (hourly rate) INSP	234.90	
Balance PC	971.65	
Fee Total:	1,943.30	
Payment Date	Method	Amount
1/19/2011	Check	971.65
	Payment Total:	\$971.65

Remaining Balance for Permit Number: 11ELE-00000-00021

\$971.65

JMPE

ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083

April 2, 2011

James P. Ballantine, Attorney
329 E. Anapamu
Santa Barbara, CA 93101

Re: Nomad Village
Electrical Plans

Over 30 days

Invoice #7408

Job Reference #10259

Meetings with County Building Dept.
Separation of plans into two permits.
Plan check responses and revisions..

Engineering: 11 hours @ \$130/hr.
Drafting: 7 hours @ \$90/hr.

\$1,430.00
\$630.00

Total due: \$2,060.00

Thank you,



John Maloney, PE

156 W. ALAMAR AVENUE · SUITE B
SANTA BARBARA CA 93105
(805) 569.9216
FAX: (805) 569.2405
maloney@jmpe.net
www.jmpe.net

JMPE

ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083

July 28, 2011

James P. Ballantine, Attorney
329 E. Anapamu
Santa Barbara, CA 93101

Re: Nomad Village Electrical

Invoice #7556

Job Reference #10259

Plan revisions for S.B. County 5-14-11
Comments
Meeting with S.B. County 7-25-11
Plan Revisions
Resubmittal to S.B. County on 7-27-11 for final approval

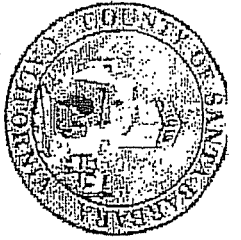
Engineering: 16 hours @ \$140/hr.	\$2,240.00
Drafting: 7 hours @ \$90/hr.	<u>\$700.00</u>
Total due:	<u>\$2,940.00</u>

Thank you,



John Maloney, PE

156 W. ALAMAR AVENUE - SUITE B
SANTA BARBARA CA 93105
(805) 569.9216
FAX: (805) 569.2405
maloney@jmpe.net
www.jmpe.net



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcuidplanning.org

Owner: Bell Trust 8/12/91
4326 CALLE REAL
SANTA BARBARA, CA 93110

123 E Anapamu St
Santa Barbara, California 93101-2050

APN: 059-240-006
Permit Number: 11ELE-00000-00021

Type: Electrical Permit
Sub-Type: Residential
Category: New
Office Code: Santa Barbara

Contact: John Maloney Relationship: Engineer
Receipt Number: 96640

Receipt

Payment Date: 01/19/2011

Fees Paid to Planning and Development

- Fee Description
- Technology Fee
- Permit Issuance and Administration PC
- Permit Issuance and Administration INSP
- Services of 600 volts or less and not over 200 amperes in rating PC
- Services of 600 volts or less and not over 200 amperes in rating (each) INSP
- Building Enforcement Penalty Fee - South
- Building Engr Inspector III (hourly rate) INSP

11ELE-00000-00021
BELLNOMAD VLLAGE ELECTRICAL REPAIR
4326 CALLE REAL
SANTA BARBARA
1/19/11
059-240-006

Fee Description	Payment Amount Applied
Technology Fee	15.77
Permit Issuance and Administration PC	58.56
Permit Issuance and Administration INSP	3.61
Services of 600 volts or less and not over 200 amperes in rating PC	50.95
Services of 600 volts or less and not over 200 amperes in rating (each) INSP	129.92
Building Enforcement Penalty Fee - South	477.94
Building Engr Inspector III (hourly rate) INSP	234.90
Total Payment Applied:	971.65
Amount Paid on Receipt:	971.65

Paid With: Check Check No: 5861

Owner: Bell Trust 8/12/91
4326 CALLE REAL
SANTA BARBARA, CA 93110

123 S. Annapoian St
Santa Barbara, California 93101-2038

APN: 059-240-006

Permit Number: 11ELE-00000-00021

Contact: John Maloney Relationship: Engineer

Receipt Number: 96640

Receipt

Payment Date: 01/19/2011

Type: Electrical Permit

Sub-Type: Residential

Category: New

Office Code: Santa Barbara

Amount Due on Receipt:

0.00

Note: If fees for demolition are deferred, a fee waiver or payment of permit fees is required prior to Building Permit issuance for the destroyed structure. Deferral of fees for demolition following the Tea or Jesusita Fire is to allow property owners to move forward with reconstruction efforts in advance of an insurance settlement.

Track the progress and status of your application by going to <http://www.sbcountylandinfo.org> and clicking the "Permit Application Lookup" link.

Owner: Bell Trust 8/12/91

4326 CALLE REAL

SANTA BARBARA, CA 93110

059-240-006

Permit Number: 11ELE-00000-00022



County of Santa Barbara

Planning and Development

123 E Anapamu St

Santa Barbara, California 93101-2058

www.sbcountyplanning.org

Contact: John Maloney Relationship: Engineer

Itemized Fees and Payments

Type: Electrical Permit

Sub-Type: Residential

Category: New

Office Code: Santa Barbara

Fee Description	Amount
Technology Fee	8.04
Permit Issuance and Administration PC	58.56
Permit Issuance and Administration INSP	3.61
Services of 600 volts or less and not over 200 amperes in rating PC	50.95
Services of 600 volts or less and not over 200 amperes in rating (each)	129.92
Balance PC	-0.76
Balance PC	250.32
Fee Total:	500.64

Payment Date	Method
1/19/2011	Check

Amount
250.32
Payment Total: \$250.32

Remaining Balance for Permit Number: 11ELE-00000-00022

\$250.32

NOMAD VILLAGE INCORPORATED

4326 Calle Real Santa Barbara, CA 93110

Phone (805) 687-4825 FAX (805) 687-4470 Cell (805) 453-2203

Re: Engineering, Planning and Permit costs

Here are some of our expenses for our utility replacement project.

\$ 50,450.26 – Penfield & Smith (Planners-Civil Engineers and Surveyors)
\$ 11,564.00 – MEC Engineering (Mechanical Engineering Consultants) Pipeline
Engineers.
\$ 7,920.00 – JMPE Electrical (John Maloney Principal Engineer) Elec. Engineer
\$ 3,100.25 – County of Santa Barbara Building Dept. Plan reviews and Fees
\$ 1,700.00 – “ “ “ “ “ “ Elec. “ “
\$ 320.00 – “ “ “ Road Dept. (dig street to hook up sewer)
\$ 7,257.34 – Goleta Sanitary District Plan reviews and Fees
\$ 6,900.00 – Goleta Water District “ “ “ “
\$ 89,211.85 Total so far

Park streets & parking areas replacement cost to follow on Friday 12/1/06

EXHIBIT L

Invoice Number: 76705
April 13, 2006

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:

Professional Services for the Period: 2/27/2006 to 3/26/2006

NOTE: THIS INVOICE INCLUDES PLOT PLAN FOR OWNER AND REIMBURSABLE EXPENSES. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00	TIME & MATERIALS
CURRENT BILLING	455.50	
PRIOR BILLING	49,994.76	
BILLED TO DATE	50,450.26	

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Assistant Engineer	2.50	\$87.00	\$217.50
Engineering Services Total:	2.50		\$217.50
	Total:		\$217.50

Reimbursables

		<u>Charge</u>
Plots	<i>Pl. # 5443</i>	\$228.00
Print - Standard	<i>4-17-06</i>	\$10.00
	Total:	\$238.00

Project Totals:

Current Charges \$455.50

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 76204
March 15, 2006

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:

Professional Services for the Period: 1/30/2006 to 2/26/2006

NOTE: THIS INVOICE INCLUDES PLOT PLAN AND PROVIDE PLANS TO OWNER. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00
CURRENT BILLING	308.37
PRIOR BILLING	49,686.39
BILLED TO DATE	49,994.76

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	1.00	\$150.00	\$150.00
Assistant Engineer	0.75	\$87.00	\$65.25
Technical Support	1.00	\$52.00	\$52.00
Engineering Services Total:	2.75		\$267.25
	Total:		\$267.25

Reimbursables

	<u>Charge</u>
FAX	\$2.00
Plots	\$10.00
Prints (Outside)	\$29.12
Total:	\$41.12

Project Totals:

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Current Charges	<u>\$308.37</u>
Total Balance Due	<u><u>\$308.37</u></u>

✓ # 5390
3-27-06

Invoice Number: 75802
 February 16, 2006

Invoice

Nomad Village, Inc.
 4326 Valle Real
 Santa Barbara, CA 93110
 Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
 Client ID: NOMAD **NOMAD MOBILE HOME PARK**
 Manager: Stephen Wang
 Contract #:
 Professional Services for the Period: 12/26/2005 to 1/29/2006

NOTE: THIS INVOICE INCLUDES BEGINNING WATER PLAN REVISIONS AND SUBMITTAL TO GWD COMMENTS. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00	TIME & MATERIALS
CURRENT BILLING	2,556.30	
PRIOR BILLING	47,130.09	
BILLED TO DATE	49,686.39	

Professional Services

Engineering Services

	Bill Hours	Bill Rate	Charge
Principal Engineer	5.50	\$150.00	\$825.00
Assistant Engineer	17.50	\$87.00	\$1,522.50
Technical Support	0.65	\$52.00	\$33.80
Senior Engineer I	1.00	\$115.00	\$115.00
Engineering Services Total:	24.65		\$2,496.30

Total: \$2,496.30

Reimbursables

FAX		Charge
Plots	3-04-06	\$2.00
Print - Standard		\$56.00
		\$2.00
Total:		\$60.00

A.#5359

A finance charge may be applied on unpaid balances 45 days after statement date.
 Payments received/charges incurred after above date will be on next statement.



Project Totals:

Current Charges	<u>\$2,556.30</u>
Total Balance Due	<u><u>\$2,556.30</u></u>

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 75066
January 06, 2006

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 11/28/2005 to 12/25/2005

NOTE: THIS INVOICE INCLUDES BEGINNING WATER PLAN REVISIONS PER GWD COMMENTS.
PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00 TIME & MATERIALS
CURRENT BILLING	1,186.50
PRIOR BILLING	45,943.59
BILLED TO DATE	47,130.09

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	1.00	\$150.00	\$150.00
Assistant Engineer	3.50	\$87.00	\$304.50
Senior Engineer I	6.00	\$115.00	\$690.00
Engineering Services Total:	10.50		\$1,144.50
Total:			\$1,144.50

Reimbursables

~~A # 5243~~ A # 5250
1-10-06 \$ 1,186.50

	<u>Charge</u>
Plots	\$36.00
Print - Standard	\$6.00
Total:	\$42.00

Project Totals:

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.



Current Charges	<u>\$1,186.50</u>
Total Balance Due	<u><u>\$1,186.50</u></u>

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 74734
December 07, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 **C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES
Client ID: NOMAD NOMAD MOBILE HOME PARK
Manager: Stephen Wang
Contract #:

Professional Services for the Period: 10/31/2005 to 11/27/2005

NOTE: THIS INVOICE INCLUDES PLOTTING ENGINEERING LANS FOR OWNER'S USE. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00	TIME & MATERIALS
CURRENT BILLING	121.75	
PRIOR BILLING	45,824.84	
BILLED TO DATE	45,943.59	

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Assistant Engineer	1.25	\$87.00	\$108.75
Technical Support	0.25	\$52.00	\$13.00
Engineering Services Total:	1.50		\$121.75
	Total:		\$121.75

Project Totals:

Current Charges	\$121.75
Total Balance Due	\$121.75

U # 5195
12-15-05

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS

CORPORATE OFFICE
101 EAST VICTORIA STREET, P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • FAX 805-966-9801

November 29, 2005

Dear Client,

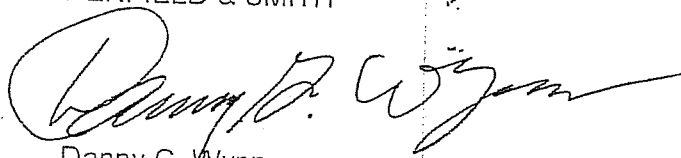
As we are all aware, the cost of doing business in California continues to rise. Housing costs for our employees are at all time high. Throughout the year, the cost of fuel has skyrocketed. In addition, the cost of all forms of business insurance continues to rise sharply. This includes E&O Insurance, Health Insurance, Workman's Comp Insurance, etc. Facing these business challenges, we have taken a careful look at our company billing rates for 2006 and made modest adjustments accordingly.

Enclosed you will find a copy of the updated Billing Rate Schedule for Penfield & Smith that will become effective January 1, 2006. The rate changes represent an overall increase of approximately 2.9 percent. This increase is consistent with CPI for the country for the past 12-months. We believe this modest rate increase will enable our business to remain healthy and continue to support your Civil Engineering, Land Surveying and Planning service needs in the future.

We appreciate your business and wish you and your families the best throughout the holidays and the New Year. Should you have any questions regarding these rate adjustments, please contact your project manager.

Very truly yours,

PENFIELD & SMITH



Danny G. Wynn
President

SANTA MARIA OFFICE
210 EAST ENOS DRIVE, SUITE A
SANTA MARIA, CALIFORNIA 93454
805-925-2345 • FAX 805-925-1539

CAMARILLO OFFICE
1327 DEL NORTE ROAD, SUITE 200
CAMARILLO, CALIFORNIA 93010
805-981-0706 • FAX 805-981-0251

LANCASTER OFFICE
1031 W. LANCASTER BOULEVARD
LANCASTER, CALIFORNIA 93534
661-949-6676 • FAX 661-945-7592

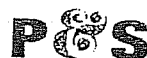


EXHIBIT "A"
PENFIELD & SMITH
BILLING RATES EFFECTIVE JANUARY 1, 2006

<u>CLASSIFICATION</u>	<u>RATE PER HOUR</u>	<u>PREVAILING WAGE RATE PER HOUR</u>
<u>Engineering and Surveying</u>		
Engineer/Surveyor Technician.....	\$62.00	n/a
CADD/LDD Technician.....	\$72.00	n/a
Senior CADD/LDD Technician.....	\$83.00	n/a
Designer.....	\$93.00	n/a
Senior Designer.....	\$109.00	n/a
Junior Engineer/Surveyor.....	\$75.00	n/a
Assistant Engineer/Surveyor.....	\$93.00	n/a
Associate Engineer/Surveyor.....	\$109.00	n/a
Senior I Engineer/Surveyor.....	\$125.00	n/a
Senior II Engineer/Surveyor.....	\$140.00	n/a
Principal Engineer/Surveyor.....	\$160.00	n/a
One-man Survey Party with GPS or Robotic Total Station.....	\$155.00	\$170.00
Two-man Survey Party.....	\$175.00	\$205.00
Two-man Survey Party with GPS.....	\$195.00	\$225.00
<u>Construction</u>		
Office Engineer.....	\$85.00	n/a
Construction Inspector.....	\$75.00	\$98.00
Senior Construction Inspector.....	\$88.00	\$103.00
Chief Inspector/Owner's Representative.....	\$98.00	\$108.00
<u>Planning</u>		
Planning Technician.....	\$62.00	n/a
Junior Planner.....	\$75.00	n/a
Assistant Planner.....	\$88.00	n/a
Associate Planner.....	\$105.00	n/a
Senior I Planner.....	\$118.00	n/a
Senior II Planner.....	\$130.00	n/a
Principal Planner.....	\$145.00	n/a
<u>General</u>		
Technical Support.....	\$55.00	n/a
Special Consultant..... (Principal with specialized skills in engineering or planning.)	\$180.00	n/a
Expert Witness/Deposition Rate = 2 times regular rate		
Out-of-Town Survey Crew Travel = 0.5 times regular rate		
Outside Consultant.....	Cost plus 15%	
Outside Reimbursable Consultant.....	Cost plus 15%	
In-house Reimbursable Expenses available upon request.		

*Adjustments to rates are normally made on January 1st, however, the right is reserved to make adjustments at any time.

Invoice Number: 74452
November 15, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 9/26/2005 to 10/30/2005

NOTE: THIS INVOICE INCLUDES WATER LINE UPDATE PER GWD COMMENTS AND REQUESTED BY OWNER. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00	TIME & MATERIALS
CURRENT BILLING	2,036.75	
PRIOR BILLING	43,785.09	
BILLED TO DATE	45,821.84	

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Assistant Engineer	18.75	\$87.00	\$1,631.25
Technical Support	0.50	\$52.00	\$26.00
Engineering Services Total:	19.25		\$1,657.25

Surveying Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Senior Surveyor I	2.50	\$115.00	\$287.50
Surveying Services Total:	2.50		\$287.50

Total: \$1,944.75

Reimbursables

	<u>Charge</u>
FAX	\$4.00
Plots	\$88.00

CK# 5152
 11/21/05
 \$2036.75

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Total: \$92.00

Project Totals:

Current Charges	<u>\$2,036.75</u>
Total Balance Due	<u><u>\$2,036.75</u></u>

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 73383
September 14, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:

Professional Services for the Period: 8/1/2005 to 8/28/2005

NOTE: THIS INVOICE INCLUDES SEWER EXHIBIT AND EASEMENT LEGAL DESCRIPTIONS FOR SANITARY SEWER DISTRICT AND UPDATE PER COMMENTS. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00
CURRENT BILLING	940.25
PRIOR BILLING	42,845.84
BILLED TO DATE	43,785.09

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Assistant Engineer	3.75	\$87.00	\$326.25
Engineering Services Total:	3.75		\$326.25

Surveying Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Senior Surveyor I	5.00	\$115.00	\$575.00
Surveying Services Total:	5.00		\$575.00

Total: \$901.25

Reimbursables

Print - Standard			<u>Charge</u>
	<i>A. # 5040</i>		
	<i>9-28-05</i>		
	<i>\$ 940.25</i>		\$39.00
		Total:	\$39.00

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Project Totals:

Current Charges	<u>\$940.25</u>
Total Balance Due	<u><u>\$940.25</u></u>

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 72819
August 09, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C****NOMAD VIL/TOPO SURVEY-SITE UTILITIES
Client ID: NOMAD NOMAD MOBILE HOME PARK
Manager: Stephen Wang
Contract #
Professional Services for the Period: 6/27/2005 to 7/31/2005

NOTE: THIS INVOICE INCLUDES MEETING WITH GOLETA SANITARY SEWER DISTRICT AND UPDATE PER COMMENTS. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00	TIME & MATERIALS
CURRENT BILLING	3,472.76	
PRIOR BILLING	39,372.08	
BILLED TO DATE	42,844.84	

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	1.00	\$150.00	\$150.00
Associate Engineer	1.00	\$102.00	\$102.00
Assistant Engineer	36.75	\$87.00	\$3,197.25
Engineering Services Total:	38.75		\$3,449.25
		Total:	\$3,449.25

Reimbursables

Mileage		<u>Charge</u>
Prints (Outside)		\$7.70
		\$15.81
		Total:
		\$23.51

Project Totals:

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Current Charges	<u>\$3,472.76</u>
Total Balance Due	<u><u>\$3,472.76</u></u>

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 72228
July 05, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang

Contract #:
Professional Services for the Period: 5/30/2005 to 6/26/2005

NOTE: THIS INVOICE INCLUDES MEETING WITH GOLETA SANITARY SEWER DISTRICT AND UPDATE PER COMMENTS. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00	TIME & MATERIALS
CURRENT BILLING	3,195.75	
PRIOR BILLING	36,176.33	
BILLED TO DATE	39,328.58	

Professional Services

Engineering Services

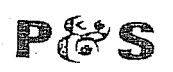
	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	5.50	\$150.00	\$825.00
Assistant Engineer	27.25	\$87.00	\$2,370.75
Engineering Services Total:	<u>32.75</u>		<u>\$3,195.75</u>
	Total:		\$3,195.75

Project Totals:

Current Charges	<u>\$3,195.75</u>
Total Balance Due	<u><u>\$3,195.75</u></u>

di # 4919
7-11-05

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.



Invoice Number: 71736
June 06, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 4/25/2005 to 5/29/2005

NOTE: THIS INVOICE INCLUDES EASEMENT RESEARCH, UTILITY DESIGN UPDATE AND COORDINATION WITH OWNER CONSULTANTS, AND COUNTY. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00
CURRENT BILLING	1,792.00
PRIOR BILLING	34,385.33
BILLED TO DATE	36,177.33

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	1.00	\$150.00	\$150.00
Assistant Engineer	10.00	\$87.00	\$870.00
Engineering Services Total:	11.00		\$1,020.00

Surveying Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Surveyor	2.50	\$150.00	\$375.00
Associate Surveyor	0.50	\$102.00	\$51.00
Senior Surveyor I	3.00	\$115.00	\$345.00
Surveying Services Total:	6.00		\$771.00

Total: \$1,791.00

Ac. # 4875

6-10-05

Reimbursables

Charge

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

FAX

\$1.00

Total:

\$1.00

Project Totals:

Current Charges

\$1,792.00

Total Balance Due

\$1,792.00

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 70682
March 17, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C****NOMAD VIL/TOPO SURVEY-SITE UTILITIES
Client ID: NOMAD NOMAD MOBILE HOME PARK
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 1/31/2005 to 2/27/2005

NOTE: THIS INVOICE INCLUDES UTILITY DESIGN UPDATE AND COORDINATION WITH OWNER CONTRACTOR AND OTHER CONSULTANTS. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00
CURRENT BILLING	859.00
PRIOR BILLING	33,526.33
BILLED TO DATE	34,385.33

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	1.00	\$150.00	\$150.00
Assistant Engineer	8.00	\$87.00	\$696.00
Engineering Services Total:	9.00		\$846.00
	Total:		\$846.00

Reimbursables

ch. # 4780
3-24-05

	<u>Charge</u>
FAX	\$4.00
Plots	\$9.00
	Total: \$13.00

Project Totals:

Current Charges \$859.00

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Invoice Number: 70208
February 16, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:

Professional Services for the Period: 12/27/2004 to 1/30/2005

NOTE: THIS INVOICE INCLUDES UTILITY DESIGN UPDATE AND COORDINATION WITH OWNER AND OTHER CONSULTANTS. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00
CURRENT BILLING	2,109.75
PRIOR BILLING	31,416.58
BILLED TO DATE	33,526.33

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Assistant Engineer	24.25	\$87.00	\$2,109.75
Engineering Services Total:	24.25		\$2,109.75
	Total:		\$2,109.75

Project Totals:

Current Charges	\$2,109.75
Total Balance Due	\$2,109.75

2/25/05
check # 4656
@ 2109.75

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Invoice Number: 69752
January 14, 2005

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:

Professional Services for the Period: 11/26/2004 to 12/26/2004

NOTE: THIS INVOICE INCLUDES UTILITY DESIGN UPDATE AND COORDINATION WITH OWNER AND OTHER CONSULTANTS. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00
CURRENT BILLING	1,013.25
PRIOR BILLING	30,404.33
BILLED TO DATE	31,417.58

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	4.00	\$150.00	\$600.00
Assistant Engineer	4.75	\$87.00	\$413.25
Engineering Services Total:	8.75		\$1,013.25
	Total:		\$1,013.25

Project Totals:

Current Charges	\$1,013.25
Total Balance Due	\$1,013.25

Ac. # 4591
1-19-05

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 68991
November 16, 2004

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD NOMAD MOBILE HOME PARK
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 9/27/2004 to 10/31/2004

NOTE: THIS INVOICE INCLUDES UTILITY DESIGN AND COORDINATION. WE HAVE SUBMITTED THE ENGINEERING PROGRESS PLANS TO YOU. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS.
THANK YOU

BUDGET	36,740.00
CURRENT BILLING	3,615.00
PRIOR BILLING	26,788.33
BILLED TO DATE	30,403.33

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	7.00	\$150.00	\$1,050.00
Assistant Engineer	29.00	\$87.00	\$2,523.00
Technical Support	0.70	\$52.00	\$36.40
Engineering Services Total:	36.70		\$3,609.40
	Total:		\$3,609.40

Reimbursables

		<u>Charge</u>
FAX	<i>Ac. # 4466</i>	\$1.00
Maps/Documents	<i>11-22-04</i>	\$4.60
	Total:	\$5.60

Project Totals:

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Current Charges	<u>\$3,615.00</u>
Total Balance Due	<u><u>\$3,615.00</u></u>

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Client Copy



Invoice Number: 68417
October 12, 2004

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 8/30/2004 to 9/26/2004

NOTE: THIS INVOICE INCLUDES FIELD SURVEY AND CONTROL, TOPO COMPILATION AND BEGIN ENGINEERING DESIGN, MEETING. WE HAVE SUBMITTED THE TOPO MAP TO YOU. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS. THANK YOU

BUDGET	36,740.00
CURRENT BILLING	4,083.00
PRIOR BILLING	22,705.33
BILLED TO DATE	26,788.33

J.H. 4407
10-14-04

Professional Services

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	6.00	\$150.00	\$900.00
Engineering Services Total:	<u>6.00</u>		<u>\$900.00</u>

Surveying Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Surveyor	7.00	\$150.00	\$1,050.00
Associate Surveyor	15.25	\$102.00	\$1,555.50
Surveying Services Total:	<u>22.25</u>		<u>\$2,605.50</u>

Topographic Survey

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Two Man Survey Party	3.50	\$165.00	\$577.50
Topographic Survey Total:	<u>3.50</u>		<u>\$577.50</u>

Total: \$4,083.00

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.



Project Totals:

Current Charges	<u>\$4,083.00</u>
Total Balance Due	<u><u>\$4,083.00</u></u>

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.



Invoice Number: 67993
September 15, 2004

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 7/26/2004 to 8/29/2004

NOTE: THIS INVOICE INCLUDES SITE VISIT, FIELD SURVEY AND CONTROL, TOPO COMPILATION. WE HAVE SUBMITTED THE TOPO MAP TO YOU. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS.

BUDGET	36,740.00
CURRENT BILLING	6,826.65
PRIOR BILLING	15,878.68
BILLED TO DATE	22,705.33

Professional Services

CONTROL SURVEY

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Two Man Survey Party	1.50	\$165.00	\$247.50
CONTROL SURVEY Total:	1.50		\$247.50

Surveying Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Surveyor	11.80	\$150.00	\$1,770.00
Associate Surveyor	22.00	\$102.00	\$2,244.00
Assistant Surveyor	0.50	\$87.00	\$43.50
Junior Surveyor	1.50	\$72.00	\$108.00
Technical Support	1.20	\$52.00	\$62.40
Surveying Services Total:	37.00		\$4,227.90

Topographic Survey

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Two Man Survey Party - Travel	1.50	\$82.50	\$123.75
Two Man Survey Party	13.50	\$165.00	\$2,227.50
Topographic Survey Total:	15.00		\$2,351.25

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.



Total: \$6,826.65

Project Totals:

Current Charges	<u>\$6,826.65</u>
Total Balance Due	<u><u>\$6,826.65</u></u>

*Ac. # 4355
9-19-04*

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.



Invoice Number: 67041
July 13, 2004

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 5/31/04 to 6/27/04

NOTE: THIS INVOICE INCLUDES SITE VISIT, FIELD SURVEY CONTROL OUTSIDE AERIAL SURVEY SERVICES AND REIMB EXPENSES. WE ARE COMPILING BOUNDARY AND PROCSSING TOPO MAP. PLEASE CONTACT STEVE WANG FOR ANY QUESTIONS.

BUDGET	36,740.00
CURRENT BILLING	6,730.28
PRIOR BILLING	9,148.40
BILLED TO DATE	15,878.68

Professional Services

Boundary Survey

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Two Man Survey Party	12.00	\$165.00	\$1,980.00
Boundary Survey Total:	12.00		\$1,980.00

Surveying Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Surveyor	6.90	\$150.00	\$1,035.00
Associate Surveyor	6.25	\$102.00	\$637.50
Junior Surveyor	1.00	\$72.00	\$72.00
Surveying Services Total:	14.15		\$1,744.50

Total: \$3,724.50

Consultant

Aerial Mapping

	<u>Charge</u>
	\$2,990.00
Total:	\$2,990.00

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.

Reimbursables

	<u>Charge</u>
Plots	\$6.00
Shipping/Delivery Charge	\$9.78
Total:	<u>\$15.78</u>

Project Totals:

Current Charges	<u>\$6,730.28</u>
Total Balance Due	<u><u>\$6,730.28</u></u>

*Ch. # 4248
7-21-04*

Invoice Number: 66701
June 18, 2004

Invoice

Nomad Village, Inc.
4326 Valle Real
Santa Barbara, CA 93110
Norm Bremer

Project: 15886.01 ****C**NOMAD VIL/TOPO SURVEY-SITE UTILITIES**
Client ID: NOMAD **NOMAD MOBILE HOME PARK**
Manager: Stephen Wang
Contract #:
Professional Services for the Period: 4/26/04 to 5/30/04

NOTE: THIS INVOICE INCLUDES SITE VISIT, MEETING, FIELD SURVEY AND CONTROL AND REIMB EXPENSES. WE WILL RECEIVE AERIAL MAP ON JUNE 18TH, AND COMPLETE THE TOPO SURVEY BY JUNE 30TH. THANK YOU

BUDGET	36,740.00
CURRENT BILLING	9,148.40
PRIOR BILLING	
BILLED TO DATE	9,148.40

JK # 4194
6-25-04

Professional Services

Boundary Survey

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Two-man Survey Party with GPS	3.75	\$185.00	\$693.75
Two Man Survey Party - Travel	0.50	\$82.50	\$41.25
Two Man Survey Party	12.00	\$165.00	\$1,980.00
Boundary Survey Total:	16.25		\$2,715.00

Engineering Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Engineer	3.00	\$150.00	\$450.00
Technical Support	0.90	\$52.00	\$46.80
Engineering Services Total:	3.90		\$496.80

Extra Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Surveyor	2.50	\$150.00	\$375.00
Extra Services Total:	2.50		\$375.00

Surveying Services

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.



Surveying Services

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Principal Surveyor	12.50	\$150.00	\$1,875.00
Associate Surveyor	16.50	\$102.00	\$1,683.00
Assistant Surveyor	1.00	\$87.00	\$87.00
Junior Surveyor	1.50	\$72.00	\$108.00
Technical Support	1.30	\$52.00	\$67.60
Surveying Services Total:	<u>32.80</u>		<u>\$3,820.60</u>

Topographic Survey

	<u>Bill Hours</u>	<u>Bill Rate</u>	<u>Charge</u>
Two Man Survey Party	10.50	\$165.00	\$1,732.50
Topographic Survey Total:	<u>10.50</u>		<u>\$1,732.50</u>

Total: \$9,139.90

Reimbursables

	<u>Charge</u>
FAX	\$7.00
Print - Standard	\$1.50
Total:	<u>\$8.50</u>

Project Totals:

Current Charges	<u>\$9,148.40</u>
Total Balance Due	<u><u>\$9,148.40</u></u>

A finance charge may be applied on unpaid balances 45 days after statement date.
Payments received/charges incurred after above date will be on next statement.



DEPARTMENT OF PLANNING AND DEVELOPEMENT
DIVISION OF BUILDING AND SAFETY
COUNTY OF SANTA BARBARA

SANTA BARBARA 562-3030 SANTA YNEZ VALLEY 686-3030 LOMPOC/SANTA MARIA 934-5720

PERMIT NO.



SANTA BARBARA OFFICE
VIOLATION PERMIT

ISSUE DATE: 02-27-2006

INITIALS: AA

AMOUNT: \$3300.25

DATE APPLIED	PROJECT ADDRESS	ASSESSOR'S PARCEL NO.
APPLICANT: <input type="checkbox"/> OWNER <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> LESSEE		
OWNER'S NAME	ADDRESS	
CITY	JOE	PHONE #
CONTRACTOR'S: 05BDP-00000-00624 NOMAD - NEW UTILITY SERVICE LINES		
CITY	4326 CALLE REAL	STATE LIC. NO. PHONE #
ARCHITECT/DESIGNER OR ENGINEER: SANTA BARBARA 059-240-006 ADDRESS		
CITY	STATE	ZIP CODE REG. NO. PHONE #

DESCRIPTION OF WORK: Abandon existing utility lines and replace with new utility service lines. Upgrade all utilities. Sanitary, Gas, Water, Fire water line. Except electrical, includes the trench detail for upgrade/replacement of the electrical distribution conduits for permit #03BDP-01929.

HIGH FIRE AREA	FIRE SPRINKLER REQUIRED	TYPE OF CONST.	OCCUP. GROUP	NO. OF BEDROOMS	NO. OF STORIES	NO. OF UNITS	AREA	VALUATION
<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>						Sq. ft.	Building
							Sq. ft.	Garage
							Sq. ft.	Porch
							Sq. ft.	Deck
								Fireplace
ELECTRICAL: TEMP. SERV, SERVICES, FIXTURES, MOTORS, TRANSFORM., SUB PANELS PLUMBING: TRAPS, WATER HEATER, WATER PIPING, GAS OUTLETS, SEWER CONN., PRIVATE SDS MECHANICAL: HVAC, HEATING APPL., APPL. VENTS, COOLING APPL., PREFAB - FP, EXHAUST FANS GRADING: FILL, EXCAVATION, GRADING, BOND AMOUNT, BOND TYPE								
RETURN BOND TO								
THE FOLLOWING CLEARANCES ARE REQUIRED BEFORE COMPLETION:							Total Bldg. Area	
<input type="checkbox"/> FIRE DEPT. <input type="checkbox"/> EHS INSPECTOR <input type="checkbox"/>							Total Bldg. Valuation	

THIS PERMIT BECOMES NULL AND VOID if work or construction is not commenced within 120 days from the date of issuance of this permit or if work does not receive and pass a principal inspection within 365 days after work is commenced. Authority: Administrative Fine Ordinance 24A-2(d).

APC

	INSPECTIONS	DATE	INIT.	INSPECTIONS	DATE	INIT.	INSPECTIONS	DATE	INIT.
N	TEMP ELECTRICAL			FIRE SPRKLR PIPE			POOL/SPA/SETBACK		
	FTG/STL/SETBACK			T-BAR CEILING			POOL/STL/BOND		
S	GROUND ELEC			MASONRY FIREPLACE			PREPLASTER		
	U/G UTILITIES			STEEL TIES			FENCE		
P	ELEV. CERTIF.			FIRE ALARM WIRING			DO NOT GUNITE UNTIL ABOVE IS SIGNED		
	DO NOT POUR FOOTINGS UNTIL THE ABOVE IS SIGNED			ROUGH ELECTRIC			POOL FINAL		
C	DO NOT POUR FOOTINGS UNTIL THE ABOVE IS SIGNED			ROUGH MECHANICAL			FINAL INSPECTIONS		
	UNDER FLOOR ELEC.			ROUGH PLUMBING					
T	FLUMBING, MECH.			FRAME					
	SLAB/MESH STEEL			DO NOT INSULATE UNTIL ABOVE IS SIGNED			GAS TEST		
O	FLOOR JOISTS			DO NOT INSULATE UNTIL ABOVE IS SIGNED			FIRE DEPARTMENT		
	FIRE SUPPR. WTR.			INSULATION			ENV. HEALTH		
R	DO NOT POUR SLAB UNTIL ABOVE IS SIGNED			ENVELOPE T-24			SAN. DISTRICT		
	DO NOT POUR SLAB UNTIL ABOVE IS SIGNED			DO NOT COVER WALLS UNTIL ABOVE IS SIGNED			ROADS		
E	FLOOR NAIL			DO NOT COVER WALLS UNTIL ABOVE IS SIGNED			SITE DRNAGE/GRDING		
	SHEAR NAIL			ENT SHEETROCK			ELECTRICAL		
P	ROOF NAIL			EXT LATH			PLUMBING		
	DO NOT ROOF UNTIL ABOVE IS SIGNED			DO NOT STUCCO UNTIL ABOVE IS SIGNED			MECHANICAL		
O	DO NOT ROOF UNTIL ABOVE IS SIGNED			DO NOT STUCCO UNTIL ABOVE IS SIGNED			APPLIANCES T-24		
	DO NOT ROOF UNTIL ABOVE IS SIGNED			DO NOT STUCCO UNTIL ABOVE IS SIGNED					

BUILDING



County of Santa Barbara
Planning and Development

123 E Anapamu St
 Santa Barbara, California 93101-2058
 www.sbcountyplanning.org

Type: Building Permit
 Sub-Type: Multifamily
 Category: New
 Office Code: SANTABAR
 Fee Period: Final
 Payment Date: 02/27/2006

Owner: BELL TRUST 8/12/91
 326 CALLE REAL
 SANTA BARBARA 93110
 APN: 059-240-006
 Permit Number: 05BDP-00000-00624
 Receipt Number: 63406

Contact: RJ CARROLL PLUMBING Relationship: Contractor
Receipt

<u>Fee Description</u>	<u>Fee Amount</u>
Site Investigation - Building	125.00
Building Permit Issuance Fee	23.50
SMIP Fee - Commercial	0.50
Additional Building Plan Review	680.00
Backflow protect device other than atm, >2"	12.30
Gas piping system, each addition outlet over 5	165.00
Backflow protect device other than atm, <=2"	24.65
Water piping, water-treating equipment	712.50
Repair or Alteration of Drainage or Vent Pp	49.30
Sewer Connection	595.00
Inspection of work, non-specific - PLU	

Paid With: Check 5328

<u>Amount Due:</u>	<u>3,100.25</u>
<u>Amount Paid:</u>	<u>3,100.25</u>
<u>Change Due:</u>	<u>0.00</u>

Owner: BELL TRUST 8/12/91
4326 CALLE REAL
SANTA BARBARA 93110
APN: 059-240-006
Permit Number: 03BDP-00000-01929
Receipt Number: 63405



County of Santa Barbara
Planning and Development
123 E Anapamu St
Santa Barbara, California 93101-2058
www.sbcountyplanning.org
Contact: DONOVAN ELECTRIC Relationship: Agent for Contractor
Receipt

Type: Building Permit
Sub-Type: Multifamily
Category: Alteration
Office Code: SANTABAR
Fee Period: Final
Payment Date: 02/27/2006

Fee Description
Additional Electrical Plan Review
Inspection of Work, non-specific - ELE

\$

Paid With: Check 5329

<u>Fee Description</u>	<u>Fee Amount</u>
Additional Electrical Plan Review	680.00
Inspection of Work, non-specific - ELE	1,020.00
Amount Due:	1,700.00
Amount Paid:	1,700.00
Change Due:	0.00



PERMIT FOR SERVICE

Permit No.

4026

Protecting Public Health and the Environment
Post Office Box 906, One William Moffett Place, Goleta, CA 93117
PHONE: (805) 967-4519 FAX: (805) 964-3583
www.goletasanitary.org

Date: September 29, 2005

Name of Owner/Agent: Norm Bremer

Telephone No.: 687-4825

Location: 4326 Calle Real

A.P.N. 059-240-006

Owner of Property: Bell Trust

Telephone No.: 687-4825

Contractor: Norm Bremer

Telephone No.: cell 453-2303

Permit For: New Connection Lateral Replacement Clean-out Installation Mainline Extension Other

TO BE FILLED OUT BY GOLETA SANITARY DISTRICT

Check (✓) the connection type:

Single Family Residence-No. of Units _____ Commercial. (No. Buildings) _____

Apartment/Condo-No. of Units 150 EXISTING MOBILE HOMES Industrial Est. (No. Buildings) _____

Industrial Waste Control Permit Application-Date _____

The following conditions are required if checked (✓):

Sampling Manhole Accurate Layout Sketch to be Submitted as Shown Below

Grease Interceptor (750 gallon minimum)

Other: SEWER EXTENSION TO BE PER GSD APPROVED PLANS

Number of Plumbing Fixtures in Building to be Connected (Commercial & Industrial only)

QTY	ITEM	QTY	ITEM	QTY	ITEM	QTY	ITEM
	Toilets		Showers		Dishwashers		
	Bathtubs		Lavatories		Urinals		
	Floor Drains		Sinks		Clothes Washers		

FEES PAID:

Permit \$ 100

Inspection Fee: \$ 6,997.34

Connection Fee for 6 ERU(s) \$ 6

Other Fees: PLAN CHECK \$ 160

Serv. Chg. Category 2 Ord. # 63

TOTAL FEES PAID: \$ 7,257.34

Permit Issued: Sept. 29, 2005 By: Luis Astorga

DATE FOR GOLETA SANITARY DISTRICT

EXPLANATION: NOMAD Village Trk ck. # 5067

INITIAL INSPECTION

INCL: TRENCH, CONST., TESTS, BACKFILL, ETC.

INSPECTOR _____ DATE _____

FINAL INSPECTION

INCL: STRUCTURAL VERIFICATIONS, FINAL INSTALLATION. SIGN-OFF FOR FINAL INSPECTION SHALL NOT RELIEVE CONTRACTOR FROM REPAIRS OR ANY CONSTRUCTION FAILURES.

INSPECTOR _____ DATE _____

Accurate layout drawings of the building and lateral sewer shall be submitted to, and approved by the District prior to construction, installation and inspection of such facilities. The layout drawings shall be in accordance with the District's Standard Specifications. The Permit for Service shall be for all purposes the District's "can and will serve" commitment of service. This commitment is valid for a period of two years. I hereby certify that I have read this Application and the information given by me is correct. I hereby agree to comply with all rules and regulations of the Goleta Sanitary District, County Ordinances and laws of the State of California regulating sewers and sanitation. I hereby certify that I am a licensed contractor or, the legal owner or his/her authorized agent of the above described property.

Norm Bremer AUTHORIZED SIGNATURE Norman L. Bremer PLEASE PRINT

IMPORTANT REQUIREMENTS ON REVERSE SIDE

WHITE - Applicant

YELLOW - File

PINK - GSD Inspector



COUNTY OF SANTA BARBARA
PUBLIC WORKS - TRANSPORTATION DEPARTMENT
PERMITS DIVISION

Receipt No.

X 4986670

Date: 8/31/2005

From: GOLETA WATER DIST. - JOY MCANDRESS

Description: 4326 CALLE REAL, SANTA BARBARA EASTERLY

Permit: 034523

Amt Received: THREE HUNDRED TWENTY and $\frac{00}{100}$ Dollars \$320.00

Cash:

Check No.: 23937

Account Breakdown

Account #:	3222	\$5.00
Account #:	3222	\$240.00
Account #:	3222	\$75.00

Received original of the above number receipt.

[Signature]
 SIGNATURE OF PAYOR

rmarin [Signature]
 AUTHORIZED SIGNATURE

PAYOR COPY



**COUNTY OF SANTA BARBARA
DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION
ROAD ENCROACHMENT PERMIT**

PERMIT NO. 034523

DATE July 28, 2005

ROAD NAME CALLE REAL

INSPECTION REQUIRED - SEE ATTACHED REQUIREMENTS

OWNER: GOLETA WATER DIST. - JOY MCANDRESS
(name)

4699 HOLLISTER AVE., SANTA BARBARA, CA 93110
(address)

APPLICANT: (SAME AS ABOVE)
(name)

(address)

hereby makes application for permit to excavate and/or encroach in the Public Road/Right-of-Way at the location(s) and as described herein, subject to the provisions required by Ordinance No. 1491, of Santa Barbara County, applicable State or Federal Regulations, AND ANY SPECIFIED REQUIREMENTS ATTACHED HERETO.

In consideration of the granting of this permit it is agreed by the applicant that the County of Santa Barbara and any officer or employee thereof shall be saved harmless by the applicant from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application and the permit or permits which may be granted in response thereto, and that all of said liabilities are hereby assumed by the applicant. It is further agreed that if any facilities placed in the excavation or obstruction for which this application is granted and approved as a permit, shall become incompatible with future travel by the general public, then the applicant or its assigns or successors will, either remove such facilities in cases where such removal is necessary or in cases where the use thereof has been or is to be abandoned, or in other cases, applicant or its assigns or successors, will relocate such facilities at a location designated by the Commissioner, as provided in Section 30 and 30.1 of Ordinance No. 1491 of the County of Santa Barbara.

The provisions of the foregoing sentence shall not apply in any case where the easement for the facilities was in existence prior to the existence as such of the public highway concerned herein.

DESCRIPTION OF ENCROACHMENT:

The scope of work in the public right of way under this permit is to construct two new sewer manholes per Goleta Sanitary District standards, two new water service laterals, and abandon in place one existing sewer service lateral as shown on Sheet C5 per attached plan by Steven Wang of Penfield and Smith. Any traffic control shall be the Caltrans "T" series and one lane of traffic shall be kept open at all times or as directed by Roads Division Inspector. Please call Roads Division Inspector Doug Robertson at least 24 hours prior to start of work at 681-4390.

NOTE: All work of this permit shall be in accordance with the attachments and the applicable sections of the Santa Barbara County Road Division Encroachment Permit Requirements including the County Engineering Design Standards and latest revisions, and latest edition of the Caltrans Design Standards.

Location of Encroachment: 4326 CALLE REAL, SANTA BARBARA EASTERLY 93110- - CROSS STREET: ()

APN # 059-240-006

U.S.A. # _____

Tract # _____

File # _____

Contractor R.J. CARROLL AND SONS PLUMBING

Bldg. Permit # _____

Contractor Phone (805) 963-8711

Start Date _____

Permit Received By: _____

Signed Justin Carroll

Date 8-31-05

Business Address 4699 HOLLISTER AVE.

City, State Zip SANTA BARBARA, CA 93110

Phone (805) 879-4639

Attachments

Yes

No

Approved _____

Date _____

Richard Matney 7-28-05

The work indicated on this permit is complete and acceptable.

Inspector _____

Date _____

Issuance Fee

\$5.00

Inspection Fee

\$240.00

Plan Check Fee

Pavement Cut Restoration Fee

\$75.00

Restoration Bond Deposit

\$320.00

Bond No: _____

TOTAL FEES

Most recent Receipt: X

CASH CHECK

Paid to Date (all receipts) _____

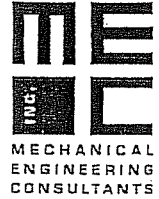
VOID IF WORK IS NOT STARTED IN 30 DAYS AND CONTINUED TO COMPLETION
WHITE - APPLICANT COPY CANARY - FILE COPY PINK - INSPECTION COPY

APPLICANT COPY

**MECHANICAL ENGINEERING
CONSULTANTS, Inc.**

621 WEST MICHELTORANA STREET
SUITE "A"
SANTA BARBARA, CA 93101

TEL (805)957-4MEC OR 957-4632 / FAX 957-4634



Invoice

Norm Bremmer
Nomad Village
4326 Calle Real
Santa Barbara CA 93110

Invoice #: 18886

Date: 6/30/2004

Project: Nomad Village
Natural Gas System Analysis and Report

Job No: NV-401

Professional services through: 6/25/2004

Project Manager: Paul Tziouvaras

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
<u>Principal</u>			
PT	DESIGN Initial coordination with Stuart Carroll and Lindsay Fisher for reducing the gas pipe size at the laundry facility.	0.75 140.00/hr	105.00
PT	DESIGN Stuart Carroll gave me info about distances from laundry to gas meter so I can recalculate pipe sizes to reduce the impact on construction.	0.50 140.00/hr	70.00
PT	DESIGN Laundry gas lines: Provide letter and calculations for the line size reduction justification, revise detail to comply, prepared and faxed info to Terry and Norm. Notified Stuart Carroll.	1.00 140.00/hr	140.00
PT	MANAGEMENT Lindsay Fisher wants to see wet sig. on letter I sent. Laundry room distances back to meter=295 feet, needs justification for loads.	1.00 140.00/hr	140.00
	Emailed Lindsay and Stuart Carroll, did some research		
SUBTOTAL:		[3.25	455.00]

Client: Norm Bremmer
Project: Nomad Village
Natural Gas System Analysis and Report

Page: 2
Invoice #: 18886
Date: 6/30/2004

Job No: NV-401

	<u>Hours</u>	<u>Amount</u>
For professional services rendered	3.25	\$455.00
Previous balance		\$280.00
6/3/2004 Payment - thank you. Check No. 4167		(\$280.00)
Total payments and adjustments		(\$280.00)
Balance due		<u>\$455.00</u>

Thank you for your business!

PLEASE REFERENCE THE INVOICE # ON YOUR CHECK

**MECHANICAL ENGINEERING
CONSULTANTS, Inc.**

621 WEST MICHELTORENA STREET
SUITE "A"
SANTA BARBARA, CA 93101
TEL (805)957-4MEC OR 957-4632 / FAX 957-4634



Invoice

Norm Bremmer
Nomad Village
4326 Calle Real
Santa Barbara CA 93110

Invoice #: 19135

Date: 9/30/2004

Project: Nomad Village
Natural Gas System Analysis and Report

Job No: NV-401

Professional services through: 9/24/2004

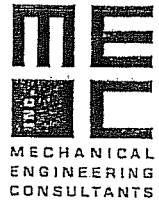
Project Manager: Paul Tziouvaras

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
	<u>Principal</u>		
PT	MANAGEMENT Coordinate scope meeting with Steve Wang. Discussed where project is and should be heading. Suggested meeting with Norm. Called Norm, left message, set tentative date of Tuesday at 3:00 at P&S.	0.50 140.00/hr	70.00
PT	MEETING Progress meeting at P&S with Steve Wang and Norm. Coordination with Steve Wang on chores.	2.00 140.00/hr	280.00
PT	DESIGN Water lines from Norm: Two 2" copper lines on GWD side. No PRV's.	0.50 140.00/hr	70.00
SUBTOTAL:		[3.00	420.00]
	For professional services rendered	3.00	\$420.00
	Previous balance		\$455.00
	7/9/2004 Payment - thank you. Check No. 4232		(\$455.00)
	Total payments and adjustments		(\$455.00)

**MECHANICAL ENGINEERING
CONSULTANTS, Inc.**

621 WEST MICHELTORENA STREET
SUITE "A"
SANTA BARBARA, CA 93101
TEL (805)957-4MEC OR 957-4632 / FAX 957-4634



Invoice

Nomad Village
4326 Calle Real
Santa Barbara CA 93110

Invoice #: 18525
Date: 2/24/2004

Project: Nomad Village
Natural Gas System Analysis and Report

Job No: NV-401

Professional services through: 2/20/2004

Project Manager: Paul Tziouvaras

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
<u>Principal</u>			
PT	MANAGEMENT Coordination with attorney for gas system requirements, Title 25, etc.	0.75 140.00/hr	105.00
PT	DESIGN Study documents received from Norm. Prepare for Saturday site visit	1.00 140.00/hr	140.00
PT	SITE VISIT Site visit with Norm/Cliff/Miguel for existing conditions, take notes, etc.	1.50 140.00/hr	210.00
PT	MANAGEMENT Nick Katsenis from County, coordination	0.50 140.00/hr	70.00
PT	DESIGN Gas calculations, spread sheet, drawing, draft letter to attorney	4.00 140.00/hr	560.00
SUBTOTAL:		[7.75	1,085.00]
	For professional services rendered	7.75	\$1,085.00

Client: Nomad Village
Project: Nomad Village
Natural Gas System Analysis and Report

Page: 2
Invoice #: 18525
Date: 2/24/2004

Job No: NV-401

Balance due

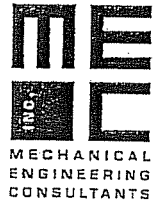
Amount

\$1,085.00

Thank you for your business!

PLEASE REFERENCE THE INVOICE # ON YOUR CHECK

**MECHANICAL ENGINEERING
CONSULTANTS, Inc.**
621 WEST MICHELTORENA STREET
SUITE "A"
SANTA BARBARA, CA 93101
TEL (805)957-4MEC OR 957-4632 / FAX 957-4634



Invoice

Norm Bremmer
Nomad Village
4326 Calle Real
Santa Barbara CA 93110

Invoice #: 18800
Date: 5/27/2004

Project: Nomad Village
Natural Gas System Analysis and Report

Job No: NV-401

Professional services through: 5/21/2004

Project Manager: Paul Tziouvaras

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>Principal</u>		
PT MANAGEMENT Stuart Carroll: Plans are ready at Building Department. County says, they need signatures. Coordinate and have plans signed at County desk.	0.75 140.00/hr	105.00
PT MANAGEMENT Letter to Terry regarding keeping the 4" main gas line as is.	0.75 140.00/hr	105.00
PT MANAGEMENT Stuart Carrol asking if we can keep the existing gas line that is 1" for the laundry due to its location below the electrical room. I said to discuss this with Norm as it would take some re-calculating to see if we can do it.	0.50 140.00/hr	70.00
SUBTOTAL:	[2.00	280.00]
For professional services rendered	2.00	\$280.00
Previous balance		\$2,097.75
5/5/2004 Payment - thank you. Check No. 4106		(\$2,097.75)

Client: Norm Bremmer
Project: Nomad Village
Natural Gas System Analysis and Report

Page: 2
Invoice #: 18800
Date: 5/27/2004

Job No: NV-401

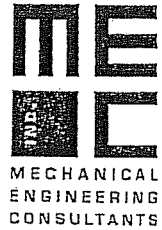
	<u>Amount</u>
Total payments and adjustments	<u>(\$2,097.75)</u>
Balance due	<u>\$280.00</u>

Thank you for your business!

PLEASE REFERENCE THE INVOICE # ON YOUR CHECK

**MECHANICAL ENGINEERING
CONSULTANTS, Inc.**

621 WEST MICHELTORENA STREET
SUITE "A"
SANTA BARBARA, CA 93101
TEL (805)957-4MEC OR 957-4632 / FAX 957-4634



Invoice

Norm Bremmer
Nomad Village
4326 Calle Real
Santa Barbara CA 93110

Invoice #: 19305

Date: 11/29/2004

Project: Nomad Village
Natural Gas System Analysis and Report

Job No: NV-401

Professional services through: 11/26/2004

Project Manager: Paul Tziouvaras

Professional Services

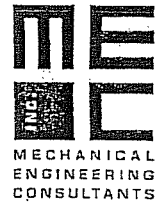
	<u>Hrs/Rate</u>	<u>Amount</u>
<u>Principal</u>		
PT MANAGEMENT Coordination with JMPE and Civil. Get status of project, set up meeting with Steve Wang	0.50 140.00/hr	70.00
PT MEETING Coordination meeting with Steve Wang. Go over specifics, take notes, call Norm.	2.00 140.00/hr	280.00
SUBTOTAL:	<u>2.50</u>	<u>350.00</u>
For professional services rendered	<u>2.50</u>	<u>\$350.00</u>
Previous balance		\$420.00
10/7/2004 Payment - thank you. Check No. 4388		(\$420.00)
Total payments and adjustments		<u>(\$420.00)</u>
Balance due		<u><u>\$350.00</u></u>

MECHANICAL ENGINEERING
CONSULTANTS, Inc.

621 WEST MICHELTORENA STREET
SUITE "A"

SANTA BARBARA, CA 93101

TEL (805)957-4MEC OR 957-4632 / FAX 957-4634



Invoice

Norm Bremmer
Nomad Village
4326 Calle Real
Santa Barbara CA 93110

Invoice #: 18713

Date: 4/27/2004

Project: Nomad Village
Natural Gas System Analysis and Report

Job No: NV-401

Professional services through: 4/23/2004

Project Manager: Paul Tziouvaras

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
<u>Principal</u>			
PT	MEETING Meeting at Penfield and Smith with Norm/Steve W/Pat Y for project parameters and scope.	1.50 140.00/hr	210.00
PT	MANAGEMENT Coordination and discussions with Stuart Carrol, Norm. Review the County's requirements for notes on the plans required, etc.	0.75 140.00/hr	105.00
PT	MEETING Meeting at MEC with Norm/Stuart to go over the gas system. Gave stuart my plan I had submitted with the piping. Stuart to do some investigating early next week and give me information so I can warp up my work. Norm requested a letter be drafted to show that the two units 23 and 92 do comply with the current gas system. Done and faxed to Terry B. by end of that day.	2.25 140.00/hr	315.00
PT	MANAGEMENT At request of Norm: discussed scope of utility work with Steve Wang and reported back to Norm. Left messages for Rich Barrett of the Gas Company for utility scope and asked for probable costs from them, if any.	1.00 140.00/hr	140.00
PT	MANAGEMENT Gas company (Rich Barrett) returned call: Downstream pipes are owned by customer. Since we are just hooking up to the existing meter, there are no fees from the gas company.	0.50 140.00/hr.	70.00

Client: Norm Bremmer
 Project: Normad Village
 Natural Gas System Analysis and Report

Page: 2
 Invoice #: 18713
 Date: 4/27/2004

Job No: NV-401

	<u>Hrs/Rate</u>	<u>Amount</u>
PT DESIGN	1.75	245.00
Start changing calcs, plans, letter for revised findings.	140.00/hr	
PT MEETING	0.75	105.00
Meeting with Stuart Carroll at MEC to go over his potholing and findings in the field.	140.00/hr	
PT MANAGEMENT	0.50	70.00
Stuart Carroll: Additional info on gas lines	140.00/hr	
PT DESIGN	2.00	280.00
Finish new design and calcs/letter	140.00/hr	
PT DESIGN	1.00	140.00
Final copies of plans/report.	140.00/hr	
Hand-carried to Terry Bartlett and discussed the logistics		
SUBTOTAL:	[12.00	1,680.00]

Drafter

CP CAD DRAFTING	1.25	93.75
	75.00/hr	
CP CAD DRAFTING	0.50	37.50
	75.00/hr	
CP CAD DRAFTING	3.00	225.00
	75.00/hr	
CP Delivery to Client	0.25	18.75
	75.00/hr	
CP PLOTTING & CUTTING	0.25	18.75
	75.00/hr	
SUBTOTAL:	[5.25	393.75]

For professional services rendered

17.25 \$2,073.75

Additional Charges :

Qty/Price

Drafter

BOND PLOTS

6 24.00
 4.00

SUBTOTAL:

[24.00]

Client: Norm Bremmer
Project: Normad Village
Natural Gas System Analysis and Report

Page: 3
Invoice #: 18713
Date: 4/27/2004

Job No: NV-401

	<u>Amount</u>
Total costs	\$24.00
Total amount of this bill	<u>\$2,097.75</u>
Previous balance	\$1,212.50
4/6/2004 Payment - thank you. Check No. 4040	<u>(\$1,212.50)</u>
Total payments and adjustments	(\$1,212.50)
Balance due	<u><u>\$2,097.75</u></u>

Thank you for your business!

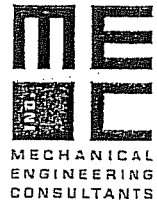
PLEASE REFERENCE THE INVOICE # ON YOUR CHECK

MECHANICAL ENGINEERING
CONSULTANTS, Inc.

621 WEST MICHELTORENA STREET
SUITE "A"

SANTA BARBARA, CA 93101

TEL (805)957-4MEC OR 957-4632 / FAX 957-4634



Invoice

Nomad Village
4326 Calle Real
Santa Barbara CA 93110

Invoice #: 18618

Date: 3/29/2004

Project: Nomad Village
Natural Gas System Analysis and Report

Job No: NV-401

Professional services through: 3/26/2004

Project Manager: Paul Tziouvaras

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
<u>Principal</u>			
PT	MANAGEMENT Fax from client to wrap up the project. Start the process.	0.75 140.00/hr	105.00
PT	DESIGN Redlines, complete the design and calculations, start on final report edits.	2.00 140.00/hr	280.00
PT	MEETING Meeting with Norm at MEC. Showed him the progress. Very close to completion.	0.75 140.00/hr	105.00
PT	DESIGN Completed the report and plans, made copy for Norm.	2.25 140.00/hr	315.00
PT	DESIGN Stuart Carrol consultation on water system, consultation with Norm on County issues	0.50 140.00/hr	70.00
SUBTOTAL:		[6.25	875.00]
<u>Drafter</u>			
CP	CAD DRAFTING	4.50 75.00/hr	337.50

Client: Nomad Village
Project: Nomad Village
Natural Gas System Analysis and Report

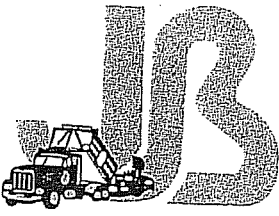
Page: 2
Invoice #: 18618
Date: 3/29/2004

Job No: NV-401

	<u>Hrs/Rate</u>	<u>Amount</u>
SUBTOTAL:	[4.50	337.50]
For professional services rendered	10.75	\$1,212.50
Previous balance		\$1,085.00
3/3/2004 Payment - thank you. Check No. 3978		(\$1,085.00)
Total payments and adjustments		(\$1,085.00)
Balance due		<u>\$1,212.50</u>

Thank you for your business!

PLEASE REFERENCE THE INVOICE # ON YOUR CHECK



BOSTICK COMPANY, INC.
 ASPHALT PAVING CONTRACTORS LICENSE #341573
 2870 EAST LA CRESTA, ANAHEIM, CALIFORNIA 92806

(714) 238-2121
 1 (800) 246-PAVE
 Fax (714) 238-2142

PROPOSAL

TO: Miguel Lopez
 NOMAD VILLAGE MOBILE HOME PARK
 6326 Calle Real
 Santa Barbara, CA 93110

DATE: May 26, 2011
 PHONE: 805 967 3611
 FAX: 805 967 3633
 CELL: 805 689 8529

JOB ADDRESS: Same

ONE MOVE

1. Saw cut asphalt as needed.
2. Remove and haul away approx 130,000 sq.ft. of existing asphalt up to 8" in thickness in some areas.
3. Existing asphalt has PETROMAT fabric in it and a concrete flow line under it in places.
4. Fine grade and compact sub-grade.
5. Machine lay and compact 3.5" of asphalt on 134,255 sq.ft.
6. Install 1,600 LF asphalt curb.
7. Install (32) speed bumps.
8. Restripe back to original layout.
9. Install new concrete wheel stops.

COST: \$ 482,800.00

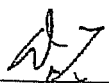
NOTE: After new asphalt has cured, we will apply one coat of slurry seal protective coating and restripe in
 (2) Phases for an added cost of \$ 15,960.00

*During removal, grinding, and/or pulverization we are not responsible for damage to any wires or lines in or immediately under the asphalt/concrete installed by others. J.B. Bostick Company is not responsible for utilities not installed to code.
 During removal, if the existing asphalt/concrete is thicker than what we proposed or the subgrade is unstable, the additional cost will be based on time, material and dump fees. Materials in existing asphalt, i.e. Petromat or other materials, may necessitate a cost increase.
 No guarantee on recurrence of cracks and/or vegetation. No guarantee for drainage in asphalt areas with less than 1% slope.
 Excludes permits and/or permit fees. Prices good for (30) days.
 All work locations where J.B. Bostick Co. and/or our agents are performing work shall be barricaded for traffic on that days work. Any person, vehicle, or by other means of entry not named here, entering that restricted work area will do so at 100% of their own risk. J.B. Bostick Co. and/or our agents are not responsible for injury to persons, i.e. trip, slip and fall, or damage to vehicles by persons choosing to enter the restricted area. ADA compliance is not included in this proposal/contract unless specifically stated.*

**THANK YOU FOR CONSIDERING OUR COMPANY FOR YOUR ASPHALT REPAIR PROGRAM
 UPON ACCEPTANCE OF THIS PROPOSAL/CONTRACT AND THE TERMS AND
 CONDITIONS ON REVERSE SIDE, PLEASE SIGN AND RETURN (1) ONE COPY**
 Note: Facsimile copies do not show Terms & Conditions

RESPECTFULLY SUBMITTED

SIGNATURE: _____

BY: 
 DAVID L. THOMAS
 051171

DATE _____

COPY

EXHIBIT M

GRANITE

ITTS RUBEN GARCIA
GRANITE CONSTRUCTION COMPANY

Date of Proposal: **FEBRUARY 18, 2011**
Proposal Valid Until: **MARCH 18, 2011**

PROPOSAL AND CONSTRUCTION CONTRACT

GRANITE CONSTRUCTION COMPANY, a California Corporation, hereafter called "Contractor," and **NOMAD VILLAGE**, ATTENTION: MIGUEL, 4326 CALLE REAL, SANTA BARBARA, CA 93110, hereafter called the "Owner," agree as follows:

1. Description and Location of Work. Contractor agrees to perform the following work:

- A. GRIND ALL ASPHALT ROADS AND PARKING AREAS TO 2".
- B. CLEAN ROADS AND PARKING AREAS.
- C. APPLY BONDING OIL AND PAVE 2" OF COMPACTED ASPHALT.
- D. INSTALL 31 SPEED BUMPS.
- E. RESTRIPE AS EXISTING.

Located At 4326 CALLE REAL, SANTA BARBARA

2. Plans and Specifications. The above work shall be performed in accordance with the following plans and specifications.

AS ABOVE

Such plans and specifications are, by this reference, incorporated herein and made a part of this subcontract, but are not attached

3. Payment. Owner shall pay to Contractor, as full compensation for all the work hereunder the following amount.

TOTAL BID \$206,427.00

- A. In accordance with the provisions of Paragraph 3 on the reverse side hereof, progress payments shall be 100% of the estimate and the sum of 1.5% per month shall be added to any balance unpaid when due
- B. The above prices shall include all applicable Sales, Use, Franchise, Excise and other taxes which may nor or hereafter be levied.
- C. In the event the above price is a unit price based on quantities, final payment shall be for actual quantities jointly determined by the Engineer, or other representative of Owner, and Contractor, upon completion of all work hereunder.
- D. The Proposal and Construction Contract shall be void if Owner is unable to demonstrate to the satisfaction of Contractor prior to commencement of work his ability to make payments for the work to be performed hereunder the manner and at the times set forth herein.

4. Time. Contractor shall commence work hereunder as promptly as practical after the receipt to written notice to proceed from Owner and shall complete the work within 30 working days. A working day is defined as any day except Saturdays, Sundays and legal holidays and except days on which the Contractor is prevented by conditions beyond his control or by inclement weather or conditions resulting therefrom, adverse to the current controlling operation or operations, from proceeding with at least 90% of the normal labor and equipment force required for such operation or operations. At the option of Contractor, this agreement shall be void unless notice to proceed is received within ten (10) working days following execution of the agreement by Owner.

5. Special Conditions. 1) PROGRESS PAYMENTS ARE TO BE REMITTED AS PER GENERAL CONDITIONS. PAYMENT IS DUE UPON RECEIPT OF INVOICE. 2) ONLY ITEMS OF WORK AS LISTED ARE INCLUDED IN THIS CONTRACT. 3) ALL REQUIRED ENGINEERING, STAKING, TESTING, INSPECTIONS, PERMITS, BONDS, OR FEES ARE EXCLUDED. 4) DUE TO SOIL CONDITIONS AND EARTH MOVEMENT, SURFACE CRACKS MAY OCCUR IN YOUR ASPHALT OR SEAL, WHICH IS NO REFLECTION OF THE QUALITY OF WORKMANSHIP. CONTRACTOR CANNOT GUARANTEE THAT CRACKS WILL NOT TRANSMIT THROUGH NEW ASPHALT. NORMAL CURING TIME FOR ASPHALT RANGES FROM 30 TO 60 DAYS, PARTICULARLY IN WARMER WEATHER. MINOR TIRE MARKING/SCUFFING IS NORMAL, ESPECIALLY IN TIGHT TURNING AREAS AND/OR WITH LARGE TRUCK TRAFFIC. THIS WILL DISAPPEAR AS THE NEW ASPHALT CURES.

6. Contract Documents. The contract documents shall consist of this Agreement and attachments numbered N/A

Executed at: SANTA BARBARA California FEBRUARY 18, 2011

If Acceptable Please Sign Original and Return to:

GRANITE CONSTRUCTION COMPANY
A CALIFORNIA CORPORATION

State of California Contractors License No. 0000000000

00072 P.001/008

04/14/2011 08:38

ESTIMATE

Date	
Feb.15,2011	

Name @ Address
Nomad Village Mobile Park 4326 Calle Real Santa Barbara CA.93110 905-967-3603 805 662 1162 fax

ESTIMATE FROM
Gordon Jennell c/o PO Box 20093 Santa Barbara California State near 93120 805-705-3434 805-967-5483 fax gordon145@hotmail.com

JOB NAME	Terms	Date
Calle Real	OPEN	ASAP
		Amount

Item	Description	Amount
	We will do the job street by street and will help the people with the parking.	

Thank you for call

Total \$ 462,477.00

TAFT ELECTRIC COMPANY

ELECTRICAL CONTRACTORS
STATE LICENSE NO. 772245

650 ALAMO PINTADO ROAD, SUITE 201 • SOLVANG, CALIFORNIA 93463 • (805) 688-0121

PROPOSAL & SCOPE OF WORK NOMAD VILLAGE ELECTRICAL IMPROVEMENTS

Date

March 2, 2011

We are pleased to present our scope of work and proposal for the above project. We are a Union Contractor, California Contractor's License #772245 - A, B, C-10. Taft Electric Company will perform the Electrical work as per plan sheets E1, E2 & EX1 dated February 14, 2011.

Our price for this work, including Taft Electric's qualifications and exclusions listed below is as follows:

PROPOSAL: **\$ 270,945.00**

QUALIFICATIONS:

1. All work will be performed during normal working hours.
2. All applicable taxes are included.
3. Class 200 watt hour meters are included
4. Quote is good for 60 days
5. Includes; trenching, saw cutting, spoils removal, slurry backfill in roads, A/C patching.

EXCLUSIONS:

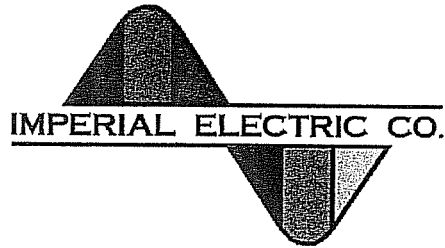
1. Temporary power
2. Permits or fees

If you have any questions or need additional information please do not hesitate to contact the undersigned.

Sincerely,



Robert Jeppesen
Division Manager



ELECTRICAL CONTRACTORS (lic#C10-300080)

6445 CALLE REAL • GOLETA, CA 93117-1542 • phone (805)681-0676 • fax (805)681-0703

March 11, 2011

Nomad Village
4326 Calle Real
Santa Barbara, CA. 93110

Re: Electrical Bid
Project: Mobile Home Park Service Upgrades

SCOPE OF WORK:

Provide labor and material to install electrical per plans and notes pages E1, E2, and EX1 by JMPE dated 2/14/11. We are to install new pedestals and replace existing transformers.

We Submit a price of: \$ 230,375.00

EXCLUDES:

High Voltage Conduit and Wire
Overtime
Prints and permits
Roof penetrations

If you have any questions, feel free to contact the office or Mike Breyman (805) 896-9907.

Regards,

Alex Cortes
Estimator

QCGL410
NM
NM

PROFIT & LOSS STATEMENT
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2008

8/1-12/31/08

PAGE 1
SYSTEM DATE: 09/09/2011
SELECT DATE: 09/09/2011
14:18:52
PROJECT SQ FT 0
PROJECT UNITS 150

Cur. Period: 12/08
Sel. Period: 12/08

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
4100	GROSS POTENTIAL RENT	46,924.18	0.00	234,360.63	0.00
4199	TOTAL PERMANENT RENTS	46,924.18	0.00	234,360.63	0.00
4299	TOTAL RENTAL INCOME	46,924.18	0.00	234,360.63	0.00
4300	GAS INCOME	3,767.38	0.00	20,442.99	0.00
4310	ELECTRIC INCOME	4,348.10	0.00	22,367.20	0.00
4320	WATER INCOME	2,763.95	0.00	14,623.32	0.00
4340	SEWER INCOME	4,151.14	0.00	15,852.11	0.00
4399	TOTAL UTILITIES	15,030.57	0.00	73,285.62	0.00
4510	LAUNDRY INCOME	1,240.00	0.00	1,776.40	0.00
4620	RETURNED CHECK FEES	0.00	0.00	30.00	0.00
4630	LATE CHARGES	92.00	0.00	351.93	0.00
4999	TOTAL PASS-THRU/OTHER INCOME	1,332.00	0.00	2,157.43	0.00
4999	TOTAL INCOME	63,286.75	0.00	309,803.58	0.00
5200	WAGES - MANAGERS	3,372.46	0.00	16,900.46	0.00
5210	WAGES - MAINTENANCE	3,662.44	0.00	15,769.44	0.00
5299	TOTAL WAGES	7,034.90	0.00	32,669.90	0.00
5241	EMPLOYER P/R TAX-SOC SECURITY	436.15	0.00	2,025.54	0.00
5242	EMPLOYER P/R TAX-MEDICARE	102.01	0.00	473.74	0.00
5243	EMPLOYER P/R TAX-FUTA	12.73	0.00	165.56	0.00
5244	EMPLOYER P/R TAX-SUTA	54.16	0.00	716.45	0.00
5249	TOTAL EMPLOYER P/R TAXES	605.05	0.00	3,381.29	0.00
5260	INSURANCE - WORKERS COMP	0.00	0.00	2,307.77	0.00
5270	EMPLOYEE RENT	278.52	0.00	1,392.60	0.00
5299	TOTAL EMPLOYEE COSTS	7,918.47	0.00	39,751.56	0.00
5300	GAS	2,526.27	0.00	11,092.20	0.00
5310	ELECTRIC	4,583.29	0.00	17,494.89	0.00
5320	WATER	3,555.85	0.00	15,061.46	0.00
5330	SEWER	0.00	0.00	25,072.31	0.00
5360	TRASH	0.00	0.00	1,434.35	0.00
5380	CABLE TV	53.48	0.00	288.12	0.00
5399	TOTAL UTILITIES	10,718.89	0.00	70,443.33	0.00
5400	R & M-COMMON AREAS	79.72	0.00	493.45	0.00
5410	R & M-DUMP RUNS	760.41	0.00	1,912.66	0.00
5420	R & M-ELECTRICAL	0.00	0.00	256.66	0.00
5430	R & M-TOOLS & EQUIPMENT	0.00	0.00	1,322.63	0.00
5440	R & M-FENCES	0.00	0.00	15,617.50	0.00
5450-100	R & M-GAS METER INSTALLATION	0.00	0.00	566.96	0.00
5460	R & M-LANDSCAPE	0.00	0.00	205.48	0.00
5480	R & M-LIGHTS	0.00	0.00	29.92	0.00
5490	R & M-PARK OWNED HOMES/BLDGS	41.28	0.00	531.71	0.00

EXHIBIT N

QCGL410
 NM
 NM

PROFIT & LOSS STATEMENT
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2008

PAGE 2
 SYSTEM DATE: 09/09/2011
 SELECT DATE: 09/09/2011
 14:18:53
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/08
 Sel. Period: 12/08

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5500	R & M-PEST CONTROL	0.00	0.00	16.14	0.00
5510	R & M-POOL & SPA	66.49-	0.00	1,403.96	0.00
5520	R & M-SEWER SYSTEM	0.00	0.00	11,200.00	0.00
5560	R & M-VEHICLES	79.95	0.00	679.95	0.00
5570	R & M-WATER SYSTEM	0.00	0.00	2,088.07	0.00
5599	TOTAL REPAIRS & MAINTENANCE	894.87	0.00	36,325.09	0.00
5600	CLUBHOUSE SUPPLIES	17.78	0.00	17.78	0.00
5610	COMMON AREA SUPPLIES	471.84	0.00	797.80	0.00
5615	EQUIPMENT GAS	0.00	0.00	20.00	0.00
5620	JANITORIAL SUPPLIES	69.90	0.00	159.85	0.00
5650	TOOLS, EQUIPMENT, VEHICLES	0.00	0.00	1,010.70	0.00
5655	VEHICLE GAS	390.78	0.00	610.78	0.00
5699	TOTAL OPERATING SUPPLIES	970.30	0.00	2,616.91	0.00
5730	BANK CHARGES	54.36	0.00	194.51	0.00
5750	DUES, SUBSCRIPTION, FEES	29.43	0.00	2,759.72	0.00
5760	EDUCATION & SEMINARS	0.00	0.00	825.00	0.00
5780	INSURANCE-PROPERTY & LIABILITY	0.00	0.00	7,270.71	0.00
5785	LAND LEASE PAYMENTS	9,379.53	0.00	46,856.82	0.00
5800	LEGAL-GENERAL	0.00	0.00	9,004.12	0.00
5810	LICENSES & PERMITS	655.00	0.00	2,990.00	0.00
5815	LODGING	0.00	0.00	300.00	0.00
5820	MANAGEMENT FEES	2,930.80	0.00	9,979.67	0.00
5850	OFFICE EQUIPMENT	0.00	0.00	196.32	0.00
5860	OFFICE SUPPLIES	367.66	0.00	1,638.89	0.00
5870	OUTSIDE SERVICES	234.05	0.00	7,902.75	0.00
5885	PAYROLL SERVICE	127.70	0.00	411.90	0.00
5890	POSTAGE	151.64	0.00	868.70	0.00
5900	PROPERTY TAXES	0.00	0.00	23,199.58	0.00
5907	SECURITY PATROL	0.00	0.00	920.00	0.00
5910	TELEPHONE	137.04	0.00	1,441.55	0.00
5930	TITLE SEARCH	0.00	0.00	25.00	0.00
5940	TRAVEL	0.00	0.00	8,117.80	0.00
5950	OTHER EXPENSE	50,000.00-	0.00	0.00	0.00
5998	TOTAL OFFICE & ADMINISTRATION	35,731.79-	0.00	122,913.04	0.00
8999	TOTAL OPERATING EXPENSES	15,229.26--	0.00	272,049.93	0.00
6000	NET OPERATING INCOME	78,516.01	0.00	37,753.75	0.00
6101	INTEREST-CAPMARK	0.00	0.00	6,161.94	0.00
6199	TOTAL INTEREST EXPENSE	0.00	0.00	6,161.94	0.00
6220	DEPRECIATION EXPENSE	10,910.00	0.00	10,910.00	0.00
6230	AMORTIZATION EXPENSE	6,964.00	0.00	6,964.00	0.00
9999	NET INCOME	50,642.01	0.00	13,717.81	0.00

QCGL410
NM
NM

PROFIT & LOSS STATEMENT
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2009

PAGE 1
SYSTEM DATE: 09/09/2011
SELECT DATE: 09/09/2011
14:13:36
PROJECT SQ FT 0
PROJECT UNITS 150

Cur. Period: 12/09
Sel. Period: 12/09

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
4100	GROSS POTENTIAL RENT	46,924.18	0.00	563,090.16	0.00
4199	TOTAL PERMANENT RENTS	46,924.18	0.00	563,090.16	0.00
4299	TOTAL RENTAL INCOME	46,924.18	0.00	563,090.16	0.00
4300	GAS INCOME	2,392.12	0.00	42,688.28	0.00
4310	ELECTRIC INCOME	4,336.22	0.00	55,011.02	0.00
4320	WATER INCOME	2,618.72	0.00	34,361.48	0.00
4340	SEWER INCOME	4,619.17	0.00	50,549.74	0.00
4399	TOTAL UTILITIES	14,466.23	0.00	182,610.52	0.00
4510	LAUNDRY INCOME	457.20	0.00	3,225.21	0.00
4620	RETURNED CHECK FEES	10.00	0.00	195.00	0.00
4630	LATE CHARGES	125.00	0.00	1,749.77	0.00
4660	OTHER INTEREST INCOME	145.78	0.00	1,375.59	0.00
4899	TOTAL PASS-THRU/OTHER INCOME	737.98	0.00	6,545.57	0.00
4999	TOTAL INCOME	62,128.39	0.00	752,246.25	0.00
5200	WAGES - MANAGERS	3,607.18	0.00	33,236.42	0.00
5210	WAGES - MAINTENANCE	3,584.20	0.00	42,519.71	0.00
5299	TOTAL WAGES	7,191.38	0.00	75,756.13	0.00
5241	EMPLOYER P/R TAX-SOC SECURITY	445.88	0.00	4,702.63	0.00
5242	EMPLOYER P/R TAX-MEDICARE	104.25	0.00	1,099.81	0.00
5243	EMPLOYER P/R TAX-FUTA	0.00	0.00	223.99	0.00
5244	EMPLOYER P/R TAX-SUTA	0.00	0.00	988.11	0.00
5249	TOTAL EMPLOYER P/R TAXES	550.13	0.00	7,014.54	0.00
5260	INSURANCE - WORKERS COMP	762.37	0.00	7,714.86	0.00
5270	EMPLOYEE RENT	278.52	0.00	3,446.30	0.00
5299	TOTAL EMPLOYEE COSTS	8,782.40	0.00	93,931.23	0.00
5300	GAS	4,444.52	0.00	20,850.16	0.00
5310	ELECTRIC	4,598.73	0.00	49,296.45	0.00
5320	WATER	3,301.57	0.00	43,200.73	0.00
5330	SEWER	27,293.96	0.00	52,366.27	0.00
5360	TRASH	773.14	0.00	9,343.99	0.00
5380	CABLE TV	53.34	0.00	540.99	0.00
5399	TOTAL UTILITIES	40,467.26	0.00	175,698.59	0.00
5400	R & M-COMMON AREAS	0.00	0.00	974.39	0.00
5420	R & M-ELECTRICAL	0.00	0.00	28,970.89	0.00
5430	R & M-TOOLS & EQUIPMENT	80.30	0.00	976.78	0.00
5440	R & M-FENCES	21.73	0.00	21.73	0.00
5450	R & M-GAS SYSTEM	0.00	0.00	10,017.01	0.00
5460	R & M-LANDSCAPE	35.79	0.00	364.17	0.00
5480	R & M-LIGHTS	0.00	0.00	173.25	0.00
5490	R & M-PARK OWNED HOMES/BLDGS	62.58	0.00	4,808.81	0.00

PROFIT & LOSS STATEMENT
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2009

Cur. Period: 12/09
Sel. Period: 12/09

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5510	R & M-POOL & SPA	238.27	0.00	3,621.93	0.00
5520	R & M-SEWER SYSTEM	0.00	0.00	14,637.58	0.00
5530	R & M-STREETS	0.00	0.00	117.26	0.00
5540	R & M-STREET SWEEPING	195.00	0.00	935.00	0.00
5560	R & M-VEHICLES	0.00	0.00	1,400.21	0.00
5570	R & M-WATER SYSTEM	0.00	0.00	4,410.67	0.00
5599	TOTAL REPAIRS & MAINTENANCE	633.67	0.00	71,329.48	0.00
5600	CLUBHOUSE SUPPLIES	0.00	0.00	65.21	0.00
5610	COMMON AREA SUPPLIES	0.00	0.00	177.18	0.00
5615	EQUIPMENT GAS	50.00	0.00	232.43	0.00
5620	JANITORIAL SUPPLIES	71.65	0.00	498.35	0.00
5635	POOL/SPA SUPPLIES	0.00	0.00	21.50	0.00
5655	VEHICLE GAS	229.00	0.00	1,207.15	0.00
5699	TOTAL OPERATING SUPPLIES	350.65	0.00	2,201.82	0.00
5700	ACCOUNTING	0.00	0.00	1,915.00	0.00
5730	BANK CHARGES	56.52	0.00	560.47	0.00
5740	CREDIT CHECKS	15.50	0.00	132.00	0.00
5750	DUES, SUBSCRIPTION, FEES	50.23	0.00	4,230.80	0.00
5760	EDUCATION & SEMINARS	0.00	0.00	850.00	0.00
5780	INSURANCE-PROPERTY & LIABILITY	279.77	0.00	14,839.54	0.00
5785	LAND LEASE PAYMENTS	10,293.72	0.00	113,526.95	0.00
5790	LEGAL-EVICTIONS	240.00	0.00	1,728.00	0.00
5800	LEGAL-GENERAL	0.00	0.00	5,001.59	0.00
5810	LICENSES & PERMITS	0.00	0.00	348.00	0.00
5820	MANAGEMENT FEES	3,054.49	0.00	32,850.69	0.00
5830	MEALS & ENTERTAINMENT	0.00	0.00	60.90	0.00
5860	OFFICE SUPPLIES	98.74	0.00	874.33	0.00
5870	OUTSIDE SERVICES	234.67	0.00	5,028.76	0.00
5885	PAYROLL SERVICE	201.24	0.00	1,738.83	0.00
5890	POSTAGE	121.82	0.00	1,635.66	0.00
5900	PROPERTY TAXES	49,028.52	0.00	59,255.26	0.00
5907	SECURITY PATROL	1,999.50	0.00	8,621.50	0.00
5910	TELEPHONE	263.58	0.00	2,979.28	0.00
5920	TENANT SERVICES	0.00	0.00	57.60	0.00
5940	TRAVEL	0.00	0.00	2,651.02	0.00
5945	CASH OVER/SHORT	0.00	0.00	0.54	0.00
5998	TOTAL OFFICE & ADMINISTRATION	65,939.46	0.00	260,596.72	0.00
5999	TOTAL OPERATING EXPENSES	115,173.44	0.00	603,858.44	0.00
6000	NET OPERATING INCOME	54,045.05	0.00	148,387.91	0.00
6101	INTEREST-CAPMARE	15,542.79	0.00	200,697.41	0.00
6102	INTEREST-LTPSCOME	0.00	0.00	2,000.00	0.00
6199	TOTAL INTEREST EXPENSE	15,542.79	0.00	202,697.41	0.00
6220	DEPRECIATION EXPENSE	3,105.00	0.00	3,105.00	0.00
6230	AMORTIZATION EXPENSE	18,863.00	0.00	18,863.00	0.00

QCGL410

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Cur. Period: 12/09
Sel. Period: 12/09

PROFIT & LOSS STATEMENT
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2009

PAGE 3
SYSTEM DATE: 09/09/2011
SELECT DATE: 09/09/2011
14:19:37
PROJECT SQ FT 0
PROJECT UNITS 150

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
9999	NET INCOME	92,655.84-	0.00	76,277.60-	0.00

QCGL410
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PROFIT & LOSS STATEMENT
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 1
 SYSTEM DATE: 09/09/2011
 SELECT DATE: 09/09/2011
 14:19:43
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 12/10

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
4100	GROSS POTENTIAL RENT	47,047.78	0.00	564,327.90	0.00
4139	TOTAL PERMANENT RENTS	47,047.78	0.00	564,327.90	0.00
4299	TOTAL RENTAL INCOME	47,047.78	0.00	564,327.90	0.00
4300	GAS INCOME				
4310	ELECTRIC INCOME	2,949.82	0.00	47,546.22	0.00
4320	WATER INCOME	4,249.67	0.00	56,143.53	0.00
4340	SEWER INCOME	2,671.20	0.00	33,805.52	0.00
		4,519.17	0.00	54,230.04	0.00
4399	TOTAL UTILITIES	14,389.96	0.00	191,725.31	0.00
4510	LAUNDRY INCOME				
4590	CLUBHOUSE & EVENT FEES	399.70	0.00	2,775.30	0.00
4620	RETURNED CHECK FEES	20.00	0.00	120.00	0.00
4630	LATE CHARGES	0.00	0.00	55.00	0.00
4660	OTHER INTEREST INCOME	175.00	0.00	1,272.00	0.00
4710	WRITE OFF BAD DEBT	54.33	0.00	650.22	0.00
		0.00	0.00	443.45	0.00
4899	TOTAL PASS-THRU/OTHER INCOME	649.03	0.00	5,315.97	0.00
4999	TOTAL INCOME	52,086.67	0.00	761,369.18	0.00
5200	WAGES - MANAGERS	3,538.33	0.00	40,960.34	0.00
5210	WAGES - MAINTENANCE	3,342.18	0.00	39,680.68	0.00
5299	TOTAL WAGES	6,880.51	0.00	80,641.02	0.00
5241	EMPLOYER P/R TAX-SOC SECURITY	426.59	0.00	4,999.78	0.00
5242	EMPLOYER P/R TAX-MEDICARE	99.79	0.00	1,169.38	0.00
5243	EMPLOYER P/R TAX-SUTA	0.00	0.00	167.99	0.00
5244	EMPLOYER P/R TAX-SUTA	0.00	0.00	730.30	0.00
5249	TOTAL EMPLOYER P/R TAXES	526.38	0.00	7,067.45	0.00
5250	INSURANCE - WORKERS COMP				
5270	EMPLOYEE RENT	377.34	0.00	7,814.32	0.00
		278.52	0.00	3,342.24	0.00
5299	TOTAL EMPLOYEE COSTS	8,062.77	0.00	98,865.03	0.00
5300	GAS				
5310	ELECTRIC	291.14	0.00	25,649.72	0.00
5320	WATER	4,112.48	0.00	47,467.92	0.00
5330	SEWER	3,596.66	0.00	38,905.57	0.00
5360	TRASH	27,293.96	0.00	54,587.92	0.00
5380	CABLE TV	988.20	0.00	11,144.53	0.00
		55.98	0.00	666.45	0.00
5399	TOTAL UTILITIES	36,338.42	0.00	178,422.11	0.00
5400	R & M-COMMON AREAS				
5420	R & M-ELECTRICAL	0.00	0.00	1,728.34	0.00
5430	R & M-TOOLS & EQUIPMENT	300.00	0.00	1,417.92	0.00
5450	R & M-GAS SYSTEM	0.00	0.00	145.80	0.00
5460	R & M-LANDSCAPE	0.00	0.00	930.06	0.00
5470	R & M-LAUNDRY/SHOWERS/RESTROOM	0.00	0.00	248.02	0.00
		0.00	0.00	49.89	0.00

QCGL410

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PROFIT & LOSS STATEMENT
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2010

PAGE 2
SYSTEM DATE: 09/09/2011
SELECT DATE: 09/09/2011
14:19:48
PROJECT SQ FT 0
PROJECT UNITS 150

Cur. Period: 12/10
Sel. Period: 12/10

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5480	R & M-LIGHTS	0.00	0.00		
5490	R & M-PARK OWNED HOMES/BLDGS	0.00	0.00	1,365.49	0.00
5510	R & M-POOL & SPA	0.00	0.00	43.95	0.00
5520	R & M-SEWER SYSTEM	102.54	0.00	5,228.53	0.00
5530	R & M-STREETS	641.85	0.00	2,706.44	0.00
5540	R & M-STREET SWEEPING	0.00	0.00	327.22	0.00
5560	R & M-VEHICLES	195.00	0.00	2,340.00	0.00
5570	R & M-WATER SYSTEM	595.02	0.00	1,198.62	0.00
		0.00	0.00	566.53	0.00
5599	TOTAL REPAIRS & MAINTENANCE	1,834.41	0.00	18,296.81	0.00
5600	CLUBHOUSE SUPPLIES	274.30	0.00	862.41	0.00
5610	COMMON AREA SUPPLIES	34.80	0.00	619.63	0.00
5615	EQUIPMENT GAS	90.45	0.00	679.46	0.00
5620	JANITORIAL SUPPLIES	0.00	0.00	369.48	0.00
5650	TOOLS, EQUIPMENT, VEHICLES	53.29	0.00	79.20	0.00
5655	VEHICLE GAS	150.00	0.00	1,724.04	0.00
5699	TOTAL OPERATING SUPPLIES	612.84	0.00	4,334.22	0.00
5710	ADVERTISING & PROMOTION	0.00	0.00	126.70	0.00
5730	BANK CHARGES	54.03	0.00	781.59	0.00
5740	CREDIT CHECKS	0.00	0.00	88.50	0.00
5750	DUES, SUBSCRIPTION, FEES	333.86	0.00	13,923.88	0.00
5760	EDUCATION & SEMINARS	0.00	0.00	850.00	0.00
5780	INSURANCE-PROPERTY & LIABILITY	1,172.15	0.00	10,959.15	0.00
5785	LAND LEASE PAYMENTS	9,409.56	0.00	113,340.74	0.00
5790	LEGAL-EVICTIONS	0.00	0.00	2,176.00	0.00
5800	LEGAL-GENERAL	50,973.00	0.00	51,045.00	0.00
5810	LICENSES & PERMITS	0.00	0.00	2,379.00	0.00
5820	MANAGEMENT FEES	2,981.85	0.00	35,309.73	0.00
5830	MEALS & ENTERTAINMENT	0.00	0.00	80.97	0.00
5860	OFFICE SUPPLIES	59.85	0.00	1,006.68	0.00
5870	OUTSIDE SERVICES	267.22	0.00	11,245.79	0.00
5885	PAYROLL SERVICE	153.60	0.00	1,710.46	0.00
5890	POSTAGE	117.99	0.00	1,826.93	0.00
5900	PROPERTY TAXES	33,224.24	0.00	82,252.82	0.00
5907	SECURITY PATROL	0.00	0.00	5,998.50	0.00
5910	TELEPHONE	318.21	0.00	3,476.17	0.00
5940	TRAVEL	0.00	0.00	1,048.00	0.00
5945	CASH OVER/SHORT	0.06	0.00	3.02	0.00
5998	TOTAL OFFICE & ADMINISTRATION	99,065.42	0.00	338,629.57	0.00
5999	TOTAL OPERATING EXPENSES	145,913.86	0.00	638,547.74	0.00
6000	NET OPERATING INCOME	83,827.15	0.00	122,821.44	0.00
6101	INTEREST-CAPMARK	16,453.67	0.00	198,496.92	0.00
6199	TOTAL INTEREST EXPENSE	16,453.67	0.00	198,496.92	0.00
6220	DEPRECIATION EXPENSE	1,641.00	0.00	1,641.00	0.00
6230	AMORTIZATION EXPENSE	18,863.00	0.00	18,863.00	0.00

QCGL410

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Cur. Period: 12/10
Sel. Period: 12/10

PROFIT & LOSS STATEMENT
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2010

PAGE 3
SYSTEM DATE: 09/09/2011
SELECT DATE: 09/09/2011
14:19:48
PROJECT SQ FT 0
PROJECT UNITS 150

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
9999	NET INCOME	120,784.86-	0.00	96,179.48-	0.00

GENERAL LEDGER
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2010

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5200-	WAGES - MANAGERS				0.00					
	MIGLOP-MIGUEL LOP-011510PR	5001	CD	01/15/10		1,526.63			PAYROLL	
	MIGLOP-MIGUEL LOP-012910PR	5004	CD	01/29/10		1,058.75			PAYROLL	
	End of month totals for January				0.00	2,685.38	0.00	2,685.38		
	MIGLOP-MIGUEL LOP-021210PR	5007	CD	02/12/10		1,848.00			PAYROLL	
	MIGLOP-MIGUEL LOP-012910PR	5008	CD	02/12/10		635.25			PAYROLL	
	MIGLOP-MIGUEL LOP-022610PR	5011	CD	02/26/10		1,694.00			PAYROLL	
	End of month totals for February				2,685.38	4,177.25	0.00	6,862.63		
	MIGLOP-MIGUEL LOP-031510PR	5014	CD	03/15/10		1,386.00			PAYROLL	
	MIGLOP-MIGUEL LOP-033110PR	5017	CD	03/31/10		1,694.00			PAYROLL	
	End of month totals for March				6,862.63	3,080.00	0.00	9,942.63		
	MIGLOP-MIGUEL LOP-041510PR	5020	CD	04/15/10		1,694.00			PAYROLL	
	MIGLOP-MIGUEL LOP-043010PR	5023	CD	04/30/10		1,799.88			PAYROLL	
	End of month totals for April				9,942.63	3,493.88	0.00	13,436.51		
	MIGLOP-MIGUEL LOP-051410PR	5026	CD	05/14/10		1,694.00			PAYROLL	
	MIGLOP-MIGUEL LOP-052810PR	5029	CD	05/28/10		1,751.75			PAYROLL	
	End of month totals for May				13,436.51	3,445.75	0.00	16,882.26		
	MIGLOP-MIGUEL LOP-061510PR	5032	CD	06/15/10		1,848.00			PAYROLL	
	MIGLOP-MIGUEL LOP-063010PR	5035	CD	06/30/10		1,694.00			PAYROLL	
	End of month totals for June				16,882.26	3,542.00	0.00	20,424.26		
	MIGLOP-MIGUEL LOP-071510PR	5038	CD	07/15/10		1,540.00			PAYROLL	
	MIGLOP-MIGUEL LOP-073010PR	5041	CD	07/30/10		1,540.00			PAYROLL	
	End of month totals for July				20,424.26	3,080.00	0.00	23,504.26		
	MIGLOP-MIGUEL LOP-081310PR	5044	CD	08/13/10		1,905.75			PAYROLL	
	MIGLOP-MIGUEL LOP-083110PR	5047	CD	08/31/10		1,694.00			PAYROLL	
	End of month totals for August				23,504.26	3,599.75	0.00	27,104.01		
	MIGLOP-MIGUEL LOP-091510PR	5050	CD	09/15/10		1,848.00			PAYROLL	
	MIGLOP-MIGUEL LOP-093010PR	5053	CD	09/30/10		1,540.00			PAYROLL	
	End of month totals for September				27,104.01	3,388.00	0.00	30,492.01		
	MIGLOP-MIGUEL LOP-101510PR	5056	CD	10/15/10		1,694.00			PAYROLL	
	MIGLOP-MIGUEL LOP-102910PR	5059	CD	10/29/10		1,694.00			PAYROLL	
	End of month totals for October				30,492.01	3,388.00	0.00	33,880.01		
	MIGLOP-MIGUEL LOP-111510PR	5062	CD	11/15/10		1,848.00			PAYROLL	
	MIGLOP-MIGUEL LOP-113010PR	5065	CD	11/30/10		1,694.00			PAYROLL	
	End of month totals for November				33,880.01	3,542.00	0.00	37,422.01		
	MIGLOP-MIGUEL LOP-121510PRBONU	5069	CD	12/15/10		246.58			PAYROLL-XMAS	
	MIGLOP-MIGUEL LOP-121510PR	5070	CD	12/15/10		1,694.00			PAYROLL	
	MIGLOP-MIGUEL LOP-123010PR	5074	CD	12/30/10		1,597.75			PAYROLL	
	End of month totals for December				37,422.01	3,538.33	0.00	40,960.34	*	
5210-	WAGES - MAINTENANCE				0.00					
	RAFDOM-RAFAEL DOM-011510PR	5000	CD	01/15/10		435.00			PAYROLL	
	ROBNAV-ROBERTO NA-011510PR	5002	CD	01/15/10		756.00			PAYROLL	
	RAFDOM-RAFAEL DOM-012910PR	5003	CD	01/29/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-012910PR	5005	CD	01/29/10		594.00			PAYROLL	
	End of month totals for January				0.00	2,742.00	0.00	2,742.00		
	RAFDOM-RAFAEL DOM-021210PR	5006	CD	02/12/10		1,044.00			PAYROLL	
	ROBNAV-ROBERTO NA-021210PR	5009	CD	02/12/10		756.00			PAYROLL	
	RAFDOM-RAFAEL DOM-022610PR	5010	CD	02/26/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-022610PR	5012	CD	02/26/10		540.00			PAYROLL	
	End of month totals for February				2,742.00	3,297.00	0.00	6,039.00		

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5210-	WAGES - MAINTENANCE			(continued)						
	RAFDOM-RAFAEL DOM-031510PR	5013	CD	03/15/10		783.00			PAYROLL	
	ROBNAV-ROBERTO NA-031510PR	5015	CD	03/15/10		540.00			PAYROLL	
	RAFDOM-RAFAEL DOM-033110PR	5016	CD	03/31/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-033110PR	5018	CD	03/31/10		972.00			PAYROLL	
	End of month totals for March				5,039.00	3,252.00	0.00	9,291.00		
	RAFDOM-RAFAEL DOM-041510PR	5019	CD	04/15/10		1,000.50			PAYROLL	
	ROBNAV-ROBERTO NA-041510PR	5021	CD	04/15/10		648.00			PAYROLL	
	RAFDOM-RAFAEL DOM-043010PR	5022	CD	04/30/10		884.50			PAYROLL	
	ROBNAV-ROBERTO NA-043010PR	5024	CD	04/30/10		648.00			PAYROLL	
	End of month totals for April				9,291.00	3,181.00	0.00	12,472.00		
	RAFDOM-RAFAEL DOM-051410PR	5025	CD	05/14/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-051410PR	5027	CD	05/14/10		756.00			PAYROLL	
	RAFDOM-RAFAEL DOM-052810PR	5028	CD	05/28/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-052810PR	5030	CD	05/28/10		756.00			PAYROLL	
	End of month totals for May				12,472.00	3,426.00	0.00	15,898.00		
	RAFDOM-RAFAEL DOM-061510PR	5031	CD	06/15/10		1,044.00			PAYROLL	
	ROBNAV-ROBERTO NA-061510PR	5033	CD	06/15/10		756.00			PAYROLL	
	RAFDOM-RAFAEL DOM-063010PR	5034	CD	06/30/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-063010PR	5036	CD	06/30/10		648.00			PAYROLL	
	End of month totals for June				15,898.00	3,405.00	0.00	19,303.00		
	RAFDOM-RAFAEL DOM-071510PR	5037	CD	07/15/10		870.00			PAYROLL	
	ROBNAV-ROBERTO NA-071510PR	5039	CD	07/15/10		648.00			PAYROLL	
	RAFDOM-RAFAEL DOM-073010PR	5040	CD	07/30/10		870.00			PAYROLL	
	ROBNAV-ROBERTO NA-073010PR	5042	CD	07/30/10		648.00			PAYROLL	
	End of month totals for July				19,303.00	3,036.00	0.00	22,339.00		
	RAFDOM-RAFAEL DOM-081310PR	5043	CD	08/13/10		1,044.00			PAYROLL	
	ROBNAV-ROBERTO NA-081310PR	5045	CD	08/13/10		864.00			PAYROLL	
	RAFDOM-RAFAEL DOM-083110PR	5046	CD	08/31/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-083110PR	5048	CD	08/31/10		648.00			PAYROLL	
	End of month totals for August				22,339.00	3,513.00	0.00	25,852.00		
	RAFDOM-RAFAEL DOM-091510PR	5049	CD	09/15/10		1,044.00			PAYROLL	
	ROBNAV-ROBERTO NA-091510PR	5051	CD	09/15/10		972.00			PAYROLL	
	RAFDOM-RAFAEL DOM-093010PR	5052	CD	09/30/10		870.00			PAYROLL	
	ROBNAV-ROBERTO NA-093010PR	5054	CD	09/30/10		648.00			PAYROLL	
	End of month totals for September				25,852.00	3,534.00	0.00	29,386.00		
	RAFDOM-RAFAEL DOM-101510PR	5055	CD	10/15/10		870.00			PAYROLL	
	ROBNAV-ROBERTO NA-101510PR	5057	CD	10/15/10		648.00			PAYROLL	
	RAFDOM-RAFAEL DOM-102910PR	5058	CD	10/29/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-102910PR	5060	CD	10/29/10		756.00			PAYROLL	
	End of month totals for October				29,386.00	3,231.00	0.00	32,617.00		
	RAFDOM-RAFAEL DOM-111510PR	5061	CD	11/15/10		1,044.00			PAYROLL	
	ROBNAV-ROBERTO NA-111510PR	5063	CD	11/15/10		756.00			PAYROLL	
	RAFDOM-RAFAEL DOM-113010PR	5064	CD	11/30/10		1,044.00			PAYROLL	
	ROBNAV-ROBERTO NA-113010PR	5066	CD	11/30/10		877.50			PAYROLL	
	End of month totals for November				32,617.00	3,721.50	0.00	36,338.50		
	RAFDOM-RAFAEL DOM-121510PRBONU	5067	CD	12/15/10		109.59			PAYROLL - XMAS	
	RAFDOM-RAFAEL DOM-121510PR	5068	CD	12/15/10		957.00			PAYROLL	
	ROBNAV-ROBERTO NA-121510PRBONU	5071	CD	12/15/10		109.59			PAYROLL - XMAS	
	ROBNAV-ROBERTO NA-121510PR	5072	CD	12/15/10		648.00			PAYROLL	
	RAFDOM-RAFAEL DOM-123010PR	5073	CD	12/30/10		435.00			PAYROLL	
	RAFDOM-RAFAEL DOM-123010PR	5073	CD	12/30/10		435.00			PAYROLL - VACATN	
	ROBNAV-ROBERTO NA-123010PR	5075	CD	12/30/10		648.00			PAYROLL	

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
End of month totals for December					36,338.50	3,342.18	0.00	39,580.68 *		
TOTAL WAGES					0.00			80,641.02		
5241-	EMPLOYER P/R TAX-SOC SECURITY				0.00					
	NMTAX-NOMAD	PA-011510EFT	011510	CD 01/15/10		174.69			EMPLOYER FICA	
	NMTAX-NOMAD	PA-012910EFT	012910	CD 01/29/10		161.80			EMPLOYER FICA	
End of month totals for January					0.00	336.49	0.00	336.49		
	NMTAX-NOMAD	PA-021210EFT	021210	CD 02/12/10		265.57			EMPLOYER FICA	
	NMTAX-NOMAD	PA-022610EFT	022610	CD 02/26/10		197.84			EMPLOYER FICA	
End of month totals for February					336.49	463.41	0.00	799.90		
	NMTAX-NOMAD	PA-031510EFT	031510	CD 03/15/10		167.96			EMPLOYER FICA	
	NMTAX-NOMAD	PA-033110EFT	033110	CD 03/31/10		224.62			EMPLOYER FICA	
End of month totals for March					799.90	392.58	0.00	1,192.48		
	NMTAX-NOMAD	PA-041510EFT	041510	CD 04/15/10		207.24			EMPLOYER FICA	
	NMTAX-NOMAD	PA-043010EFT	043010	CD 04/30/10		206.61			EMPLOYER FICA	
End of month totals for April					1,192.48	413.85	0.00	1,606.33		
	NMTAX-NOMAD	PA-051410EFT	051410	CD 05/14/10		211.23			EMPLOYER FICA	
	NMTAX-NOMAD	PA-052810EFT	052810	CD 05/28/10		214.81			EMPLOYER FICA	
End of month totals for May					1,606.33	426.04	0.00	2,032.37		
	NMTAX-NOMAD	PA-061510EFT	061510	CD 06/15/10		226.18			EMPLOYER FICA	
	NMTAX-NOMAD	PA-063010EFT	063010	CD 06/30/10		204.54			EMPLOYER FICA	
End of month totals for June					2,032.37	430.72	0.00	2,463.09		
	NMTAX-NOMAD	PA-071510EFT	071510	CD 07/15/10		189.60			EMPLOYER FICA	
	NMTAX-NOMAD	PA-073010EFT	073010	CD 07/30/10		189.60			EMPLOYER FICA	
End of month totals for July					2,463.09	379.20	0.00	2,842.29		
	NMTAX-NOMAD	PA-081310EFT	081310	CD 08/13/10		236.46			EMPLOYER FICA	
	NMTAX-NOMAD	PA-083110EFT	083110	CD 08/31/10		204.54			EMPLOYER FICA	
End of month totals for August					2,842.29	441.00	0.00	3,283.29		
	NMTAX-NOMAD	PA-091510EFT	091510	CD 09/15/10		239.57			EMPLOYER FICA	
	NMTAX-NOMAD	PA-093010EFT	093010	CD 09/30/10		189.50			EMPLOYER FICA	
End of month totals for September					3,283.29	429.17	0.00	3,712.46		
	NMTAX-NOMAD	PA-101510EFT	101510	CD 10/15/10		199.15			EMPLOYER FICA	
	NMTAX-NOMAD	PA-102910EFT	102910	CD 10/29/10		211.23			EMPLOYER FICA	
End of month totals for October					3,712.46	410.38	0.00	4,122.84		
	NMTAX-NOMAD	PA-111510EFT	111510	CD 11/15/10		226.18			EMPLOYER FICA	
	NMTAX-NOMAD	PA-113010EFT	113010	CD 11/30/10		224.17			EMPLOYER FICA	
End of month totals for November					4,122.84	450.35	0.00	4,573.19		
	NMTAX-NOMAD	PA-121510EFT	121510	CD 12/15/10		233.41			EMPLOYER FICA	
	NMTAX-NOMAD	PA-123010EFT	123010	CD 12/30/10		193.18			EMPLOYER FICA	
End of month totals for December					4,573.19	426.59	0.00	4,999.78 *		
5242-	EMPLOYER P/R TAX-MEDICARE				0.00					
	NMTAX-NOMAD	PA-011510EFT	011510	CD 01/15/10		40.86			EMPLOYER M/C	
	NMTAX-NOMAD	PA-012910EFT	012910	CD 01/29/10		37.84			EMPLOYER M/C	
End of month totals for January					0.00	78.70	0.00	78.70		
	NMTAX-NOMAD	PA-021210EFT	021210	CD 02/12/10		62.11			EMPLOYER M/C	
	NMTAX-NOMAD	PA-022610EFT	022610	CD 02/26/10		46.27			EMPLOYER M/C	
End of month totals for February					78.70	108.38	0.00	187.08		
	NMTAX-NOMAD	PA-031510EFT	031510	CD 03/15/10		39.28			EMPLOYER M/C	
	NMTAX-NOMAD	PA-033110EFT	033110	CD 03/31/10		52.53			EMPLOYER M/C	

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	SEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for March				197.08	91.81	0.00	278.89		
NMTAX-NOMAD	- PA-041510EFT	041510	CD	04/15/10		48.47			EMPLOYER M/C	
NMTAX-NOMAD	- PA-043010EFT	043010	CD	04/30/10		48.33			EMPLOYER M/C	
	End of month totals for April				278.89	95.80	0.00	375.69		
NMTAX-NOMAD	- PA-051410EFT	051410	CD	05/14/10		49.40			EMPLOYER M/C	
NMTAX-NOMAD	- PA-052810EFT	052810	CD	05/28/10		50.24			EMPLOYER M/C	
	End of month totals for May				375.69	99.64	0.00	475.33		
NMTAX-NOMAD	- PA-061510EFT	061510	CD	06/15/10		52.90			EMPLOYER M/C	
NMTAX-NOMAD	- PA-063010EFT	063010	CD	06/30/10		47.84			EMPLOYER M/C	
	End of month totals for June				475.33	100.74	0.00	576.07		
NMTAX-NOMAD	- PA-071510EFT	071510	CD	07/15/10		44.35			EMPLOYER M/C	
NMTAX-NOMAD	- PA-073010EFT	073010	CD	07/30/10		43.35			EMPLOYER M/C	
	End of month totals for July				576.07	88.70	0.00	664.77		
NMTAX-NOMAD	- PA-081310EFT	081310	CD	08/13/10		55.30			EMPLOYER M/C	
NMTAX-NOMAD	- PA-083110EFT	083110	CD	08/31/10		47.84			EMPLOYER M/C	
	End of month totals for August				664.77	103.14	0.00	767.91		
NMTAX-NOMAD	- PA-091510EFT	091510	CD	09/15/10		56.03			EMPLOYER M/C	
NMTAX-NOMAD	- PA-093010EFT	093010	CD	09/30/10		44.35			EMPLOYER M/C	
	End of month totals for September				767.91	100.38	0.00	868.29		
NMTAX-NOMAD	- PA-101510EFT	101510	CD	10/15/10		46.58			EMPLOYER M/C	
NMTAX-NOMAD	- PA-102910EFT	102910	CD	10/29/10		49.40			EMPLOYER M/C	
	End of month totals for October				868.29	95.98	0.00	964.27		
NMTAX-NOMAD	- PA-111510EFT	111510	CD	11/15/10		52.90			EMPLOYER M/C	
NMTAX-NOMAD	- PA-113010EFT	113010	CD	11/30/10		52.42			EMPLOYER M/C	
	End of month totals for November				964.27	105.32	0.00	1,069.59		
NMTAX-NOMAD	- PA-121510EFT	121510	CD	12/15/10		54.60			EMPLOYER M/C	
NMTAX-NOMAD	- PA-123010EFT	123010	CD	12/30/10		45.19			EMPLOYER M/C	
	End of month totals for December				1,069.59	99.79	0.00	1,169.38	*	
5243-	EMPLOYER P/R TAX-FUTA				0.00					
NMTAX-NOMAD	- PA-011510EFT	011510	CD	01/15/10		22.54			EMPLOYER FUTA	
NMTAX-NOMAD	- PA-012910EFT	012910	CD	01/29/10		20.88			EMPLOYER FUTA	
	End of month totals for January				0.00	43.42	0.00	43.42		
NMTAX-NOMAD	- PA-021210EFT	021210	CD	02/12/10		34.26			EMPLOYER FUTA	
NMTAX-NOMAD	- PA-022610EFT	022610	CD	02/26/10		25.53			EMPLOYER FUTA	
	End of month totals for February				43.42	59.79	0.00	103.21		
NMTAX-NOMAD	- PA-031510EFT	031510	CD	03/15/10		11.68			EMPLOYER FUTA	
NMTAX-NOMAD	- PA-033110EFT	033110	CD	03/31/10		15.44			EMPLOYER FUTA	
	End of month totals for March				103.21	27.12	0.00	130.33		
NMTAX-NOMAD	- PA-041510EFT	041510	CD	04/15/10		13.18			EMPLOYER FUTA	
NMTAX-NOMAD	- PA-043010EFT	043010	CD	04/30/10		12.11			EMPLOYER FUTA	
	End of month totals for April				130.33	25.29	0.00	155.62		
NMTAX-NOMAD	- PA-051410EFT	051410	CD	05/14/10		6.05			EMPLOYER FUTA	
NMTAX-NOMAD	- PA-052810EFT	052810	CD	05/28/10		6.05			EMPLOYER FUTA	
	End of month totals for May				155.62	12.10	0.00	167.72		
NMTAX-NOMAD	- PA-061510EFT	061510	CD	06/15/10		0.27			EMPLOYER FUTA	
	End of month totals for June				167.72	0.27	0.00	167.99	*	
5244-	EMPLOYER P/R TAX-SUTA				0.00					
NMTAX-NOMAD	- PA-011510EFT	011510	CD	01/15/10		98.95			EMPLOYER SUI	

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5244-	EMPLOYER P/R TAX-SUTA	(continued)								
	NMTAX-NOMAD - PA-011510EFT	011510	CD	01/15/10		2.92			EMPLOYER ETT	
	NMTAX-NOMAD - PA-012910EFT	012910	CD	01/29/10		91.89			EMPLOYER SUI	
	NMTAX-NOMAD - PA-012910EFT	012910	CD	01/29/10		2.70			EMPLOYER ETT	
	End of month totals for January				0.00	195.46	0.00	195.46		
	NMTAX-NOMAD - PA-021210EFT	021210	CD	02/12/10		151.95			EMPLOYER SUI	
	NMTAX-NOMAD - PA-021210EFT	021210	CD	02/12/10		4.47			EMPLOYER ETT	
	NMTAX-NOMAD - PA-022610EFT	022610	CD	02/26/10		100.54			EMPLOYER SUI	
	NMTAX-NOMAD - PA-022610EFT	022610	CD	02/26/10		2.95			EMPLOYER ETT	
	End of month totals for February				195.46	259.92	0.00	456.38		
	NMTAX-NOMAD - PA-031510EFT	031510	CD	03/15/10		44.98			EMPLOYER SUI	
	NMTAX-NOMAD - PA-031510EFT	031510	CD	03/15/10		1.32			EMPLOYER ETT	
	NMTAX-NOMAD - PA-033110EFT	033110	CD	03/31/10		65.59			EMPLOYER SUI	
	NMTAX-NOMAD - PA-033110EFT	033110	CD	03/31/10		1.93			EMPLOYER ETT	
	End of month totals for March				456.38	113.82	0.00	570.20		
	NMTAX-NOMAD - PA-041510EFT	041510	CD	04/15/10		36.05			EMPLOYER SUI	
	NMTAX-NOMAD - PA-041510EFT	041510	CD	04/15/10		1.65			EMPLOYER ETT	
	NMTAX-NOMAD - PA-043010EFT	043010	CD	04/30/10		51.49			EMPLOYER SUI	
	NMTAX-NOMAD - PA-043010EFT	043010	CD	04/30/10		1.52			EMPLOYER ETT	
	End of month totals for April				570.20	110.71	0.00	680.91		
	NMTAX-NOMAD - PA-051410EFT	051410	CD	05/14/10		25.70			EMPLOYER SUI	
	NMTAX-NOMAD - PA-051410EFT	051410	CD	05/14/10		0.76			EMPLOYER ETT	
	NMTAX-NOMAD - PA-052810EFT	052810	CD	05/28/10		25.70			EMPLOYER SUI	
	NMTAX-NOMAD - PA-052810EFT	052810	CD	05/28/10		0.76			EMPLOYER ETT	
	End of month totals for May				680.91	52.92	0.00	733.83		
	NMTAX-NOMAD - PA-061510EFT	061510	CD	06/15/10		1.16			EMPLOYER SUI	
	NMTAX-NOMAD - PA-061510EFT	061510	CD	06/15/10		0.83			EMPLOYER ETT	
	End of month totals for June				733.83	1.19	0.00	735.02		
	PAYCHE-PAYCHEX -2Q 2010 TAX	080210	CD	08/02/10			4.72		2Q10 ETT TAX	
	End of month totals for August				735.02	0.00	4.72	730.30	*	
	TOTAL EMPLOYER P/R TAXES				0.00			7,067.45		
5260-	INSURANCE - WORKERS COMP	0.00								
	EVENAT-EVEREST NA-5900002047	5517	CD	01/15/10		762.37			W/C INSTALLMENT	
	End of month totals for January				0.00	762.37	0.00	762.37		
	EVENAT-EVEREST NA-5900002047	5702	CD	07/30/10		851.86			W/C INSTALLMENT	
	End of month totals for July				762.37	851.86	0.00	1,614.23		
	EVENAT-EVEREST NA-5900002047	5718	CD	08/16/10		804.71			W/C INSTALLMENT	
	End of month totals for August				1,614.23	804.71	0.00	2,418.94		
	EVENAT-EVEREST NA-5900002047	5743	CD	09/15/10		1,266.00			W/C FINAL AUDIT	
	End of month totals for September				2,418.94	1,266.00	0.00	3,684.94		
	EVENAT-EVEREST NA-5900002047	5788	CD	10/29/10		804.71			W/C INSTALLMENT	
	EVENAT-EVEREST NA-5900002047	5788	CD	10/29/10		804.71			W/C INSTALLMENT	
	EVENAT-EVEREST NA-5900002047	5788	CD	10/29/10		2,142.60			W/C ENDORSEMENT	
	End of month totals for October				3,684.94	3,752.02	0.00	7,436.96		
	EVENAT-EVEREST NA-5900002047	5836	CD	12/15/10		377.36			W/C INSTALLMENT	
	End of month totals for December				7,436.96	377.36	0.00	7,814.32	*	
5270-	EMPLOYEE RENT	0.00								
	JANUARY INCOME DISTRIBUTION	JANCRJ JE		01/11/10		278.52			JAN INCOME DIST	

Cur. Period: 12/10
Sal. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for January				0.00	278.52	0.00	278.52		
FEBRUARY INCOME DISTRIBUTION	FEBCRJ JE 02/28/10					278.52			FEB INCOME DIST	
	End of month totals for February				278.52	278.52	0.00	557.04		
MARCH INCOME DISTRIBUTION	MARCRJ JE 03/31/10					278.52			MAR INCOME DIST	
	End of month totals for March				557.04	278.52	0.00	835.56		
APRIL INCOME DISTRIBUTION	APRCRJ JE 04/30/10					278.52			APR INCOME DIST	
	End of month totals for April				835.56	278.52	0.00	1,114.08		
MAY INCOME DISTRIBUTION	MAYCRJ JE 05/31/10					278.52			MAY INCOME DIST	
	End of month totals for May				1,114.08	278.52	0.00	1,392.60		
JUNE INCOME DISTRIBUTION	JUNCRJ JE 06/30/10					278.52			JUN INCOME DIST	
	End of month totals for June				1,392.60	278.52	0.00	1,671.12		
JULY INCOME DISTRIBUTION	JULCRJ JE 07/31/10					278.52			JUL INCOME DIST	
	End of month totals for July				1,671.12	278.52	0.00	1,949.64		
AUGUST INCOME DISTRIBUTION	AUGCRJ JE 08/31/10					278.52			AUG INCOME DIST	
	End of month totals for August				1,949.64	278.52	0.00	2,228.16		
SEPTEMBER INCOME DISTRIBUTION	SEPCRJ JE 09/30/10					278.52			SEP INCOME DIST	
	End of month totals for September				2,228.16	278.52	0.00	2,506.68		
OCTOBER INCOME DISTRIBUTION	OCTCRJ JE 10/31/10					278.52			OCT INCOME DIST	
	End of month totals for October				2,506.68	278.52	0.00	2,785.20		
NOVEMBER INCOME DISTRIBUTION	NOVCRJ JE 11/30/10					278.52			NOV INCOME DIST	
	End of month totals for November				2,785.20	278.52	0.00	3,063.72		
DECEMBER INCOME DISTRIBUTION	DECCRJ JE 12/31/10					278.52			DEC INCOME DIST	
	End of month totals for December				3,063.72	278.52	0.00	3,342.24 *		
TOTAL EMPLOYEE COSTS					0.00			98,865.03		
5300 -	GAS				0.00					
THEGAS-THE GAS	CO-186-216-3909	5527	CD	01/15/10		2,896.15			SVC 11/18-12/17	
	End of month totals for January				0.00	2,896.15	0.00	2,896.15		
THEGAS-THE GAS	CO-186-216-3909	5557	CD	02/15/10		4,169.15			SVC 12/17-1/22	
	End of month totals for February				2,896.15	4,169.15	0.00	7,065.30		
THEGAS-THE GAS	CO-186-216-3909	5585	CD	03/15/10		3,762.15			SVC 1/22-2/22	
	End of month totals for March				7,065.30	3,762.15	0.00	10,827.45		
THEGAS-THE GAS	CO-186-216-3909	5612	CD	04/15/10		2,406.01			SVC 2/22-3/24	
	End of month totals for April				10,827.45	2,406.01	0.00	13,233.46		
THEGAS-THE GAS	CO-186-216-3909	5641	CD	05/14/10		2,406.01			SVC 3/27-4/22	
THEGAS-THE GAS	CO-186-216-3909	5650	CD	05/28/10		1,569.60			SVC 4/22-5/21	
	End of month totals for May				13,233.46	3,975.61	0.00	17,209.07		
THEGAS-THE GAS	CO-186-216-3909	5697	CD	07/15/10		1,895.98			SVC 5/21-6/22	
THEGAS-THE GAS	CO-186-216-3909	5706	CD	07/30/10		1,671.98			SVC 6/22-7/22	
	End of month totals for July				17,209.07	3,567.96	0.00	20,777.03		
THEGAS-THE GAS	CO-186-216-3909	5751	CD	09/30/10		1,621.08			SVC 7/22-8/20	
	End of month totals for September				20,777.03	1,621.08	0.00	22,398.11		
THEGAS-THE GAS	CO-186-216-3909	5782	CD	10/15/10		1,458.92			SVC 8/20-9/21	

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GENERAL LEDGER
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 7
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
 11:00:36
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for October				22,398.11	1,458.82	0.00	23,856.93		
	THEGAS-THE GAS CO-186-216-3909	5815	CD	11/15/10		242.54			SVC 9/21-10/20	
	TIGINC-TIGER, INC-10104718	5816	CD	11/15/10		1,259.11			SVC 10/1-10/31	
	End of month totals for November				23,856.93	1,501.65	0.00	25,358.58		
	THEGAS-THE GAS CO-186-216-3909	5847	CD	12/15/10		291.14			SVC 10/20-11/18	
	End of month totals for December				25,358.58	291.14	0.00	25,649.72 *		
5310-	ELECTRIC				0.00					
	SOUCAL-SOUTHERN C-2-30-667-256	5526	CD	01/15/10		5,177.88			SVC 12/8-1/7	
	End of month totals for January				0.00	5,177.88	0.00	5,177.88		
	SOUCAL-SOUTHERN C-2-30-667-256	5555	CD	02/16/10		4,971.53			SVC 1/7-2/8	
	End of month totals for February				5,177.88	4,971.53	0.00	10,149.41		
	SOUCAL-SOUTHERN C-2-30-667-256	5583	CD	03/15/10		4,354.12			SVC 2/8-3/9	
	End of month totals for March				10,149.41	4,354.12	0.00	14,503.53		
	SOUCAL-SOUTHERN C-2-30-667-256	5610	CD	04/15/10		4,018.60			SVC 3/9-4/8	
	End of month totals for April				14,503.53	4,018.60	0.00	18,522.13		
	SOUCAL-SOUTHERN C-2-30-667-256	5639	CD	05/14/10		3,808.30			SVC 4/8-5/6	
	End of month totals for May				18,522.13	3,808.30	0.00	22,330.43		
	SOUCAL-SOUTHERN C-2-30-667-256	5669	CD	06/15/10		4,409.60			SVC 5/6-6/8	
	End of month totals for June				22,330.43	4,409.60	0.00	26,740.03		
	SOUCAL-SOUTHERN C-2-30-667-256	5696	CD	07/15/10		4,034.21			SVC 6/8-7/8	
	End of month totals for July				26,740.03	4,034.21	0.00	30,774.24		
	SOUCAL-SOUTHERN C-2-30-667-256	5754	CD	09/15/10		3,959.04			SVC 7/8-8/5	
	End of month totals for September				30,774.24	3,959.04	0.00	34,733.28		
	SOUCAL-SOUTHERN C-2-30-667-256	5780	CD	10/15/10		4,410.86			SVC 8/6-9/7	
	End of month totals for October				34,733.28	4,410.86	0.00	39,144.14		
	SOUCAL-SOUTHERN C-2-30-667-256	5813	CD	11/15/10		4,211.30			SVC 9/7-10/6	
	End of month totals for November				39,144.14	4,211.30	0.00	43,355.44		
	SOUCAL-SOUTHERN C-2-30-667-256	5846	CD	12/15/10		4,112.48			SVC 10/6-11/5	
	End of month totals for December				43,355.44	4,112.48	0.00	47,467.92 *		
5320-	WATER				0.00					
	GOLWAT-GOLETA WAT-0172300-001	5518	CD	01/15/10		147.38			SVC 12/2-1/4	
	GOLWAT-GOLETA WAT-0172310-001	5518	CD	01/15/10		3,527.19			SVC 12/2-1/4	
	End of month totals for January				0.00	3,674.57	0.00	3,674.57		
	GOLWAT-GOLETA WAT-0172300-001	5547	CD	02/16/10		147.38			SVC 1/4-2/1	
	GOLWAT-GOLETA WAT-0172310-001	5547	CD	02/16/10		2,837.13			SVC 1/4-2/1	
	End of month totals for February				3,674.57	2,984.51	0.00	6,659.08		
	GOLWAT-GOLETA WAT-0172300-001	5575	CD	03/15/10		147.38			SVC 2/1-3/2	
	GOLWAT-GOLETA WAT-0172310-001	5575	CD	03/15/10		3,156.19			SVC 2/1-3/2	
	End of month totals for March				6,659.08	3,303.57	0.00	9,962.65		
	GOLWAT-GOLETA WAT-0172300-001	5632	CD	05/14/10		147.38			SVC 3/2-4/2	
	GOLWAT-GOLETA WAT-0172310-001	5632	CD	05/14/10		3,315.72			SVC 3/2-4/2	
	End of month totals for May				9,962.65	3,463.10	0.00	13,425.75		
	GOLWAT-GOLETA WAT-0172300-001	5662	CD	06/15/10		147.38			SVC 4/2-5/4	
	GOLWAT-GOLETA WAT-0172310-001	5662	CD	06/15/10		3,597.68			SVC 4/2-5/4	
	End of month totals for June				13,425.75	3,745.06	0.00	17,170.81		
	GOLWAT-GOLETA WAT-0172300-001	5687	CD	07/15/10		151.09			SVC 5/4-6/1	

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GENERAL LEDGER
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2010

PAGE 8
SYSTEM DATE: 03/14/2011
SELECT DATE: 03/14/2011
11:00:36
PROJECT SQ FT 0
PROJECT UNITS 150

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5320-	WATER			(continued)						
	GOLWAT-GOLETA WAT-0172310.001	5687	CD	07/15/10		3,349.11				
	End of month totals for July				17,170.81	3,500.20	0.00	20,671.01	SVC 5/4-6/1	
	GOLWAT-GOLETA WAT-0172300.001	5720	CD	08/16/10		303.47				
	GOLWAT-GOLETA WAT-0172310.001	5720	CD	08/16/10		4,087.40			SVC 6/1-7/6	
	End of month totals for August				20,671.01	4,390.87	0.00	25,061.88	SVC 6/1-7/6	
	GOLWAT-GOLETA WAT-0172300.001	5746	CD	09/15/10		147.38				
	GOLWAT-GOLETA WAT-0172310.001	5746	CD	09/15/10		3,193.29			SVC 7/6-8/3	
	End of month totals for September				25,061.88	3,340.67	0.00	28,402.55	SVC 7/6-8/3	
	GOLWAT-GOLETA WAT-0172300.001	5773	CD	10/15/10		147.38				
	GOLWAT-GOLETA WAT-0172310.001	5773	CD	10/15/10		3,389.92			SVC 8/3-9/2	
	End of month totals for October				28,402.55	3,537.30	0.00	31,939.85	SVC 8/3-9/2	
	GOLWAT-GOLETA WAT-0172300.001	5802	CD	11/15/10		146.09				
	GOLWAT-GOLETA WAT-0172310.001	5802	CD	11/15/10		3,222.97			SVC 9/2-10/1	
	End of month totals for November				31,939.85	3,369.06	0.00	35,308.91	SVC 9/2-10/1	
	GOLWAT-GOLETA WAT-0172300.001	5838	CD	12/15/10		146.09				
	GOLWAT-GOLETA WAT-0172310.001	5838	CD	12/15/10		3,450.57			SVC 10/1-11/2	
	End of month totals for December				35,308.91	3,596.66	0.00	38,905.57	SVC 10/1-11/2	
5330-	SEWER				0.00					
	2ND INST 09/10 TAX PD FR ESCRW TAXPYT JE 04/01/10					27,293.96				
	End of month totals for April				0.00	27,293.96	0.00	27,293.96	2ND INST 09/10	
	1ST INST 10/11 TAX PD FR ESCRW TAXPYT JE 12/01/10					27,293.96				
	End of month totals for December				27,293.96	27,293.96	0.00	54,587.92	1ST INST 10/11	
5350-	TRASH				0.00					
	SANTAB-COUNTY OF -NOVILL0001	5523	CD	01/15/10		874.58				
	End of month totals for January				0.00	874.58	0.00	874.58	SVC 12/1-12/31	
	SANTAB-COUNTY OF -NOVILL0001	5554	CD	02/16/10		745.02				
	End of month totals for February				874.58	745.02	0.00	1,619.60	SVC 1/4-1/29	
	SANTAB-COUNTY OF -NOVILL0001	5582	CD	03/15/10		710.82				
	End of month totals for March				1,619.60	710.82	0.00	2,330.42	SVC 2/1-2/25	
	SANTAB-COUNTY OF -NOVILL0001	5699	CD	04/15/10		859.66				
	End of month totals for April				2,330.42	859.66	0.00	3,190.08	SVC 3/1-3/29	
	SANTAB-COUNTY OF -NOVILL0001	5638	CD	05/14/10		1,037.33				
	End of month totals for May				3,190.08	1,037.33	0.00	4,227.41	SVC APRIL	
	SANTAB-COUNTY OF -NOVILL0001	5668	CD	06/15/10		810.08				
	End of month totals for June				4,227.41	810.08	0.00	5,037.49	SVC MAY	
	SANTAB-COUNTY OF -NOVILL0001	5695	CD	07/15/10		1,039.73				
	End of month totals for July				5,037.49	1,039.73	0.00	6,077.22	TRASH SVC JUN	
	SANTAB-COUNTY OF -NOVILL0001	5728	CD	08/15/10		1,039.73				
	End of month totals for August				6,077.22	1,039.73	0.00	7,116.95	TRASH JULY	
	SANTAB-COUNTY OF -NOVILL0001	5753	CD	09/15/10		87.35				
	SANTAB-COUNTY OF -NOVILL0001	5753	CD	09/15/10		1,156.51			SVC JUL	
	End of month totals for September				7,116.95	1,243.86	0.00	8,360.81	TRASH SVC AUG	
	SANTAB-COUNTY OF -NOVILL0001	5779	CD	10/15/10		886.97				
	End of month totals for October				8,360.81	886.97	0.00	9,247.78	TRASH SVC SEPT	

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5360-	TRASH									
									(continued)	
	SANTAB-COUNTY OF -NOVILL0001	5812	CD	11/15/10		908.55				
	End of month totals for November				9,247.78	908.55	0.00	10,156.33	SVC 10/4-10/28	
	SANTAB-COUNTY OF -NOVILL0001	5845	CD	12/15/10		988.20				
	End of month totals for December				10,156.33	988.20	0.00	11,144.53	TRASH NOV	
5380-	CABLE TV				0.00					
	COXCOM-COX COMMUN-001301104022	5514	CD	01/15/10		53.34				
	End of month totals For January				0.00	53.34	0.00	53.34	SVC 1/1-1/31	
	COXCOM-COX COMMUN-001301104022	5545	CD	02/16/10		53.34				
	End of month totals for February				53.34	53.34	0.00	106.68	SVC 2/1-2/28	
	COXCOM-COX COMMUN-130110402294	5573	CD	03/15/10		55.97				
	End of month totals for March				106.68	55.97	0.00	162.65	CABLE TV MAR	
	COXCOM-COX COMMUN-001301104022	5604	CD	04/15/10		55.97				
	End of month totals for April				162.65	55.97	0.00	218.62	SVC 4/1-4/30	
	COXCOM-COX COMMUN-001301104022	5630	CD	05/14/10		55.97				
	End of month totals for May				218.62	55.97	0.00	274.59	SVC 5/1-5/31	
	COXCOM-COX COMMUN-001301104022	5660	CD	06/15/10		55.98				
	End of month totals for June				274.59	55.98	0.00	330.57	SVC 6/1-6/30	
	COXCOM-COX COMMUN-001301104022	5685	CD	07/15/10		55.98				
	End of month totals for July				330.57	55.98	0.00	386.55	SVC 7/1-7/31	
	COXCOM-COX COMMUN-001301104022	5717	CD	08/15/10		55.98				
	End of month totals for August				386.55	55.98	0.00	442.53	CABLE TV AUG	
	COXCOM-COX COMMUN-001301104022	5742	CD	09/15/10		55.98				
	End of month totals for September				442.53	55.98	0.00	498.51	SVC 9/1-9/30	
	COXCOM-COX COMMUN-001301104022	5770	CD	10/15/10		55.98				
	End of month totals for October				498.51	55.98	0.00	554.49	CABLE TV OCT	
	COXCOM-COX COMMUN-001301104022	5799	CD	11/15/10		55.98				
	End of month totals for November				554.49	55.98	0.00	610.47	SVC 11/1-11/30	
	COXCOM-COX COMMUN-001301104022	5835	CD	12/15/10		55.98				
	End of month totals for December				610.47	55.98	0.00	666.45	SVC 12/1-12/31	
	TOTAL UTILITIES				0.00			178,422.11		
5400-	R & M-COMMON AREAS				0.00					
	HOMNOM-HOME DEPOT-4022899	5515	CD	01/15/10		180.73				
	End of month totals for January				0.00	180.73	0.00	180.73	LUMBER, CONCRETE	
	24HOUR-24 HOUR FI-29685	5543	CD	02/16/10		225.00				
	End of month totals for February				180.73	225.00	0.00	405.73	HYDRANT INSPECT	
	24HOUR-24 HOUR FI-29711	5568	CD	03/15/10		636.19				
	End of month totals for March				405.73	636.19	0.00	1,041.92	HYDRANT REPAIRS	
	HOMNOM-HOME DEPOT-8010371	5605	CD	04/15/10		67.54				
	End of month totals for April				1,041.92	67.54	0.00	1,109.46	CONCRETE, ELS	
	24HOUR-24 HOUR FI-30121	5627	CD	05/14/10		415.00				
	HOMNOM-HOME DEPOT-4021879	5633	CD	05/14/10		50.36			REPLC FIRE HOSE	
									LUMBER, CONCRETE	

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	SEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for May				1,109.46	465.36	0.00	1,574.82		
HOMNOM-HOME DEPOT-71090		5688	CD	07/15/10		140.57			CONCRETE, ELLS	
	End of month totals for July				1,574.82	140.57	0.00	1,715.39		
HOMNOM-HOME DEPOT-2205213		5747	CD	08/15/10		32.95			CONCRETE, SENECEI	
SEPTEMBER INCOME DISTRIBUTION	S2PCRJ JE			09/30/10			20.00		SEP INCOME DIST	
	End of month totals for September				1,715.39	32.95	20.00	1,728.34 *		
5420-	R & M-ELECTRICAL				0.00					
R&RMET-R & R METE-J004119		5561	CD	03/15/10		492.61			METERS, BASES	
	End of month totals for March				0.00	492.61	0.00	492.61		
ALIELE-A-LITE ELE-10791		5602	CD	04/15/10		450.00			RPLC METERS	
	End of month totals for April				492.61	450.00	0.00	942.61		
HOMNOM-HOME DEPOT-2551168		5721	CD	08/15/10		5.43			MUST RUST	
	End of month totals for August				942.61	5.43	0.00	948.04		
MIGLOP-MIGUEL LOP-PC 10/1-10/3		5804	CD	11/15/10		22.29			ELECTRICAL PART	
R&RMET-R & R METE-J004792		5810	CD	11/15/10		147.59			METERS, SEAL, RNG	
	End of month totals for November				948.04	169.88	0.00	1,117.92		
ACELEC-A.C. ELECT-78		5832	CD	12/15/10		300.00			ELECTRICAL RPRS	
	End of month totals for December				1,117.92	300.00	0.00	1,417.92 *		
5430-	R & M-TOOLS & EQUIPMENT				0.00					
NARFIR-NARGAN FIR-58449		5551	CD	02/16/10		42.00			FIRE EXT INSPCT	
	End of month totals for February				0.00	42.00	0.00	42.00		
AOKMOW-A-OK MOWER-2536858		5571	CD	03/15/10		103.80			EQUIP REPAIR	
	End of month totals for March				42.00	103.80	0.00	145.80 *		
5450-	R & M-GAS SYSTEM				0.00					
HOMNOM-HOME DEPOT-6203032		5548	CD	02/16/10		89.88			CPLGS, CONNECTOR	
	End of month totals for February				0.00	89.88	0.00	89.88		
PARUTI-PARK UTILI-10-0803		5725	CD	08/16/10		410.00			GAS LEAK SURVEY	
	End of month totals for August				89.88	410.00	0.00	499.88		
HOMNOM-HOME DEPOT-200448		5747	CD	09/15/10		10.95			PIPE, NIPPLE	
	End of month totals for September				499.88	10.95	0.00	510.83		
R&RMET-R & R METE-J004792		5810	CD	11/15/10		419.23			METERS, BRACES	
	End of month totals for November				510.83	419.23	0.00	930.06 *		
5460-	R & M-LANDSCAPE				0.00					
HOMNOM-HOME DEPOT-200448		5747	CD	09/15/10		25.48			PLANT FOOD, SPRY	
	End of month totals for September				0.00	25.48	0.00	25.48		
HOMNOM-HOME DEPOT-7202753		5774	CD	10/15/10		76.88			STAKES, BARK	
HOMNOM-HOME DEPOT-3205888		5774	CD	10/15/10		82.31			CT MIX, PLANTS	
MIGLOP-MIGUEL LOP-PC 9/1-9/30		5776	CD	10/15/10		53.35			GARDEN PIPE	
	End of month totals for October				25.48	222.54	0.00	248.02 *		
5470-	R & M-LAUNDRY/SHOWERS/RESTROOM				0.00					
HOMNOM-HOME DEPOT-17010		5605	CD	04/15/10		40.21			LIGHT FIXTURE	
HOMNOM-HOME DEPOT-17010		5605	CD	04/15/10			71.05		GIFT CERTIF	
	End of month totals for April				0.00	40.21	71.05	30.84-		
HOMNOM-HOME DEPOT-3045320		5803	CD	11/15/10		80.73			LINERS, SEATS	
	End of month totals for November				30.84-	80.73	0.00	49.89 *		
5480-	R & M-LIGHTS				0.00					
ACELEC-A.C. ELECT-012810		5570	CD	03/15/10		375.00			REPAIR LIGHTS	

QCGL120
 NM
 NM

GENERAL LEDGER
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 11
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
 11:00:36
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for March				0.00	375.00	0.00	175.00		
HOMNOM-HOME DEPOT-2015306		5605	CD	04/15/10		53.08			MOTION SENSOR	
	End of month totals for April				375.00	53.08	0.00	428.08		
ACELEC-A.C. ELECT-51		5629	CD	05/14/10		300.00			REPAIR LIGHTS	
HOMNOM-HOME DEPOT-11597		5633	CD	05/14/10		53.48			LIGHT BULBS	
MIGLOP-MIGUEL LOP-PC 3/29-4/30		5635	CD	05/14/10		15.21			PHOTO CONTROL	
	End of month totals for May				428.08	368.69	0.00	796.77		
ACELEC-A.C. ELECT-55		5715	CD	08/16/10		225.00			RPR J-BOX	
HOMNOM-HOME DEPOT-7074627		5721	CD	08/16/10		70.48			#24 CPLGS,NIPPL	
HOMNOM-HOME DEPOT-3075330		5721	CD	08/16/10		49.06			GLOBES,BULBS	
	End of month totals for August				796.77	344.54	0.00	1,141.31		
HOMNOM-HOME DEPOT-9071776		5747	CD	09/15/10		200.31			PIPE, CONCRETE	
	End of month totals for September				1,141.31	200.31	0.00	1,341.52		
HOMNOM-HOME DEPOT-8025100		5803	CD	11/15/10		23.87			CNTRL, HOLDER	
	End of month totals for November				1,341.52	23.87	0.00	1,365.49		
5490-	R & M-PARK OWNED HOMES/BLDGS				0.00					
MIGLOP-MIGUEL LOP-PC 3/1-3/31		5606	CD	04/15/10		28.26			PLASTIC GLASS	
APRIL INCOME DISTRIBUTION	APRCRJ JE			04/30/10			20.00		#14 C/H TRASH	
APRIL INCOME DISTRIBUTION	APRCRJ JE			04/30/10			40.00		#100 C/H TRASH	
	End of month totals for April				0.00	28.26	60.00	31.74-		
MAY INCOME DISTRIBUTION	MAYCRJ JE			05/11/10			50.00		REC ROOM TRASH	
	End of month totals for May				31.74-	0.00	50.00	81.74-		
HOMNOM-HOME DEPOT-5562719		5721	CD	08/16/10		9.14			#22 TAPE,CABLE	
	End of month totals for August				81.74-	9.14	0.00	72.50-		
MIGLOP-MIGUEL LOP-PC 8/1-8/31		5749	CD	09/15/10		102.78			RPR BRKN WINDOW	
	End of month totals for September				72.50-	102.78	0.00	30.15		
MIGLOP-MIGUEL LOP-PC 10/1-10/3		5804	CD	11/15/10		13.77			SILICONE	
	End of month totals for November				30.18	13.77	0.00	43.95		
5510-	R & M-POOL & SPA				0.00					
DOLPOO-DOLPHIN PO-2017		5515	CD	01/15/10		2,257.38			GSVRS INSTALL	
DOLPOO-DOLPHIN PO-2016		5516	CD	01/15/10		400.00			POOL INSPECTION	
	End of month totals for January				0.00	2,657.38	0.00	2,657.38		
HOMNOM-HOME DEPOT-9024520		5548	CD	02/16/10		58.73			CARPET	
VILPOO-VILLAGE PO-4500		5559	CD	02/16/10		220.22			CHLORINE	
	End of month totals for February				2,657.38	278.95	0.00	2,936.33		
LESNOM-LESLIE'S P-308-167789		5577	CD	03/15/10		38.43			POOL SUPPLIES	
	End of month totals for March				2,936.33	38.43	0.00	2,974.76		
MIGLOP-MIGUEL LOP-PC 3/1-3/31		5606	CD	04/15/10		54.78			POOL VAC HEAD	
LESNOM-LESLIE'S P-308-174739		5617	CD	04/30/10		40.05			COVER, GLUE	
VILPOO-VILLAGE PO-5036		5621	CD	04/30/10		180.52			CHLORINE	
	End of month totals for April				2,974.76	275.35	0.00	3,250.11		
LESNOM-LESLIE'S P-308-174739		5634	CD	05/14/10		40.05			POOL SUPPLIES	
VILPOO-VILLAGE PO-5036		5644	CD	05/14/10		180.52			CHLORINE	
VILPOO-VILLAGE PO-5036		5644	CD	05/14/10			180.52		CHLORINE	
	End of month totals for May				3,250.11	220.57	180.52	1,290.16		
HOMNOM-HOME DEPOT-4070402		5663	CD	06/15/10		57.57			TILEX, PB-50	
LESNOM-LESLIE'S P-308-174456		5664	CD	06/15/10		92.18			POOL SUPPLIES	
LESNOM-LESLIE'S P-308-177686		5664	CD	06/15/10		65.92			POOL SUPPLIES	

QCGL320
 NM
 NM

GENERAL LEDGER
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 12
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
 11:00:36
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5510-	R & M-POOL & SPA			(continued)						
	VILPOO-VILLAGE PO-1494	5671	CD	06/15/10		384.05			CHLORINE, TABS	
	End of month totals for June				3,290.16	599.72	0.00	3,889.88		
	LESNOM-LESLIE'S P-308-181319	5722	CD	08/16/10		59.08			STRIPS, CLARIF	
	LESNOM-LESLIE'S P-308-181319	5722	CD	08/16/10		19.03			POOL SUPPLIES	
	LESNOM-LESLIE'S P-308-182530	5722	CD	08/16/10		109.93			FLOW METER, CLCK	
	VILPOO-VILLAGE PO-4691	5731	CD	08/16/10		198.58			CHLORINE	
	VILPOO-VILLAGE PO-4691	5731	CD	08/16/10		198.58			CHLORINE	
	VILPOO-VILLAGE PO-5546	5731	CD	08/16/10		216.63			CHLORINE	
	End of month totals for August				3,889.88	801.83	0.00	4,691.71		
	LESNOM-LESLIE'S P-308-183574	5748	CD	09/15/10		59.48			POOL SUPPLIES	
	End of month totals for September				4,691.71	59.48	0.00	4,761.19		
	LESNOM-LESLIE'S P-308-184570	5775	CD	10/15/10		92.13			ACID, CHEMICALS	
	LESNOM-LESLIE'S P-308-184740	5775	CD	10/15/10		86.40			POOL SUPPLIES	
	LESNOM-LESLIE'S P-44865	5775	CD	10/15/10			59.08		POOL SUPPLIES	
	VILPOO-VILLAGE PO-4691-CR	5784	CD	10/15/10			198.58		DOUBLE PAID INV	
	VILPOO-VILLAGE PO-5906	5784	CD	10/15/10		121.75			FLOWMETER	
	VILPOO-VILLAGE PO-5627	5784	CD	10/15/10		239.68			CHLORINE	
	End of month totals for October				4,761.19	539.96	257.66	5,043.49		
	DOLPOO-DOLPHIN PO-2499	5800	CD	11/15/10		82.50			EQUIP DIAGNOSTC	
	End of month totals for November				5,043.49	82.50	0.00	5,125.99		
	LESNOM-LESLIE'S P-308-187711	5840	CD	12/15/10		102.54			POOL SUPPLIES	
	End of month totals for December				5,125.99	102.54	0.00	5,228.53	*	
5520-	R & M-SEWER SYSTEM				0.00					
	VALCON-VALLEY CON-9250	5537	CD	01/29/10		94.00			#100 CLEAR LINE	
	End of month totals for January				0.00	94.00	0.00	94.00		
	VALCON-VALLEY CON-040710	5613	CD	04/15/10		250.00			#83 CAMERA LINE	
	VALCON-VALLEY CON-040710	5613	CD	04/15/10		294.00			#83 CABLE LINE	
	VALCON-VALLEY CON-040810	5613	CD	04/15/10		94.00			CLEAR LINE	
	VALCON-VALLEY CON-040710	5613	CD	04/15/10		115.00			#83 CLEAR LINE	
	End of month totals for April				94.00	753.00	0.00	847.00		
	MIGLOP-MIGUEL LOP-PC 3/29-4/30	5635	CD	05/14/10		31.72			SEWER PARTS	
	VALCON-VALLEY CON-9468	5652	CD	05/28/10		149.00			CLEAR LINE	
	End of month totals for May				847.00	180.72	0.00	1,027.72		
	VALCON-VALLEY CON-9563	5698	CD	07/15/10		84.00			#143 CLEAR LINE	
	End of month totals for July				1,027.72	84.00	0.00	1,111.72		
	HOMNOM-HOME DEPOT-5017549	5721	CD	08/16/10		27.12			ABS, CPLGS, ADPTR	
	VALCON-VALLEY CON-9632	5729	CD	08/16/10		115.00			#76 CLEAR LINE	
	End of month totals for August				1,111.72	142.12	0.00	1,253.84		
	VALCON-VALLEY CON-9669	5755	CD	09/15/10		108.00			#150 CLEAR LINE	
	VALCON-VALLEY CON-9683	5755	CD	09/15/10		115.00			#35 CLEAR LINE	
	End of month totals for September				1,253.84	223.00	0.00	1,476.84		
	HOMNOM-HOME DEPOT-802192E	5803	CD	11/15/10		131.66			ELS, ADPTR, PLUGS	
	RJCARR-RJ CARROLL-67840	5811	CD	11/15/10		171.09			#107 CLEAR LINE	
	VALCON-VALLEY CON-9786	5817	CD	11/15/10		170.00			#95 CLEAR LINE	
	VALCON-VALLEY CON-9802	5817	CD	11/15/10		115.00			#31 CLEAR LINE	
	End of month totals for November				1,476.84	587.75	0.00	2,064.59		
	MIGLOP-MIGUEL LOP-PC 10/1-11/2	5841	CD	12/15/10		271.85			SUMP PUMPS (2)	
	VALCON-VALLEY CON-9851	5848	CD	12/15/10		170.00			#30 CLEAR LINE	
	ESTSMI-ESTHER SMI-37730	5852	CD	12/28/10		200.00			#90 RETIME SEWER	

QCGL320
 NM
 NM

GENERAL LEDGER
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 13
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
 11:00:38
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
End of month totals for December					2,064.59	641.85	0.00	2,706.44 *		
5530-	R & M-STREETS				0.00					
	HOMNOM-HOME DEPOT-4022899	5519	CD	01/15/10		44.57			PAINT	
End of month totals for January					0.00	44.57	0.00	44.57		
	HOMNOM-HOME DEPOT-9024520	5548	CD	02/16/10		49.35			PAINT	
End of month totals for February					44.57	49.35	0.00	93.92		
	HOMNOM-HOME DEPOT-3020957	5576	CD	03/15/10		32.59			COLD PATCH	
	MIGLOP-MIGUEL LOP-PC 2/2-2/22	5578	CD	03/15/10		20.98			CAR STOPS	
End of month totals for March					93.92	52.67	0.00	146.59		
	HOMNOM-HOME DEPOT-7025835	5774	CD	10/15/10		169.77			PAINT, PARTS	
	MIGLOP-MIGUEL LOP-PC 9/1-9/30	5776	CD	10/15/10		10.86			BLACKTOP RPRS	
End of month totals for October					146.59	180.63	0.00	327.22 *		
5540-	R & M-STREET SWEEPING				0.00					
	A-1COM-A-1 COMMER-2310	5544	CD	02/16/10		195.00			SWEEPING DEC	
	A-1COM-A-1 COMMER-2368	5544	CD	02/16/10		195.00			SWEEPING JAN	
End of month totals for February					0.00	390.00	0.00	390.00		
	A-1COM-A-1 COMMER-2426	5569	CD	03/15/10		195.00			SWEEPING FEB	
End of month totals for March					390.00	195.00	0.00	585.00		
	A-1COM-A-1 COMMER-2482	5601	CD	04/15/10		195.00			SWEEPING MAR	
End of month totals for April					585.00	195.00	0.00	780.00		
	A-1COM-A-1 COMMER-2540	5628	CD	05/14/10		195.00			SWEEPING APR	
End of month totals for May					780.00	195.00	0.00	975.00		
	A-1COM-A-1 COMMER-2596	5658	CD	06/15/10		195.00			SWEEPING MAY	
End of month totals for June					975.00	195.00	0.00	1,170.00		
	A-1COM-A-1 COMMER-2653	5683	CD	07/15/10		195.00			SWEEPING JUN	
End of month totals for July					1,170.00	195.00	0.00	1,365.00		
	A-1COM-A-1 COMMER-2707	5714	CD	08/16/10		195.00			SWEEPING JUL	
End of month totals for August					1,365.00	195.00	0.00	1,560.00		
	A-1COM-A-1 COMMER-2774	5740	CD	09/15/10		195.00			SWEEPING AUG	
End of month totals for September					1,560.00	195.00	0.00	1,755.00		
	A-1COM-A-1 COMMER-2835	5768	CD	10/15/10		195.00			SWEEPING SEPT	
End of month totals for October					1,755.00	195.00	0.00	1,950.00		
	A-1COM-A-1 COMMER-2895	5797	CD	11/15/10		195.00			SWEEPING OCT	
End of month totals for November					1,950.00	195.00	0.00	2,145.00		
	A-1COM-A-1 COMMER-2958	5831	CD	12/15/10		195.00			SWEEPING NOV	
End of month totals for December					2,145.00	195.00	0.00	2,340.00 *		
5550-	R & M-VEHICLES				0.00					
	MIGLOP-MIGUEL LOP-PC 12/1-1/5	5520	CD	01/15/10		26.08			WIPER BLADES	
End of month totals for January					0.00	26.08	0.00	26.08		
	MIGLOP-MIGUEL LOP-PC 12/31-1/2	5549	CD	02/16/10		29.99			TRUCK MIRROR	
End of month totals for February					26.08	29.99	0.00	56.07		
	MIGLOP-MIGUEL LOP-PC 2/2-2/22	5578	CD	03/15/10		161.54			ANTENNA, CAPSULE	
End of month totals for March					56.07	161.54	0.00	217.61		
	MIGLOP-MIGUEL LOP-PC 4/30-5/31	5665	CD	06/15/10		206.61			STARTER, TIRES	

QCGL370
NM
NM

GENERAL LEDGER
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2010

PAGE 14
SYSTEM DATE: 03/14/2011
SELECT DATE: 03/14/2011
11:00:36
PROJECT SQ FT 0
PROJECT UNITS 150

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for June				217.61	206.61	0.00	424.22		
MIGLOP-MIGUEL	LOP-PC 7/1-7/31	5723	CD	08/15/10		57.74			OIL CHNG,OIL	
	End of month totals for August				424.22	57.74	0.00	481.96		
MIGLOP-MIGUEL	LOP-PC 9/1-9/30	5776	CD	10/15/10		50.64			OIL CHANGE	
	End of month totals for October				481.96	50.64	0.00	532.60		
MIGLOP-MIGUEL	LOP-PC 10/1-10/3	5804	CD	11/15/10		71.00			OIL CHANGE	
	End of month totals for November				532.60	71.00	0.00	603.60		
MIGLOP-MIGUEL	LOP-PC 10/1-11/2	5841	CD	12/15/10		595.02			SMOG TRUCK	
	End of month totals for December				603.60	595.02	0.00	1,198.62	*	
5570-	R & M-WATER SYSTEM				0.00					
	HOMNOM-HOME DEPOT-2080268	5576	CD	03/15/10		77.23			BUSHINGS,ELS	
	End of month totals for March				0.00	77.23	0.00	77.23		
	HOMNOM-HOME DEPOT-5023540	5605	CD	04/15/10		75.68			CPLGS,PIPE,SAND	
	R&RMET-R & R METE-J004165	5608	CD	04/15/10		343.84			5 WATER METERS	
	End of month totals for April				77.23	419.52	0.00	496.75		
MIGLOP-MIGUEL	LOP-PC 8/1-8/31	5749	CD	09/15/10		47.85			CLAMPS	
	End of month totals for September				496.75	47.85	0.00	544.60		
MIGLOP-MIGUEL	LOP-PC 9/1-9/30	5776	CD	10/15/10		21.93			CLAMP ON	
	End of month totals for October				544.60	21.93	0.00	566.53	*	
	TOTAL REPAIRS & MAINTENANCE				0.00			18,296.81		
5500-	CLUBHOUSE SUPPLIES				0.00					
	MIGLOP-MIGUEL LOP-PC 3/1-3/31	5606	CD	04/15/10		369.74			REFRIGERATOR	
	End of month totals for April				0.00	369.74	0.00	369.74		
	HOMNOM-HOME DEPOT-7012649	5663	CD	06/15/10		84.66			LIGHTS,GARLAND	
	HOMNOM-HOME DEPOT-2205238	5663	CD	06/15/10		90.26			PAINT	
	End of month totals for June				369.74	174.92	0.00	544.66		
MIGLOP-MIGUEL	LOP-PC 8/1-8/31	5749	CD	09/15/10		43.45			FLOOR HEATER	
	End of month totals for September				544.66	43.45	0.00	588.11		
HOMNOM-HOME DEPOT-7024412	5839	CD	12/15/10			274.30			CONCRETE,PIPE	
	End of month totals for December				588.11	274.30	0.00	862.41	*	
5610-	COMMON AREA SUPPLIES				0.00					
	MIGLOP-MIGUEL LOP-PC 12/31-1/2	5549	CD	02/16/10		4.99			SUPPLIES	
	End of month totals for February				0.00	4.99	0.00	4.99		
	HOMNOM-HOME DEPOT-3020957	5576	CD	03/15/10		32.02			LOCKSET,HOOKS	
	MIGLOP-MIGUEL LOP-PC 2/2-2/22	5578	CD	03/15/10		53.69			TERMIN,TOOL	
	End of month totals for March				4.99	85.70	0.00	90.69		
	HOMNOM-HOME DEPOT-17012	5605	CD	04/15/10		1.72			KEY	
	End of month totals for April				90.69	1.72	0.00	92.41		
MIGLOP-MIGUEL	LOP-PC 3/29-4/30	5635	CD	05/14/10		249.04			SWING SET	
	End of month totals for May				92.41	249.04	0.00	341.45		
MIGLOP-MIGUEL	LOP-PC 4/30-5/31	5665	CD	06/15/10		22.12			CHAIN,HOOKS	
	End of month totals for June				341.45	22.12	0.00	363.57		
	HOMNOM-HOME DEPOT-2019479	5688	CD	07/15/10		53.16			BUSHING,CPLGS	
	End of month totals for July				363.57	53.16	0.00	416.73		

QCGL320
 NM
 NM

GENERAL LEDGER
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 15
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
 11:00:35
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5610-	COMMON AREA SUPPLIES									
									(continued)	
	HOMNOM-HOME DEPOT-1026282	5721	CD	08/16/10		64.92			VARATHANE, CAULK	
	HOMNOM-HOME DEPOT-3075330	5721	CD	08/16/10		34.74			RAIN JACKETS	
	End of month totals for August				416.73	99.66	0.00	516.39		
	MIGLOP-MIGUEL LOP-PC 3/1-9/30	5776	CD	10/15/10		11.92			PIPES	
	End of month totals for October				516.39	31.92	0.00	548.31		
	HOMNOM-HOME DEPOT-2027622	5803	CD	11/15/10		36.52			BRUSHES, ROLLERS	
	End of month totals for November				548.31	36.52	0.00	584.83		
	MIGLOP-MIGUEL LOP-PC 10/1-11/2	5841	CD	12/15/10		34.80			SHIRTS	
	End of month totals for December				584.83	34.80	0.00	619.63		
5615-	EQUIPMENT GAS				0.00					
	MIGLOP-MIGUEL LOP-PC 12/1-1/5	5520	CD	01/15/10		75.01			EQUIPMENT GAS	
	End of month totals for January				0.00	75.01	0.00	75.01		
	MIGLOP-MIGUEL LOP-PC 12/31-1/2	5549	CD	02/16/10		100.00			EQUIPMENT GAS	
	End of month totals for February				75.01	100.00	0.00	175.01		
	MIGLOP-MIGUEL LOP-PC 2/2-2/22	5578	CD	03/15/10		20.00			EQUIPMENT GAS	
	End of month totals for March				175.01	20.00	0.00	195.01		
	MIGLOP-MIGUEL LOP-PC 3/1-3/31	5606	CD	04/15/10		110.00			EQUIPMENT GAS	
	End of month totals for April				195.01	110.00	0.00	305.01		
	MIGLOP-MIGUEL LOP-PC 3/29-4/30	5635	CD	05/14/10		20.00			EQUIPMENT GAS	
	End of month totals for May				305.01	20.00	0.00	325.01		
	MIGLOP-MIGUEL LOP-PC 4/30-5/31	5665	CD	06/15/10		20.00			EQUIPMENT GAS	
	End of month totals for June				325.01	20.00	0.00	345.01		
	MIGLOP-MIGUEL LOP-PC 5/25-6/30	5689	CD	07/15/10		40.00			EQUIPMENT GAS	
	End of month totals for July				345.01	40.00	0.00	385.01		
	MIGLOP-MIGUEL LOP-PC 7/1-7/31	5723	CD	08/16/10		40.00			EQUIPMENT GAS	
	End of month totals for August				385.01	40.00	0.00	425.01		
	MIGLOP-MIGUEL LOP-PC 8/1-8/31	5749	CD	09/15/10		40.00			EQUIPMENT GAS	
	End of month totals for September				425.01	40.00	0.00	465.01		
	MIGLOP-MIGUEL LOP-PC 9/1-9/30	5776	CD	10/15/10		80.00			EQUIPMENT GAS	
	End of month totals for October				465.01	80.00	0.00	545.01		
	MIGLOP-MIGUEL LOP-PC 10/1-10/3	5804	CD	11/15/10		44.00			EQUIPMENT GAS	
	End of month totals for November				545.01	44.00	0.00	589.01		
	MIGLOP-MIGUEL LOP-PC 10/1-11/2	5841	CD	12/15/10		90.45			EQUIPMENT GAS	
	End of month totals for December				589.01	90.45	0.00	679.46		
5620-	JANITORIAL SUPPLIES				0.00					
	MIGLOP-MIGUEL LOP-PC 12/1-1/5	5520	CD	01/15/10		40.22			TP, TOWELS	
	End of month totals for January				0.00	40.22	0.00	40.22		
	HOMNOM-HOME DEPOT-17010	5605	CD	04/15/10		31.99			TOWELS, CLEANER	
	MIGLOP-MIGUEL LOP-PC 3/1-3/31	5605	CD	04/15/10		83.87			TOWELS, TP	
	End of month totals for April				40.22	115.86	0.00	156.08		
	HOMNOM-HOME DEPOT-6024773	5633	CD	05/14/10		69.31			TOWELS, GLOVES	
	End of month totals for May				156.08	69.31	0.00	225.39		
	MIGLOP-MIGUEL LOP-PC 5/25-6/30	5689	CD	07/15/10		19.56			TOILET PAPER	

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GENERAL LEDGER
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 16
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
 11:00:36
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	SEG	BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for July					225.39	19.56	0.00	244.95		
MIGLOP-MIGUEL	LOP-PC 7/1-7/31	5723	CD	08/15/10			63.87			JANITORIAL SUPP	
	End of month totals for August					244.95	63.87	0.00	308.82		
MIGLOP-MIGUEL	LOP-PC 8/1-8/31	5749	CD	09/15/10			37.85			TP, TOWELS	
	End of month totals for September					308.82	37.85	0.00	346.67		
HOMNOM-HOME	DEPOT-1045220	5803	CD	11/15/10			22.81			TRASH BAGS, MOP	
	End of month totals for November					346.67	22.81	0.00	369.48	*	
5650-	TOOLS, EQUIPMENT, VEHICLES					0.00					
HOMNOM-HOME	DEPOT-4022999	5519	CD	01/15/10			15.17			PLIERS	
	End of month totals for January					0.00	15.17	0.00	15.17		
HOMNOM-HOME	DEPOT-4590144	5605	CD	04/15/10			10.74			3PC CHISEL	
	End of month totals for April					15.17	10.74	0.00	25.91		
AOKMOW-A-OK	MOWER-K2907494	5833	CD	12/15/10			53.29			SAWBLADE, CHAIN	
	End of month totals for December					25.91	53.29	0.00	79.20	*	
5655-	VEHICLE GAS					0.00					
MIGLOP-MIGUEL	LOP-PC 12/1-1/5	5520	CD	01/15/10			155.00			VEHICLE GAS	
	End of month totals for January					0.00	155.00	0.00	155.00		
MIGLOP-MIGUEL	LOP-PC 12/31-1/2	5549	CD	02/16/10			75.00			VEHICLE GAS	
	End of month totals for February					155.00	75.00	0.00	230.00		
MIGLOP-MIGUEL	LOP-PC 2/2-2/22	5578	CD	03/15/10			100.00			VEHICLE GAS	
	End of month totals for March					230.00	100.00	0.00	330.00		
MIGLOP-MIGUEL	LOP-PC 3/1-3/31	5606	CD	04/15/10			60.00			VEHICLE GAS	
	End of month totals for April					330.00	60.00	0.00	390.00		
MIGLOP-MIGUEL	LOP-PC 3/29-4/30	5635	CD	05/14/10			110.00			VEHICLE GAS	
	End of month totals for May					390.00	110.00	0.00	500.00		
MIGLOP-MIGUEL	LOP-PC 4/30-5/31	5665	CD	06/15/10			135.00			VEHICLE GAS	
	End of month totals for June					500.00	135.00	0.00	635.00		
MIGLOP-MIGUEL	LOP-PC 5/25-6/30	5689	CD	07/15/10			230.00			VEHICLE GAS	
	End of month totals for July					635.00	230.00	0.00	865.00		
MIGLOP-MIGUEL	LOP-PC 7/1-7/31	5723	CD	08/16/10			180.11			VEHICLE GAS	
	End of month totals for August					865.00	180.11	0.00	1,045.11		
MIGLOP-MIGUEL	LOP-PC 8/1-8/31	5749	CD	09/15/10			207.48			VEHICLE GAS	
	End of month totals for September					1,045.11	207.48	0.00	1,252.59		
MIGLOP-MIGUEL	LOP-PC 9/1-9/30	5776	CD	10/15/10			191.45			VEHICLE GAS	
	End of month totals for October					1,252.59	191.45	0.00	1,444.04		
MIGLOP-MIGUEL	LOP-PC 10/1-10/3	5804	CD	11/15/10			120.00			VEHICLE GAS	
	End of month totals for November					1,444.04	120.00	0.00	1,564.04		
MIGLOP-MIGUEL	LOP-PC 10/1-11/3	5841	CD	12/15/10			160.00			VEHICLE GAS	
	End of month totals for December					1,564.04	160.00	0.00	1,724.04	*	
	TOTAL OPERATING SUPPLIES					0.00			4,334.22		
5710-	ADVERTISING & PROMOTION					0.00					
AMEWMC-AMERICAN	E-372710642971	5531	CD	01/25/10			60.90			EMPL XMAS GIFTS	
AMEWMC-AMERICAN	E-372710642971	5531	CD	01/25/10			32.90			EMPL XMAS GIFTS	

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5710-	- ADVERTISING & PROMOTION (continued)									
	AMEVMC-AMERICAN E-372710542971	5531	CD	01/25/10		32.90			EMPL XMAS GIFTS	
	End of month totals for January				0.00	126.70	0.00	126.70	*	
5730-	- BANK CHARGES				0.00					
	WATMAN-WATERHOUSE-12/09 BANK S	5538	CD	01/29/10		99.28			12/09 BANK S/C	
	End of month totals for January				0.00	99.28	0.00	99.28		
	WATMAN-WATERHOUSE-01/31 BANK S	5560	JE	02/15/10		56.26			JAN BANK S/C	
	End of month totals for February				99.28	56.26	0.00	155.54		
	WATMAN-WATERHOUSE-FEB BANK S/C	5586	CD	03/15/10		62.46			FEB BANK S/C	
	End of month totals for March				155.54	62.45	0.00	218.00		
	WATMAN-WATERHOUSE-MAR BANK S/C	5622	CD	04/30/10		70.27			MAR BANK S/C	
	End of month totals for April				218.00	70.27	0.00	288.27		
	WATMAN-WATERHOUSE-SVC CHG	5653	CD	05/28/10		59.33			4/10 FEES	
	End of month totals for May				288.27	59.33	0.00	347.60		
	WATMAN-WATERHOUSE-5/10	5678	JE	06/30/10		52.61			BANK S/C	
	End of month totals for June				347.60	52.61	0.00	400.21		
	INTEREST EARNED ON RESERVES	RESINT	JE	07/01/10		12.83			RESERVES S/C	
	INTEREST EARNED ON RESERVES	RESINT	JE	07/01/10			12.83		RECLASS TO 5750	
	WATMAN-WATERHOUSE-6/10 BANK S/	5708	JE	07/30/10		73.16			6/10 BANK S/C	
	End of month totals for July				400.21	85.99	12.83	473.37		
	WATMAN-WATERHOUSE-7/10 BANK S/	5732	CD	08/16/10		54.72			7/10 BANK S/C	
	End of month totals for August				473.37	54.72	0.00	528.09		
	WATMAN-WATERHOUSE-08/10 BANK S	5763	CD	09/10/10		72.93			08/10 BANK S/C	
	End of month totals for September				528.09	72.93	0.00	601.02		
	INTEREST EARNED ON RESERVES	RESINT	JE	10/01/10		13.37			RESERVES S/C	
	INTEREST EARNED ON RESERVES	RESINT	JE	10/01/10			13.37		RECLASS TO 5750	
	WATMAN-WATERHOUSE-09/10 BANK S	5792	CD	10/29/10		69.89			09/10 BANK S/C	
	End of month totals for October				601.02	83.26	13.37	670.91		
	WATMAN-WATERHOUSE-10/11 BANK S	5826	CD	11/10/10		56.65			10/11 BANK S/C	
	End of month totals for November				670.91	56.65	0.00	727.56		
	WATMAN-WATERHOUSE-11/10 BANK S	5850	CD	12/15/10		54.03			11/10 BANK S/C	
	End of month totals for December				727.56	54.03	0.00	781.59	*	
5740-	- CREDIT CHECKS				0.00					
	TENGUA-TENANT GUA-60854	5584	CD	03/15/10		33.00			CREDIT CHECKS	
	End of month totals for March				0.00	33.00	0.00	33.00		
	TENGUA-TENANT GUA-61021	5611	CD	04/15/10		16.50			CREDIT CHECKS	
	End of month totals for April				33.00	16.50	0.00	49.50		
	TENGUA-TENANT GUA-62084	5781	CD	10/15/10		13.00			CREDIT CHECKS	
	TENGUA-TENANT GUA-62241	5790	CD	10/29/10		26.00			CREDIT CHECKS	
	End of month totals for October				49.50	39.00	0.00	88.50	*	
5750-	- DUES, SUBSCRIPTION, FEES				0.00					
	WATMAN-WATERHOUSE-12/09 FEES	5538	CD	01/29/10		29.43			12/09 FEES	
	End of month totals for January				0.00	29.43	0.00	29.43		
	INTEREST EARNED ON RESERVES	RESINT	JE	02/01/10		12.93			RESERVES S/C	
	WATMAN-WATERHOUSE-01/10 FEES	5560	CD	02/16/10		29.43			01/10 FEES	
	WATMAN-WATERHOUSE-01/31 BANK S	5560	CD	02/16/10		56.26			01/31 BANK S/C	

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GENERAL LEDGER
LAZY LANDING MHP LLC
NOMAD VILLAGE
As of
DECEMBER 31, 2010

PAGE 18
SYSTEM DATE: 01/14/2011
SELECT DATE: 01/14/2011
11:00:36
PROJECT SQ FT 0
PROJECT UNITS 150

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5750-	DUES, SUBSCRIPTION, FEES			(continued)						
	WATMAN-WATERHOUSE-01/31 BANK S	5560	JE	02/16/10			56.26		RECLASS TO 5730	
	End of month totals for February				29.43	98.62	56.26	71.79		
	INTEREST EARNED ON RESERVES	RESINT	JE	03/01/10		12.75			RESERVES S/C	
	FTBNOM-FRANCHISE -EIN#26-30851	5574	CD	03/15/10		800.00			2010 FORM 3522	
	WATMAN-WATERHOUSE-FEB SVC CHG	5586	CD	03/15/10		29.43			BOFA DIRECT	
	End of month totals for March				71.79	842.18	0.00	913.97		
	INTEREST EARNED ON RESERVES	RESINT	JE	04/01/10		12.81			RESERVES S/C	
	FTBNOM-FRANCHISE -EIN#26-30851	5599	CD	04/15/10		2,500.00			2010 FORM 3536	
	FTBNOM-FRANCHISE -EIN#26-30851	5609	CD	04/15/10		2,500.00			2009 FORM 3528	
	WATMAN-WATERHOUSE-BOFA DIRECT	5622	CD	04/30/10		29.43			3/10 FEES	
	End of month totals for April				913.97	5,042.24	0.00	5,956.21		
	INTEREST EARNED ON RESERVES	RESINT	JE	05/01/10		12.80			RESERVES S/C	
	24HOUR-24 HOUR FI-19438	5627	CD	05/14/10		4.30			FINANCE CHARGE	
	HOMNOM-HOME DEPOT-603532213920	5633	CD	05/14/10		16.67			FINANCE CHARGE	
	WATMAN-WATERHOUSE-B OF A DIREC	5653	CD	05/28/10		29.43			4/10 FEES	
	End of month totals for May				5,956.21	63.20	0.00	6,019.41		
	INTEREST EARNED ON RESERVES	RESINT	JE	06/01/10		12.40			RESERVES S/C	
	ATTNOM-AP&T MOBIL-578329452	5659	CD	06/15/10		0.98			FINANCE CHARGE	
	WATMAN-WATERHOUSE-5/10 FEES	5677	CD	06/30/10		29.43			BOFA DIRECT	
	WATMAN-WATERHOUSE-05/10	5677	CD	06/30/10		52.61			BANK S/C	
	WATMAN-WATERHOUSE-5/10 FEES	5677	CD	06/30/10			29.43		BOFA DIRECT	
	WATMAN-WATERHOUSE-05/10	5677	CD	06/30/10			52.61		BANK S/C	
	WATMAN-WATERHOUSE-5/10 FEES	5678	CD	06/30/10		29.43			BOFA DIRECT	
	WATMAN-WATERHOUSE-05/10	5678	CD	06/30/10		52.61			BANK S/C	
	WATMAN-WATERHOUSE-5/10	5678	JE	06/30/10			52.61		RECLASS TO 5730	
	End of month totals for June				6,019.41	177.46	134.65	6,062.22		
	INTEREST EARNED ON RESERVES	RESINT	JE	07/01/10		12.83			RESERVES S/C	
	GOLWAT-GOLETA WAT-0172300.001	5687	CD	07/15/10		5.00			LATE FEE	
	GOLWAT-GOLETA WAT-0172310.001	5687	CD	07/15/10		49.74			LATE FEE	
	HOMNOM-HOME DEPOT-603532213920	5688	CD	07/15/10		24.24			FINANCE CHARGE	
	WATMAN-WATERHOUSE-6/10 FEES	5708	CD	07/30/10		29.43			5/10 FEES	
	WATMAN-WATERHOUSE-6/10 BANK S/	5708	CD	07/30/10		73.15			5/10 BANK S/C	
	WATMAN-WATERHOUSE-6/10 BANK S/	5708	JE	07/30/10			73.16		RECLASS TO 5730	
	End of month totals for July				6,062.22	194.40	73.16	6,183.46		
	INTEREST EARNED ON RESERVES	RESINT	JE	08/01/10		12.85			RESERVES S/C	
	PREFIN-PREMIUM FI-AZP-188127	5709	CD	08/03/10		30.04			LATE FEE	
	HOMNOM-HOME DEPOT-603532213920	5721	CD	08/16/10		27.59			FINANCE CHARGE	
	WATMAN-WATERHOUSE-BOFA DIRECT	5732	CD	08/16/10		29.43			7/10 FEES	
	WIRE-BERKADIA	082702	CR	08/27/10		4,275.08			LATE CHARGE	
	INTEREST EARNED ON RESERVES	RESINT	JE	08/31/10		12.87			RESERVES S/C	
	End of month totals for August				6,183.46	4,387.86	0.00	10,571.32		
	GOLWAT-GOLETA WAT-0172300.001	5746	CD	09/15/10		5.00			LATE FEE	
	GOLWAT-GOLETA WAT-0172310.001	5746	CD	09/15/10		50.98			LATE FEE	
	WATMAN-WATERHOUSE-LOC INTEREST	5757	CD	09/15/10		20.74			INT ON LOC DRAW	
	WATMAN-WATERHOUSE-083110LOCINT	5757	CD	09/15/10		21.96			LOC INTEREST	
	WATMAN-WATERHOUSE-08/10 FEES	5763	CD	09/30/10		29.43			08/10 FEES	
	End of month totals for September				10,571.32	129.11	0.00	10,699.43		
	INTEREST EARNED ON RESERVES	RESINT	JE	10/01/10		13.37			INTEREST EARNED	
	GOLWAT-GOLETA WAT-0172310.001	5773	CD	10/15/10		5.00			LATE FEE	
	HOMNOM-HOME DEPOT-603532213920	5774	CD	10/15/10		27.05			FINANCE CHARGE	
	MIGLOP-MIGUEL LOP-PC 9/1-9/30	5776	CD	10/15/10		100.00			COSTCO RNWL	
	SOUCAL-SOUTHERN C-2-30-667-256	5780	CD	10/15/10		35.63			LATE FEE	
	WATMAN-WATERHOUSE-09/10 FEES	5792	CD	10/29/10		29.43			09/10 FEES	

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
End of month totals for October					10,599.43	210.48	0.00	10,909.91		
	INTEREST EARNED ON RESERVES	RESINT	JE	11/01/10		12.94			RESERVES S/C	
	GOLWAT-GOLETA WAT-0172310-001	5802	CD	11/15/10		48.66			LATE FEE	
	HOMNOM-HOME DEPOT-603532213920	5803	CD	11/15/10		32.05			FINANCE CHARGE	
	SOUCAL-SOUTHERN C-2-30-667-256	5813	CD	11/15/10		40.01			LATE FEE	
	WATMAN-WATERHOUSE-091910INT	5819	CD	11/15/10		256.15			LOC INTEREST	
	WATMAN-WATERHOUSE-102010INT	5819	CD	11/15/10		260.85			LOC INTEREST	
	COUSNB-COUNTY OF -111810	5820	CD	11/18/10		2,000.00			FINE	
	WATMAN-WATERHOUSE-10/11 FEES	5826	CD	11/30/10		29.43			10/11 FEES	
End of month totals for November					10,909.91	2,680.09	0.00	13,590.00		
	INTEREST EARNED ON RESERVES	RESINT	JE	12/01/10		13.59			RESERVES S/C	
	SOUCAL-SOUTHERN C-2-30-667-256	5846	CD	12/15/10		38.26			LATE FEE	
	WATMAN-WATERHOUSE-11/10 FEES	5850	CD	12/15/10		29.43			11/10 FEES	
	BOALOC-BANK OF AM-16-562423	5853	CD	12/31/10		252.60			LOC FINANCE CHG	
End of month totals for December					13,590.00	333.88	0.00	13,923.88	*	
5760-	EDUCATION & SEMINARS				0.00					
	WATMAN-WATERHOUSE-2010 CONF	5792	CD	10/29/10		850.00			2010 MGMT CONF	
End of month totals for October					0.00	850.00	0.00	850.00	*	
5780-	INSURANCE-PROPERTY & LIABILITY				0.00					
	FIRINS-FIRST INSU-862900011051	5533	CD	01/29/10		279.77			INS INSTALLMENT	
End of month totals for January					0.00	279.77	0.00	279.77		
	ALLINS-ALLIANCE I-10/11 DIC DO	5598	CD	04/14/10		626.03			DIC DOWN 10/11	
	FIRINS-FIRST INSU-862900011221	5616	CD	04/30/10		257.15			INS INSTALLMENT	
End of month totals for April					279.77	883.18	0.00	1,162.95		
	FIRINS-FIRST INSU-1221766	1	5631	CD 05/14/10		257.15			DIC INSURANCE	
End of month totals for May					1,162.95	257.15	0.00	1,420.10		
	FIRINS-FIRST INSU-1221766	1	5661	CD 06/15/10		257.15			DIC INSURANCE	
	PREFIN-PREMIUM FI-17201	1	5673	CD 06/25/10		2,249.00			LIAB INSURANCE	
End of month totals for June					1,420.10	2,506.15	0.00	3,926.25		
	FIRINS-FIRST INSU-1221766	1	5686	CD 07/15/10		257.15			DIC INSURANCE	
	PREFIN-PREMIUM FI-17201	1	5694	CD 07/15/10		915.00			LIAB INSURANCE	
End of month totals for July					3,926.25	1,172.15	0.00	5,098.40		
	FIRINS-FIRST INSU-1221766	1	5719	CD 08/16/10		257.15			DIC INSURANCE	
	PREFIN-PREMIUM FI-17201	1	5727	CD 08/16/10		915.00			LIAB INSURANCE	
End of month totals for August					5,098.40	1,172.15	0.00	6,270.55		
	FIRINS-FIRST INSU-1221766	1	5745	CD 09/15/10		257.15			DIC INSURANCE	
	PREFIN-PREMIUM FI-17201	1	5752	CD 09/15/10		915.00			LIAB INSURANCE	
End of month totals for September					6,270.55	1,172.15	0.00	7,442.70		
	FIRINS-FIRST INSU-1221766	1	5772	CD 10/15/10		257.15			DIC INSURANCE	
	PREFIN-PREMIUM FI-17201	1	5778	CD 10/15/10		915.00			LIAB INSURANCE	
End of month totals for October					7,442.70	1,172.15	0.00	8,614.85		
	FIRINS-FIRST INSU-1221766	1	5801	CD 11/15/10		257.15			DIC INSURANCE	
	PREFIN-PREMIUM FI-17201	1	5809	CD 11/15/10		915.00			LIAB INSURANCE	
End of month totals for November					8,614.85	1,172.15	0.00	9,787.00		
	FIRINS-FIRST INSU-1221766	1	5837	CD 12/15/10		257.15			DIC INSURANCE	
	PREFIN-PREMIUM FI-17201	1	5844	CD 12/15/10		915.00			LIAB INSURANCE	
End of month totals for December					9,787.00	1,172.15	0.00	10,959.15	*	
5785-	LAND LEASE PAYMENTS				0.00					
	BELTRU-JOHN R. BE-01/10 LEASE	5511	CD	01/08/10		5,255.52			JAN 10 LEASE	
	RANBEL-RANDY J. B-01/10 LEASE	5512	CD	01/08/10		2,064.66			JAN 10 LEASE	
	ROBBEL-ROBERT M. -01/10 LEASE	5513	CD	01/08/10		2,064.66			JAN 10 LEASE	

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
End of month totals for January					0.00	9,384.84	0.00	9,384.84		
	BELTRU-JOHN R. BE-02/10 LEASE	5540	CD	02/09/10		5,315.63			FEB 10 LEASE	
	RANBEL-RANDY J. B-02/10 LEASE	5541	CD	02/09/10		2,088.29			FEB 10 LEASE	
	ROBBEL-ROBERT M. -02/10 LEASE	5542	CD	02/09/10		2,088.29			FEB 10 LEASE	
End of month totals for February					9,384.84	9,492.21	0.00	18,877.05		
	BELTRU-JOHN R. BE-03/10 LEASE	5565	CD	03/09/10		5,265.77			MAR 10 LEASE	
	RANBEL-RANDY J. B-03/10 LEASE	5566	CD	03/09/10		2,068.69			MAR 10 LEASE	
	ROBBEL-ROBERT M. -03/10 LEASE	5567	CD	03/09/10		2,068.69			MAR 10 LEASE	
End of month totals for March					18,877.05	9,403.15	0.00	28,280.20		
	BELTRU-JOHN R. BE-04/10 LEASE	5594	CD	04/09/10		5,318.22			APR 2010 LEASE	
	RANBEL-RANDY J. B-04/10 LEASE	5595	CD	04/09/10		2,089.30			APR 2010 LEASE	
	ROBBEL-ROBERT M. -04/10 LEASE	5596	CD	04/09/10		2,089.30			APR 2010 LEASE	
End of month totals for April					28,280.20	9,496.82	0.00	37,777.02		
	BELTRU-JOHN R. BE-05/10 LEASE	5624	CD	05/07/10		5,265.36			MAY 10 LEASE	
	RANBEL-RANDY J. B-05/10 LEASE	5625	CD	05/07/10		2,070.10			MAY 10 LEASE	
	ROBBEL-ROBERT M. -05/10 LEASE	5626	CD	05/07/10		2,070.10			MAY 10 LEASE	
End of month totals for May					37,777.02	9,409.56	0.00	47,186.58		
	BELTRU-JOHN R. BE-06/10 LEASE	5655	CD	06/09/10		5,323.00			JUN 10 LEASE	
	RANBEL-RANDY J. B-06/10 LEASE	5656	CD	06/09/10		2,091.18			JUN 10 LEASE	
	ROBBEL-ROBERT M. -06/10 LEASE	5657	CD	06/09/10		2,091.18			JUN 10 LEASE	
End of month totals for June					47,186.58	9,505.36	0.00	56,691.94		
	BELTRU-JOHN R. BE-07/10 LEASE	5680	CD	07/08/10		5,269.36			JUL 10 LEASE	
	RANBEL-RANDY J. B-07/10 LEASE	5681	CD	07/08/10		2,070.10			JUL 10 LEASE	
	ROBBEL-ROBERT M. -07/10 LEASE	5682	CD	07/08/10		2,070.10			JUL 10 LEASE	
End of month totals for July					56,691.94	9,409.56	0.00	66,101.50		
	BELTRU-JOHN R. BE-08/10 LEASE	5711	CD	08/09/10		5,269.36			AUG 2010 LEASE	
	RANBEL-RANDY J. B-08/10 LEASE	5712	CD	08/09/10		2,070.10			AUG 2010 LEASE	
	ROBBEL-ROBERT M. -08/10 LEASE	5713	CD	08/09/10		2,070.10			AUG 2010 LEASE	
End of month totals for August					66,101.50	9,409.56	0.00	75,511.06		
	BELTRU-JOHN R. BE-09/10 LEASE	5737	CD	09/09/10		5,319.10			SEP 10 LEASE	
	RANBEL-RANDY J. B-09/10 LEASE	5738	CD	09/09/10		2,089.64			SEP 10 LEASE	
	ROBBEL-ROBERT M. -09/10 LEASE	5739	CD	09/09/10		2,089.64			SEP 10 LEASE	
End of month totals for September					75,511.06	9,492.38	0.00	85,009.44		
	BELTRU-JOHN R. BE-10/10 LEASE	5765	CD	10/08/10		5,269.36			OCT 10 LEASE	
	RANBEL-RANDY J. B-10/10 LEASE	5766	CD	10/08/10		2,070.10			OCT 10 LEASE	
	ROBBEL-ROBERT M. -10/10 LEASE	5767	CD	10/08/10		2,070.10			OCT 10 LEASE	
End of month totals for October					85,009.44	9,409.56	0.00	94,419.00		
	BELTRU-JOHN R. BE-11/10 LEASE	5794	CD	11/08/10		5,326.82			NOV 10 LEASE	
	RANBEL-RANDY J. B-11/10 LEASE	5795	CD	11/08/10		2,092.68			NOV 10 LEASE	
	ROBBEL-ROBERT M. -11/10 LEASE	5796	CD	11/08/10		2,092.68			NOV 10 LEASE	
End of month totals for November					94,419.00	9,512.18	0.00	103,931.18		
	BELTRU-JOHN R. BE-12/10 LEASE	5828	CD	12/07/10		5,269.36			DEC 2010 LEASE	
	RANBEL-RANDY J. B-12/10 LEASE	5829	CD	12/07/10		2,070.10			DEC 2010 LEASE	
	ROBBEL-ROBERT M. -12/10 LEASE	5830	CD	12/07/10		2,070.10			DEC 2010 LEASE	
End of month totals for December					103,931.18	9,409.56	0.00	113,340.74		
5790-	LEGAL-EVICTIONS				0.00					
	PAUJEN-LAW OFFICE-12920	5522	CD	01/15/10		48.00			LEGAL-EVICTIONS	
End of month totals for January					0.00	48.00	0.00	48.00		
	PAUJEN-LAW OFFICE-13714	5693	CD	07/15/10		504.00			LEGAL-COBRIAN	
End of month totals for July					48.00	504.00	0.00	552.00		

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5790-	LEGAL-EVICTIONS									
	(continued)									
	PAUJEN-LAW OFFICE-13854	5726	CD	08/16/10		264.00			LEGAL-EVICTIONS	
	End of month totals for August				552.00	264.00	0.00	816.00		
	PAUJEN-LAW OFFICE-13988	5808	CD	11/15/10		264.00			LEGAL-EVICTIONS	
	PAUJEN-LAW OFFICE-14278	5808	CD	11/15/10		96.00			LEGAL-ESCAMILLA	
	End of month totals for November				816.00	360.00	0.00	1,176.00		
5800-	LEGAL-GENERAL				0.00					
	PAUJEN-LAW OFFICE-12920	5522	CD	01/15/10		72.00			LEGAL-FESTIVAL	
	End of month totals for January				0.00	72.00	0.00	72.00		
	STJOHN-ST. JOHN 4-13032	5649	CD	05/28/10		1,125.00			RE:FAIR RATE	
	STJOHN-ST. JOHN 4-13032	5649	JE	05/28/10			1,125.00		RECLASS TO 5870	
	End of month totals for May				72.00	1,125.00	1,125.00	72.00		
	STJOHN-ST. JOHN 4-13111	5789	CD	10/29/10		75.00			E-MAIL, PHONECAL	
	STJOHN-ST. JOHN 4-13111	5789	JE	10/29/10			75.00		RECLASS TO 5870	
	End of month totals for October				72.00	75.00	75.00	72.00		
	JAMBAL-JAMES P. B-120110	5850	CD	12/31/10		50,973.00			LEGAL-REGULATINS	
	End of month totals for December				72.00	50,973.00	0.00	51,045.00		
5810-	LICENSES & PERMITS				0.00					
	DOLPCO-DOLPHIN PO-2016	5516	CD	01/15/10		300.00			POOL PERMIT	
	SBW&M-COUNTY OF -0560	5524	CD	01/15/10		660.00			10 DEVICE REGIS	
	SBPLAN-COUNTY OF S-42-0060	5525	CD	01/15/10		1,325.00			10 PERMIT TO OP	
	End of month totals for January				0.00	2,285.00	0.00	2,285.00		
	DMVREN-DMV RENEWA-4F31501	5786	CD	10/29/10		94.00			TOYT REGIS RNWL	
	End of month totals for October				2,285.00	94.00	0.00	2,379.00		
5820-	MANAGEMENT FEES				0.00					
	WATMAN-WATERHOUSE-BAL NOV FEE	5530	CD	01/15/10		2,991.64			NOV MGT FEE	
	End of month totals for January				0.00	2,991.64	0.00	2,991.64		
	WATMAN-WATERHOUSE-BAL DEC FEE	5560	CD	02/16/10		2,739.99			DEC MGT FEE	
	End of month totals for February				2,991.64	2,739.99	0.00	5,731.63		
	WATMAN-WATERHOUSE-BAL JAN FEE	5586	CD	03/15/10		2,819.26			JAN MGT FEE	
	WATMAN-WATERHOUSE-BAL FEB FEE	5592	CD	03/31/10		3,063.87			FEB MGT FEE	
	End of month totals for March				5,731.63	5,883.13	0.00	11,614.76		
	WATMAN-WATERHOUSE-BAL MAR FEE	5645	CD	05/14/10		2,996.12			MAR MGT FEE	
	End of month totals for May				11,614.76	2,996.12	0.00	14,610.88		
	WATMAN-WATERHOUSE-BAL APR FEE	5672	CD	06/15/10		2,985.34			APR MGT FEE	
	WATMAN-WATERHOUSE-BAL MAY FEE	5677	CD	06/30/10		2,925.31			MAY MGT FEE	
	WATMAN-WATERHOUSE-BAL MAY FEE	5677	CD	06/30/10			2,925.31		MAY MGT FEE	
	End of month totals for June				14,610.88	5,910.65	2,925.31	17,596.22		
	WATMAN-WATERHOUSE-BAL MAY FEE	5700	CD	07/15/10		2,925.31			MAY MGT FEE	
	End of month totals for July				17,596.22	2,925.31	0.00	20,521.53		
	WATMAN-WATERHOUSE-BAL JUN FEE	5732	CD	08/16/10		3,060.06			JUN MGT FEE	
	End of month totals for August				20,521.53	3,060.06	0.00	23,581.59		
	WATMAN-WATERHOUSE-BAL JUL FEE	5792	CD	10/29/10		2,869.39			JUL MGT FEE	
	WATMAN-WATERHOUSE-BAL AUG FEE	5792	CD	10/29/10		2,925.77			AUG MGT FEE	
	End of month totals for October				23,581.59	5,795.16	0.00	29,376.75		
	WATMAN-WATERHOUSE-BAL SEP FEE	5819	CD	11/15/10		2,951.13			SEP MGT FEE	

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GENERAL LEDGER
 LAZY LANDING MHP LLC
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 As of
 DECEMBER 31, 2010

PAGE 32
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
 11:00:37
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for November				29,376.75	2,951.13	0.00	32,327.88		
	WATMAN-WATERHOUSE-BAL OCT F2E	5850	CD	12/15/10		2,981.85			OCT MGT FEE	
	End of month totals for December				32,327.88	2,981.85	0.00	35,309.73	*	
5830-	MEALS & ENTERTAINMENT				0.00					
	MIGLOP-MIGUEL LOP-PC 9/1-9/10	5776	CD	10/15/10		80.97			MEALS-CONF	
	End of month totals for October				0.00	80.97	0.00	80.97	*	
5860-	OFFICE SUPPLIES				0.00					
	MIGLOP-MIGUEL LOP-PC 12/1-1/5	5520	CD	01/15/10		182.52			COPIES, STAMPS	
	MIGLOP-MIGUEL LOP-PC 12/1-1/5	5520	CD	01/15/10		163.11			TONER	
	VERCAL-VERIZON CA-805-967-3611	5529	CD	01/15/10		47.99			INTERNET SVC	
	PERCON-PERSONNEL -3732566	5536	CD	01/29/10		20.93			EMPLOYER POSTRS	
	End of month totals for January				0.00	414.55	0.00	414.55		
	VERCAL-VERIZON CA-805-967-3611	5558	CD	02/15/10		47.99			INTERNET SVC	
	End of month totals for February				414.55	47.99	0.00	462.54		
	VERCAL-VERIZON CA-802-967-3611	5591	CD	03/31/10		47.99			INTERNET SVC	
	WATMAN-WATERHOUSE-BW COPIES	5592	CD	03/31/10		1.70			12/30-3/19	
	End of month totals for March				462.54	49.69	0.00	512.23		
	VERCAL-VERIZON CA-805-967-3611	5614	CD	04/15/10		47.99			INTERNET SVC	
	End of month totals for April				512.23	47.99	0.00	560.22		
	MIGLOP-MIGUEL LOP-PC 3/29-4/30	5635	CD	05/14/10		161.45			COPIES, PAPER	
	End of month totals for May				560.22	161.45	0.00	721.67		
	MIGLOP-MIGUEL LOP-PC 4/30-5/31	5665	CD	06/15/10		7.92			ENVELOPES	
	End of month totals for June				721.67	7.92	0.00	729.59		
	MIGLOP-MIGUEL LOP-PC 5/25-6/30	5689	CD	07/15/10		16.63			LOCK, PEN, MARKER	
	WATMAN-WATERHOUSE-BW COPIES	5700	CD	07/15/10		0.65			3/20-6/23	
	End of month totals for July				729.59	17.27	0.00	746.86		
	FEDKIN-FEDEX KINK-329400012170	5744	CD	09/15/10		6.17			COPIES	
	End of month totals for September				746.86	6.17	0.00	753.03		
	FEDKIN-FEDEX KINK-0485444025	5771	CD	10/15/10		47.09			COPIES	
	MIGLOP-MIGUEL LOP-PC 9/1-9/30	5776	CD	10/15/10		31.46			OFFICE SUPPLIES	
	End of month totals for October				753.03	128.55	0.00	881.58		
	WMA-WMA -11877	5822	CD	11/30/10		65.25			CIVIL CODES	
	End of month totals for November				881.58	65.25	0.00	946.83		
	MIGLOP-MIGUEL LOP-PC 10/1-11/2	5841	CD	12/15/10		46.35			PAPER, PENS, ROLLR	
	WATMAN-WATERHOUSE-6/24-12/3	5850	CD	12/15/10		13.50			BW COPIES	
	End of month totals for December				946.83	59.85	0.00	1,006.68	*	
5870-	OUTSIDE SERVICES				0.00					
	PARBIL-PARK BILLI-432 01/10	5535	CD	01/29/10		234.67			BILLING SERVICE	
	End of month totals for January				0.00	234.67	0.00	234.67		
	DAWFIT-DAN FITZGE-121809	5546	CD	02/15/10		767.20			CONST SCHEDULE	
	PARBIL-PARK BILLI-432 02/10	5553	CD	02/15/10		267.22			BILLING SERVICE	
	STJOHN-ST. JOHN &-12943	5556	CD	02/15/10		750.00			DOC PREPERATION	
	End of month totals for February				234.67	1,784.42	0.00	2,019.09		
	PARBIL-PARK BILLI-432 03/10	5589	CD	03/31/10		267.22			BILLING SERVICE	
	End of month totals for March				2,019.09	267.22	0.00	2,286.31		
	PARBIL-PARK BILLI-432 04/10	5619	CD	04/30/10		267.22			BILLING SERVICE	
	End of month totals for April				2,286.31	267.22	0.00	2,553.53		

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As of
DECEMBER 31, 2010

PAGE 23
SYSTEM DATE: 03/14/2011
SELECT DATE: 03/14/2011
11:00:37
PROJECT SQ FT 0
PROJECT UNITS 150

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5870-	OUTSIDE SERVICES			(continued)						
	STJOHN-ST. JOHN 4-13012	5640	CD	05/14/10		450.00			RE:FAIR RATE	
	PARBIL-PARK BILLI-432 05/10	5648	CD	05/28/10		267.22			BILLING SERVICE	
	STJOHN-ST. JOHN 4-13032	5649	JE	05/28/10		1,125.00			RE:FAIR RATE	
	End of month totals for May				2,553.53	1,842.22	0.00	4,395.75		
	PARBIL-PARK BILLI-432 06/10	5667	CD	06/15/10		267.22			BILLING SERVICE	
	End of month totals for June				4,395.75	267.22	0.00	4,662.97		
	PARBIL-PARK BILLI-432 07/10	5692	CD	07/15/10		267.22			BILLING SERVICE	
	PARBIL-PARK BILLI-432 08/10	5705	CD	07/30/10		267.22			BILLING SERVICE	
	End of month totals for July				4,662.97	534.44	0.00	5,197.41		
	PARBIL-PARK BILLI-432 09/10	5760	CD	09/30/10		267.22			BILLING SERVICE	
	End of month totals for September				5,197.41	267.22	0.00	5,464.63		
	DOWLAW-DOWDALL LA-10089.071	5787	CD	10/29/10		742.00			EMERGENCY PLANS	
	STJOHN-ST. JOHN 4-13050	5789	CD	10/29/10		1,675.00			RE:FAIR RATE	
	STJOHN-ST. JOHN 4-13140	5789	CD	10/29/10		1,850.00			P&L WORKSHEETS	
	STJOHN-ST. JOHN 4-13111	5789	JE	10/29/10		75.00			E-MAIL, PHONECALL	
	End of month totals for October				5,464.63	4,342.00	0.00	9,806.63		
	PARBIL-PARK BILLI-432 10/10	5807	CD	11/15/10		267.22			BILLING SERVICE	
	STJOHN-ST. JOHN 4-13186	5814	CD	11/15/10		637.50			COC PREP, RESRCH	
	PARBIL-PARK BILLI-432 11/10	5824	CD	11/30/10		267.22			BILLING SERVICE	
	End of month totals for November				9,806.63	1,171.94	0.00	10,978.57		
	PARBIL-PARK BILLI-432 12/10	5843	CD	12/15/10		267.22			BILLING SERVICE	
	End of month totals for December				10,978.57	267.22	0.00	11,245.79		
5985-	PAYROLL SERVICE				0.00					
	PAYCHE-PAYCHEX -0467-011510	011510	CD	01/15/10		67.75			PAYROLL SERVICE	
	PAYCHE-PAYCHEX -0467-012910	012910	CD	01/29/10		67.75			PAYROLL SERVICE	
	End of month totals for January				0.00	135.50	0.00	135.50		
	PAYCHE-PAYCHEX -0467-021210	021210	CD	02/12/10		72.00			PAYROLL SERVICE	
	PAYCHE-PAYCHEX -0467-022610	022610	CD	02/26/10		67.75			PAYROLL SERVICE	
	End of month totals for February				135.50	139.75	0.00	275.25		
	PAYCHE-PAYCHEX -0467-031510	031510	CD	03/15/10		67.75			PAYROLL SERVICE	
	PAYCHE-PAYCHEX -0467-033110	033110	CD	03/31/10		67.75			PAYROLL SERVICE	
	End of month totals for March				275.25	135.50	0.00	410.75		
	PAYCHE-PAYCHEX -0467-041510	041510	CD	04/15/10		77.00			PAYROLL SERVICE	
	PAYCHE-PAYCHEX -0467-043010	043010	CD	04/30/10		67.75			PAYROLL SERVICE	
	End of month totals for April				410.75	144.75	0.00	555.50		
	PAYCHE-PAYCHEX -0467-051410	051410	CD	05/14/10		70.20			PAYROLL SERVICE	
	PAYCHE-PAYCHEX -0467-052810	052810	CD	05/28/10		70.20			PAYROLL SERVICE	
	End of month totals for May				555.50	140.40	0.00	695.90		
	PAYCHE-PAYCHEX -0467-061510	061510	CD	06/15/10		70.20			PAYROLL SERVICE	
	PAYCHE-PAYCHEX -0467-063010	063010	CD	06/30/10		70.20			PAYROLL SERVICE	
	End of month totals for June				695.90	140.40	0.00	836.30		
	PAYCHE-PAYCHEX -0467-071510	071510	CD	07/15/10		79.45			PAYROLL SERVICE	
	PAYCHE-PAYCHEX -0467-073010	073010	CD	07/30/10		70.20			PAYROLL SERVICE	
	End of month totals for July				836.30	149.65	0.00	985.95		
	PAYCHE-PAYCHEX -0467-081310	081310	CD	08/13/10		70.20			PAYROLL SERVICE	
	PAYCHE-PAYCHEX -0467-083110	083110	CD	08/31/10		70.20			PAYROLL SERVICE	
	End of month totals for August				985.95	140.40	0.00	1,126.35		

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5885-	PAYROLL SERVICE									
									(continued)	
	PAYCHE-PAYCHEX	-0467-091510	091510	CD 09/15/10		70.20				
	PAYCHE-PAYCHEX	-0467-093010	093010	CD 09/30/10		70.20			PAYROLL SERVICE	
				End of month totals for September	1,126.35	140.40	0.00	1,266.75	PAYROLL SERVICE	
	PAYCHE-PAYCHEX	-0467-101510	101510	CD 10/15/10		79.45				
	PAYCHE-PAYCHEX	-0467-102910	102910	CD 10/29/10		70.20			PAYROLL SERVICE	
				End of month totals for October	1,266.75	149.65	0.00	1,416.40	PAYROLL SERVICE	
	PAYCHE-PAYCHEX	-0467-111510	111510	CD 11/15/10		70.20				
	PAYCHE-PAYCHEX	-0467-113010	113010	CD 11/30/10		70.20			PAYROLL SERVICE	
				End of month totals for November	1,416.40	140.40	0.00	1,556.80	PAYROLL SERVICE	
	PAYCHE-PAYCHEX	-0467-121510	121510	CD 12/15/10		83.40				
	PAYCHE-PAYCHEX	-0467-123010	123010	CD 12/30/10		70.20			PAYROLL SERVICE	
				End of month totals for December	1,556.80	153.60	0.00	1,710.40	PAYROLL SERVICE	
5890-	POSTAGE				0.00					
	MIGLOP-MIGUEL LOP-PC 12/1-1/5	5520	CD	01/15/10		212.95			POSTAGE	
	ONTRAC-ONTRAC	-6690451	5521	CD 01/15/10		12.56			PSTG12/28-12/31	
	UNISHI-UNISHIPPER-1005438881	5528	CD	01/15/10		0.62			PSTG 12/28-31	
	AMEWMC-AMERICAN E-372710642971	5532	CD	01/25/10		4.25			FEDEX	
	ONTRAC-ONTRAC	-6700592	5534	CD 01/29/10		30.44			PSTG 1/11-1/15	
				End of month totals for January	0.00	261.42	0.00	261.42		
	MIGLOP-MIGUEL LOP-PC 12/31-1/2	5549	CD	02/16/10		162.40			POSTAGE	
	ONTRAC-ONTRAC	-6705879	5552	CD 02/16/10		17.04			PSTG 1/18-1/22	
	ONTRAC-ONTRAC	-6716757	5552	CD 02/16/10		17.04			PSTG 1/25-1/29	
	WATMAN-WATERHOUSE-PSTG 11/19-2	5560	CD	02/16/10		27.44			PSTG 11/19-2/4	
	AMEWMC-AMERICAN E-372710642971	5561	CD	02/24/10		52.66			FEDEX	
	ONTRAC-ONTRAC	-6720714	5563	CD 02/28/10		13.06			PSTG 2/1-2/5	
	ONTRAC-ONTRAC	-6725885	5563	CD 02/28/10		52.00			PSTG 2/8-2/12	
				End of month totals for February	261.42	341.64	0.00	603.06		
	MIGLOP-MIGUEL LOP-PC 2/2-2/22	5578	CD	03/15/10		13.70			POSTAGE	
	ONTRAC-ONTRAC	-6731187	5580	CD 03/15/10		13.00			PSTG 2/16-2/19	
	ONTRAC-ONTRAC	-6741719	5580	CD 03/15/10		12.94			SVC 2/22-2/26	
	AMEWMC-AMERICAN E-372710642971	5587	CD	03/24/10		5.04			FEDEX	
	ONTRAC-ONTRAC	-6752173	5588	CD 03/31/10		13.00			SVC 3/8-3/12	
	ONTRAC-ONTRAC	-6757567	5588	CD 03/31/10		13.06			SVC 3/15-3/19	
	UNISHI-UNISHIPPER-1005597533	5590	CD	03/31/10		52.77			PSTG 3/8-3/12	
				End of month totals for March	603.06	123.51	0.00	726.57		
	ONTRAC-ONTRAC	-6773893	5607	CD 04/15/10		13.12			PSTG 3/29-3/31	
	AMEWMC-AMERICAN E-372710642971	5615	CD	04/22/10		5.08			FEDEX	
	ONTRAC-ONTRAC	-6784301	5618	CD 04/30/10		13.12			PSTG 4/12-4/15	
	UNISHI-UNISHIPPER-1005667055	5620	CD	04/30/10		52.52			PSTG 4/8-4/9	
	WATMAN-WATERHOUSE-PSTG 2/5-4/1	5622	CD	04/30/10		28.43			PSTG 2/5-4/18	
				End of month totals for April	726.57	112.27	0.00	838.84		
	MIGLOP-MIGUEL LOP-PC 3/29-4/30	5635	CD	05/14/10		17.60			POSTAGE	
	ONTRAC-ONTRAC	-6799916	5637	CD 05/14/10		13.12			PSTG 4/26-4/30	
	UNISHI-UNISHIPPER-1005712984	5642	CD	05/14/10		0.83			PSTG 4/30	
	ONTRAC-ONTRAC	-6810301	5647	CD 05/28/10		13.17			PSTG 5/10-5/14	
	UNISHI-UNISHIPPER-1005711061	5651	CD	05/28/10		53.21			PSTG 5/7	
				End of month totals for May	838.84	97.93	0.00	936.77		
	MIGLOP-MIGUEL LOP-PC 4/30-5/31	5665	CD	06/15/10		23.76			POSTAGE	
	ONTRAC-ONTRAC	-6825783	5666	CD 06/15/10		13.17			PSTG 5/24-5/27	
	AMEWMC-AMERICAN E-9-71000	5674	CD	06/25/10		3.67			FEDEX	
	ONTRAC-ONTRAC	-6841138	5675	CD 06/30/10		19.04			PSTG 6/14-6/18	
	UNISHI-UNISHIPPER-1005816721	5676	CD	06/30/10		53.88			PSTG 6/9-6/10	

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GENERAL LEDGER
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 25
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
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 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
End of month totals for June					936.77	113.52	0.00	1,050.29		
MIGLOP-MIGUEL	LOP-PC 5/25-5/30	5689	CD	07/15/10		1.39			POSTAGE	
ONTRAC-ONTRAC	-6857181	5691	CD	07/15/10		18.15			PSTG 6/29-7/2	
AMEWMC-AMERICAN	E-9-71000	5701	CD	07/23/10		5.20			FEDEX	
ONTRAC-ONTRAC	-6867204	5704	CD	07/30/10		13.17			PSTG 7/12-7/16	
UNISHI-UNISHIPPER	-1005884257	5707	CD	07/30/10		53.02			PSTG 7/8	
End of month totals for July					1,050.29	90.97	0.00	1,141.26		
MIGLOP-MIGUEL	LOP-PC 7/1-7/31	5723	CD	08/16/10		28.66			POSTAGE	
ONTRAC-ONTRAC	-6882463	5724	CD	08/16/10		13.17			PSTG 7/26-7/30	
ONTRAC-ONTRAC	-6887597	5724	CD	08/16/10		0.54			PSTG 8/2-8/6	
WATMAN-WATERHOUSE	-PSTG 4/19-7/	5732	CD	08/16/10		30.84			PSTG 4/19-7/31	
AMEWMC-AMERICAN	E-372710642971	5733	CD	08/19/10		3.19			FEDEX	
ONTRAC-ONTRAC	-5892535	5734	CD	08/31/10		13.17			PSTG 8/10-8/13	
UNISHI-UNISHIPPER	-1005961626	5735	CD	08/31/10		52.77			PSTG 8/9-8/13	
End of month totals for August					1,141.26	142.34	0.00	1,283.60		
MIGLOP-MIGUEL	LOP-PC 8/1-8/31	5749	CD	09/15/10		1.22			POSTAGE	
ONTRAC-ONTRAC	-6903033	5751	CD	09/15/10		0.38			PSTG 8/23-8/26	
AMEWMC-AMERICAN	E-9-71000	5758	CD	09/21/10		5.08			FEDEX	
ONTRAC-ONTRAC	-6913432	5759	CD	09/30/10		32.30			PSTG 8/30-9/3	
ONTRAC-ONTRAC	-6923262	5759	CD	09/30/10		13.44			PSTG 9/13-9/17	
UNISHI-UNISHIPPER	-1006033402	5762	CD	09/30/10		51.50			PSTG 9/9	
End of month totals for September					1,283.60	103.92	0.00	1,387.52		
MIGLOP-MIGUEL	LOP-PC 9/1-9/30	5776	CD	10/15/10		7.10			POSTAGE	
ONTRAC-ONTRAC	-6938282	5777	CD	10/15/10		18.03			PSTG 9/27-9/30	
AMEWMC-AMERICAN	E-9-71000	5785	CD	10/21/10		3.84			FEDEX	
UNISHI-UNISHIPPER	-1006104274	5791	CD	10/29/10		53.02			PSTG 10/7-10/8	
End of month totals for October					1,387.52	81.99	0.00	1,469.51		
ONTRAC-ONTRAC	-6943367	5806	CD	11/15/10		31.87			PSTG 10/4-10/8	
ONTRAC-ONTRAC	-6948301	5806	CD	11/15/10		13.06			PTG 10/11-10/15	
ONTRAC-ONTRAC	-6963342	5806	CD	11/15/10		13.17			PTG 10/25-10/29	
AMEWMC-AMERICAN	E-9-71000	5821	CD	11/23/10		4.26			FEDEX	
ONTRAC-ONTRAC	-6973181	5823	CD	11/30/10		13.17			PSTG 11/9-11/12	
UNISHI-UNISHIPPER	-1006190728	5825	CD	11/30/10		52.16			PSTG 11/8-11/12	
WATMAN-WATERHOUSE	-PSTG 8/1-11/	5826	CD	11/30/10		111.84			PSTG 8/1-11/15	
End of month totals for November					1,469.51	239.53	0.00	1,709.04		
ONTRAC-ONTRAC	-6978234	5842	CD	12/15/10		33.40			PSG 11/15-11/19	
ONTRAC-ONTRAC	-6992577	5842	CD	12/15/10		13.65			PSTG 11/29-12/3	
AMEWMC-AMERICAN	E-9-71000	5851	CD	12/22/10		3.67			FEDEX	
ONTRAC-ONTRAC	-7002535	5854	CD	12/31/10		13.29			PSG 12/13/12/17	
UNISHI-UNISHIPPER	-1006257977	5855	CD	12/31/10		53.88			PSTG 12/7-12/9	
End of month totals for December					1,709.04	117.89	0.00	1,826.93	*	
5900-	PROPERTY TAXES				0.00					
	2ND INST 09/10 TAX PD FR ESCRW TAXPYT JE 04/01/10					33,261.50			2ND INST 09/10	
	BERJAM-SERVIC JA-5360089-00-3 5597 CD 04/09/10					15,766.98			08/09 2ND SUPP	
End of month totals for April					0.00	49,028.58	0.00	49,028.58		
	1ST INST 10/11 TAX PD FR ESCRW TAXPYT JE 12/01/10					33,224.24			1ST INST 10/11	
End of month totals for December					49,028.58	33,224.24	0.00	82,252.82	*	
5907-	SECURITY PATROL				0.00					
MISSEC-MISSION	SE-17639	5550	CD	02/16/10		666.50			SECURITY DEC	
End of month totals for February					0.00	666.50	0.00	666.50		
MISSEC-MISSION	SE-17763	5579	CD	03/15/10		666.50			SECURITY JAN	
End of month totals for March					666.50	666.50	0.00	1,333.00		
MISSEC-MISSION	SE-17864	5636	CD	05/14/10		666.50			SECURITY FEB	
MISSEC-MISSION	SE-17977	5636	CD	05/14/10		666.50			SECURITY MAR	

Cur. Period: 12/10
Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY#	SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
	End of month totals for May				1,333.00	1,333.00	0.00	2,666.00		
MISSEC-MISSION	SE-18207	5690	CD	07/15/10		666.50			SECURITY MAY	
MISSEC-MISSION	SE-18307	5703	CD	07/30/10		666.50			SECURITY JUN	
	End of month totals for July				2,666.00	1,333.00	0.00	3,999.00		
MISSEC-MISSION	SE-18412	5750	CD	09/15/10		666.50			SECURITY JUL	
	End of month totals for September				3,999.00	666.50	0.00	4,665.50		
MISSEC-MISSION	SE-18554	5805	CD	11/15/10		666.50			SECURITY AUG	
MISSEC-MISSION	SE-18653	5805	CD	11/15/10		666.50			SECURITY SEPT	
	End of month totals for November				4,665.50	1,333.00	0.00	5,998.50 *		
5910-	TELEPHONE				0.00					
VERCAL-VERIZON	CA-805-967-3611	5529	CD	01/15/10		175.34			SVC 1/1-1/31	
	End of month totals for January				0.00	175.34	0.00	175.34		
VERCAL-VERIZON	CA-805-967-3611	5558	CD	02/15/10		177.45			SVC 2/1-2/28	
	End of month totals for February				175.34	177.45	0.00	352.79		
ATTNOM-AT&T MOBIL	578329452	5572	CD	03/15/10		223.79			CELL DEC-FEB	
VERCAL-VERIZON	CA-802-967-3611	5591	CD	03/31/10		173.69			SVC 3/1-3/31	
	End of month totals for March				352.79	397.48	0.00	750.27		
ATTNOM-AT&T MOBIL	578329452	5503	CD	04/15/10		111.00			CELL 3/1-3/28	
VERCAL-VERIZON	CA-805-967-3611	5614	CD	04/15/10		173.93			SVC 4/1-4/30	
	End of month totals for April				750.27	283.93	0.00	1,034.20		
VERCAL-VERIZON	CA-805-967-3611	5643	CD	05/14/10		226.35			SVC 5/1-5/31	
ATTNOM-AT&T MOBIL	578329452	5646	CD	05/28/10		76.48			CELL 3/29-4/28	
	End of month totals for May				1,034.20	302.83	0.00	1,337.03		
ATTNOM-AT&T MOBIL	578329452	5659	CD	06/15/10		74.29			CELL 4/29-5/28	
VERCAL-VERIZON	CA-805-967-3611	5670	CD	06/15/10		224.32			SVC 5/1-5/30	
	End of month totals for June				1,337.03	298.61	0.00	1,635.64		
ATTNOM-AT&T MOBIL	578329452	5684	CD	07/15/10		74.05			CELL 5/29-6/28	
VERCAL-VERIZON	CA-805-967-3611	5699	CD	07/15/10		220.19			SVC 7/1-7/31	
	End of month totals for July				1,635.64	294.24	0.00	1,929.88		
ATTNOM-AT&T MOBIL	578329452	5716	CD	08/16/10		73.26			CELL 6/29-7/28	
VERCAL-VERIZON	CA-805-967-3611	5730	CD	08/16/10		229.28			SVC 8/1-8/31	
	End of month totals for August				1,929.88	302.54	0.00	2,232.42		
ATTNOM-AT&T MOBIL	578329452	5741	CD	09/15/10		80.46			CELL 7/29-8/28	
VERCAL-VERIZON	CA-805-967-3611	5756	CD	09/15/10		230.90			SVC 9/1-9/30	
	End of month totals for September				2,232.42	311.36	0.00	2,543.78		
ATTNOM-AT&T MOBIL	578329452	5769	CD	10/15/10		73.66			CELL 8/29-9/28	
VERCAL-VERIZON	CA-805-967-3611	5783	CD	10/15/10		230.48			SVC 10/1-10/31	
	End of month totals for October				2,543.78	304.14	0.00	2,847.92		
ATTNOM-AT&T MOBIL	578329452	5798	CD	11/15/10		81.18			CELL 9/29-10/28	
VERCAL-VERIZON	CA-805-967-3611	5818	CD	11/15/10		228.86			SVC 11/1-11/30	
	End of month totals for November				2,847.92	310.04	0.00	3,157.96		
ATTNOM-AT&T MOBIL	578329452	5834	CD	12/15/10		89.48			CELL 10/29-11/28	
VERCAL-VERIZON	CA-805-967-3611	5849	CD	12/15/10		228.73			SVC 12/1-12/31	
	End of month totals for December				3,157.96	318.21	0.00	3,476.17 *		
5940-	TRAVEL				0.00					
AMECEN-AMERICAN	E-371533950675	5563	CD	02/24/10		407.40			AIRFARE	
	End of month totals for February				0.00	407.40	0.00	407.40		

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GENERAL LEDGER
 LAZY LANDING MHP LLC
 NOMAD VILLAGE
 As of
 DECEMBER 31, 2010

PAGE 27
 SYSTEM DATE: 03/14/2011
 SELECT DATE: 03/14/2011
 11:00:37
 PROJECT SQ FT 0
 PROJECT UNITS 150

Cur. Period: 12/10
 Sel. Period: 01/10 Thru 12/10

ACCOUNT	DESCRIPTION	ENTRY# SC	DATE	BEG BALANCE	DEBIT	CREDIT	END BAL	REFERENCE	REV
5940-	TRAVEL								
	MIGLOP-MIGUEL LOP-PC 8/1-8/31	5749 CD	09/15/10		640.60				
	End of month totals for September			407.40	640.60	0.00	1,048.00	AIRFARE-CONF *	
5945-	CASH OVER/SHORT			0.00					
	BANK ADJ 2.00	RA0610 JE	07/19/10		2.00				
	End of month totals for June			0.00	2.00	0.00	2.00	Rec 06/30/10	
	BANK ERROR ON 8/2 DPST	RA0810 JE	09/21/10		3.06				
	End of month totals for August			2.00	3.06	0.00	5.06	Rec 08/31/10	
	B/2 BANK CORRECTION	RA0910 JE	10/07/10			3.00			
	DEPOSIT OFF .24 9/3	RA0910 JE	10/07/10		0.24				
	End of month totals for September			5.06	0.24	3.00	2.30	Rec 09/30/10 Rec 09/30/10	
	DEPOSIT 10/12 OFF .02	RA1010 JE	11/09/10			0.02			
	End of month totals for October			2.30	0.00	0.02	2.38	Rec 10/31/10	
	BANK DPST ERROR	RA1110 JE	12/14/10		0.80				
	End of month totals for November			2.28	0.80	0.00	3.08	Rec 11/30/10	
	BANKS DPSTS OFF	RA1210 JE	01/11/11			0.06			
	End of month totals for December			3.08	0.00	0.06	3.02	Rec 12/31/10 *	
	TOTAL OFFICE & ADMINISTRATION			0.00			338,629.57		
	TOTAL OPERATING EXPENSES			0.00			638,547.74		
	LEDGER TOTAL			0.00	643,610.35	5,062.61	638,547.74		

NOMAD VILLAGE, INC.
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1994

	----- Current -----		--- Year to Date ---	
	Actual Percent		Actual Percent	
	=====		=====	
INCOME				
RENTAL INCOME	\$ 99,584.27	77.1	\$ 394,164.95	75.8
ELECTRIC INCOME	11,029.45	8.5	44,216.62	8.5
GAS INCOME	6,226.47	4.8	34,520.47	6.6
LAUNDRY INCOME	1,286.50	1.0	4,671.14	0.9
SURCHARGE-ROAD IMPVMT	1,066.77	0.8	4,337.36	0.8
WATER INCOME	4,819.90	3.7	17,875.36	3.4
SEWER INCOME	5,008.99	3.9	19,990.32	3.8
LATE CHARGES	83.00	0.1	184.46	0.0
	-----		-----	
* TOTAL INCOME	129,105.35	100.0	519,960.68	100.0
	-----		-----	
* GROSS PROFIT	129,105.35	100.0	519,960.68	100.0
OPERATING EXPENSES				
ACCOUNTING & LEGAL	3,169.32	2.5	6,979.32	1.3
AUTO EXPENSE	1,097.03	0.8	4,578.74	0.9
NSF CKS. & COLL. FEES			9.00	0.0
BANK CHARGES			73.42	0.0
CASH <OVER>/SHORT			(0.20)	0.0
CASUAL LABOR	24.00	0.0	184.00	0.0
DEPRECIATION	325.25	0.3	1,301.00	0.3
DONATIONS			200.00	0.0
DUES & SUBSCRIPTIONS	160.35	0.1	294.61	0.1
ELECTRICITY	11,710.81	9.1	45,513.30	8.8
ENTERTAINMENT	161.15	0.1	663.25	0.1
GAS EXPENSE	4,935.63	3.8	25,871.74	5.0
INSURANCE - GENERAL	(97.76)	(0.1)	9,797.24	1.9
INSURANCE - EMPLOYEE	1,522.00	1.2	8,844.44	1.7
PENSION - MR. BREMER	3,000.00	2.3	12,000.00	2.3
OFFICERS SALARY	16,071.60	12.4	57,388.96	11.0
OFFICE SUPPLIES	658.10	0.5	1,506.42	0.3
PARK UTILITY	1,446.47	1.1	6,518.74	1.3
POSTAGE	116.00	0.1	290.00	0.1
PROMOTIONAL	839.89	0.7	2,585.41	0.5
RENT	9,923.72	7.7	39,338.45	7.6
REPAIR & MAINTENANCE	6,534.56	5.1	30,325.60	5.8
WAGES	13,098.21	10.1	47,103.68	9.1
SEWER EXPENSE	10,464.25	8.1	20,928.50	4.0
SUPPLIES	2,036.32	1.6	9,108.85	1.8
TENANT EXPENSE			30.00	0.0
TRAVEL			107.00	0.0
TAXES & LICENSES	9,420.08	7.3	25,527.17	4.9
TAXES - PAYROLL	2,103.00	1.6	8,589.46	1.7
TAXES/FRANCHISE			2,428.00	0.5
TELEPHONE	784.96	0.6	2,695.08	0.5

UNAUDITED--SEE ATTACHED COMPILATION LETTER

EXHIBIT O

NOMAD VILLAGE, INC.
 INCOME STATEMENT
 FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1994

	----- Current -----		--- Year to Date ---	
	Actual	Percent	Actual	Percent
	=====		=====	
WATER EXPENSE	6,099.06	4.7	25,329.42	4.9
* TOTAL OPERATING EXPENSES	105,604.00	81.8	396,110.60	76.2
* PROFIT FROM OPERATIONS	23,501.35	18.2	123,850.08	23.8
OTHER INCOME				
INTEREST INCOME	20.12	0.0	73.83	0.0
* TOTAL OTHER INCOME	20.12	0.0	73.83	0.0
* NET PROFIT/<LOSS>	\$ 23,521.47	18.2	\$ 123,923.91	23.8
	=====		=====	

UNAUDITED-SEE ATTACHED COMPILATION LETTER

NOMAD VILLAGE, INC.
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2006

	Current			Year to Date		
	Actual	Last Year	LY-Var	Actual	Last Year	LY-Var
INCOME						
RENTAL INCOME	\$ 134,409.87	\$ 129,049.49	\$ 5,360.38	\$ 525,524.40	\$ 512,183.28	\$ 13,341.12
RENT INCOME REFUND					(4,248.00)	4,248.00
ELECTRIC INCOME	13,729.99	13,864.33	(134.34)	58,122.17	55,387.86	2,734.31
ELEC INC REFUND					(4,000.40)	4,000.40
GAS INCOME	10,401.06	12,458.09	(2,057.03)	54,447.25	52,637.89	1,809.36
GAS INCOME REFUND					(3,707.69)	3,707.69
LAUNDRY INCOME	(354.57)	415.38	(769.95)	2,243.70	2,728.01	(484.31)
SURCHARGE-ROAD IMPVMT	1,415.56	3,029.25	386.31	13,347.16	14,336.00	(1,988.84)
WATER INCOME	8,147.16	8,314.10	(166.94)	31,174.61	29,355.74	1,818.87
WATER INC REFUND					(2,048.99)	2,048.99
SEWER INCOME	7,549.83	6,424.68	1,125.15	28,790.78	25,698.72	3,092.06
LATE CHARGES	220.00	(249.59)	469.59	838.30	1,381.57	(543.27)
CREDIT CHECKS	90.00		90.00	210.00	90.00	120.00
RECYCLE FEE					3,683.85	(3,683.85)
RECYCLE FEE REFUND					(11,070.00)	11,070.00
MISC. INCOME	65.00	(19.48)	84.48	480.00	283.96	196.04
TOTAL INCOME	177,673.90	173,286.25	4,387.65	718,978.61	672,691.80	46,286.81
GROSS PROFIT	177,673.90	173,286.25	4,387.65	718,978.61	672,691.80	46,286.81
OPERATING EXPENSES						
ACCOUNTING & LEGAL	30,219.59	11,393.94	(18,825.65)	35,041.79	39,740.83	(4,699.04)
AMORTIZATION EXPENSE	1,618.25	114.25	(1,504.00)	1,961.00	457.00	1,504.00
AUTO EXPENSE	525.20	988.02	462.82	2,886.95	2,348.72	(538.23)
NSF CHKS. & COLL. FEES				417.70	70.67	(347.03)
BANK CHARGES	20.92	134.00	113.08	25.92	317.43	291.51
CREDIT CHECKS					8.50	8.50
CASUAL LABOR	500.00	895.00	395.00	590.00	1,445.00	855.00
CLEANING EXPENSE	224.25	224.25		897.00	937.00	40.00
DEPRECIATION	450.75	678.75	228.00	1,803.00	2,715.00	912.00
DONATIONS				325.00		325.00
DUES & SUBSCRIPTIONS	140.00	135.00	(5.00)	140.00	135.00	(5.00)
ELECTRICITY	12,817.77	13,447.59	609.82	51,376.25	49,455.18	(1,921.07)
EQUIPMENT RENTAL		120.00	120.00			
GARBAGE EXPENSE	3,175.77		(3,175.77)	12,220.08		12,220.08
GAS EXPENSE	6,175.12	10,147.58	3,972.46	35,923.92	37,195.92	1,272.00
INSURANCE - GENERAL	2,577.75	3,547.32	969.57	9,366.87	12,436.13	3,069.26
INSURANCE - EMPLOYEE	2,957.93	4,779.16	1,821.23	12,265.76	14,877.28	2,611.52
OFFICERS SALARY	10,890.00	10,890.00		43,560.00	43,560.00	
OFFICE SUPPLIES	339.46	240.91	(98.55)	1,428.22	1,318.39	(109.83)
PARK UTILITY	751.18	3,207.58	2,456.40	2,728.71	14,885.64	12,156.93
POSTAGE	104.54	74.00	(30.54)	302.46	296.00	(6.46)
PROTECTIVE SERVICE	1,300.50		(1,300.50)	4,666.50	2,057.00	(2,609.50)
RENT	13,358.13	12,904.59	(453.54)	52,689.41	51,077.86	(1,611.55)
REPAIR & MAINTENANCE	26,579.79	1,188.60	(25,391.19)	40,723.06	21,788.79	(18,934.27)

UNAUDITED SEE ATTACHED COMPILATION LETTER

NOMAD VILLAGE, INC.
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2006

	Current			Year to Date		
	Actual	Last Year	LY-Var	Actual	Last Year	LY-Var
WADES	32,835.31	31,882.31	(953.00)	108,828.31	99,907.31	(8,921.00)
SEWER EXPENSE	15,446.18	30,404.91	14,958.73	30,692.30	30,404.91	(487.45)
SUPPLIES	595.95	3,050.83	2,454.88	4,007.04	3,865.85	(141.19)
TENANT EXPENSE				116.71	900.82	784.11
TAXES & LICENSES	12,154.74	(3,029.17)	(15,183.91)	37,121.97	31,943.83	(5,178.09)
TAXES - PAYROLL	4,681.16	2,835.77	(1,845.39)	14,361.39	11,593.20	(2,768.19)
TAXES/CORPORATION	2,080.00		(2,080.00)	4,507.00		(4,507.00)
TELEPHONE	1,040.87	2,170.18	1,129.31	4,570.37	5,813.26	1,242.89
WATER EXPENSE	8,458.60	8,265.86	(192.74)	33,502.41	37,449.32	3,946.91
TOTAL OPERATING EXPENSES	192,039.91	150,691.23	(41,348.68)	549,249.36	519,002.02	(30,247.34)
PROFIT FROM OPERATIONS	(14,366.01)	22,595.02	(36,961.03)	169,729.25	153,689.78	16,039.47
OTHER INCOME/EXPENSE						
INTEREST INCOME	168.87	131.31	37.56	679.77	619.77	60.00
MISCELLANEOUS INCOME				1,000.00		1,000.00
TOTAL OTHER INCOME/EXPENS	168.87	131.31	37.56	1,679.77	619.77	1,060.00
NET PROFIT/(LOSS)	\$ (14,197.14)	\$ 22,726.33	\$ (36,921.47)	\$ 171,409.02	\$ 154,309.55	\$ 17,098.47

UNAUDITED-SEE ATTACHED COMPILATION LETTER

NOMAD VILLAGE, INC.
 INCOME STATEMENT
 FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2007

2007 2006

	Current			Year to Date		
	Actual	Last Year	LY-Var	Actual	Last Year	LY-Var
INCOME						
RENTAL INCOME	\$ 152,611.81	\$ 134,403.87	\$ 18,207.94	\$ 530,897.58	\$ 529,524.40	\$ 1,373.18
RENT INCOME REFUND	(100.00)	-	(100.00)	(100.00)	-	(100.00)
ELECTRIC INCOME	13,446.87	13,729.99	(283.12)	55,861.83	56,122.37	(260.54)
GAS INCOME	9,612.80	10,401.06	(788.26)	53,157.45	54,447.25	(1,289.80)
LAUNDRY INCOME	867.06	(154.57)	1,021.63	4,014.65	2,243.70	1,770.95
PURCHARGE-ROAD IMPVMT	131.00	1,415.95	(1,284.95)	4,751.94	13,147.16	(8,395.22)
WATER INCOME	2,595.73	8,147.16	(5,551.43)	32,960.72	31,174.61	1,786.11
SEWER INCOME	7,849.83	7,849.83	0.00	30,197.32	28,790.78	1,406.54
LATE CHARGES	-	220.00	(220.00)	(164.11)	638.30	(802.41)
RENTAL TRF FEE	-	30.00	(30.00)	210.00	210.00	-
RECYCLE FEE	60.00	-	60.00	120.00	-	120.00
MISC. INCOME	10.00	65.00	(55.00)	259.70	480.00	(220.30)
REFUND	-	-	-	59.80	-	59.80
* TOTAL INCOME	172,813.78	177,473.90	(4,660.12)	717,370.87	716,978.61	392.26
* DEVAL PROFIT	172,813.78	177,473.90	(4,660.12)	717,370.87	716,978.61	392.26
OPERATING EXPENSES						
ACCOUNTING & LEGAL	29,866.58	30,219.59	(353.01)	84,290.47	70,041.75	14,248.72
AMORTIZATION EXPENSE	114.25	1,419.25	(1,305.00)	457.00	1,961.00	(1,504.00)
AUTO EXPENSE	844.00	828.00	16.00	6,124.80	2,486.32	3,638.48
NET CHG. & COLL. FEES	(1,108.14)	-	1,108.14	-	-	-
BANK CHARGES	12.00	20.92	(8.92)	71.50	28.92	42.58
CASUAL LABOR	-	500.00	(500.00)	500.00	500.00	-
CLEANING EXPENSE	450.00	224.25	225.75	1,348.50	997.00	351.50
DEPRECIATION	3,224.75	450.75	2,774.00	4,577.00	1,803.00	2,774.00
LIABILITIES	-	-	-	150.00	120.00	30.00
DUES & SUBSCRIPTIONS	140.00	140.00	0.00	140.00	140.00	0.00
UTILITY	10,437.74	10,637.77	(200.03)	48,071.14	51,076.25	(3,005.11)
TRAVEL EXPENSE	1,567.58	1,175.77	391.81	11,179.83	12,220.68	(1,040.85)
TRF EXPENSE	5,161.41	4,175.17	986.24	13,514.01	15,921.92	(2,407.91)
INSURANCE - GENERAL	1,268.00	2,577.75	(1,309.75)	11,944.01	9,366.87	2,577.14
INSURANCE - EMPLOYEE	-	2,577.75	(2,577.75)	8,043.00	12,265.74	(4,222.74)
OFFICER'S SALARY	10,490.00	10,890.00	(400.00)	43,560.00	43,560.00	0.00
OFFICE SUPPLIES	461.11	339.46	121.65	1,243.83	1,429.27	(185.44)
PHONE UTILITY	150.72	751.38	(600.66)	527.92	2,728.71	(2,200.79)
POSTAGE	41.00	104.54	(63.54)	201.00	302.46	(101.46)
PROFESSIONAL SERVICES	491.26	-	491.26	2,844.00	-	2,844.00
PROTECTIVE SERVICE	1,424.50	1,700.50	(276.00)	4,234.00	4,666.50	(432.50)
RENT	13,417.27	13,358.13	59.14	51,011.20	52,643.41	(1,632.21)
REPAIR & MAINTENANCE	5,015.40	20,579.75	(15,564.35)	13,847.55	43,727.88	(29,880.33)
WAGES	54,529.83	32,825.31	21,704.52	117,140.81	108,928.21	8,212.60
SEWER EXPENSE	15,408.12	15,445.12	(37.00)	33,354.71	30,892.36	2,462.35
SUPPLIES	11.00	598.25	(587.25)	1,578.16	4,097.04	(2,518.88)
TENANT EXPENSE	-	-	-	112.00	10.71	101.29

UNAUDITED-SEE ATTACHED COMPILATION LETTER

NOMAD VILLAGE, INC.
 INCOME STATEMENT
 FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2007

	Current			Year to Date		
	Actual	Last Year	LY-Var	Actual	Last Year	LY-Var
TAXES & LICENSES	17,367.41	12,194.74	(5,212.67)	37,966.32	37,121.97	(844.35)
TAXES - PAYROLL	4,448.64	4,681.15	212.52	12,856.77	14,361.35	1,704.58
TAXES/CORPORATION	798.00	3,085.00	1,300.00	1,617.00	4,507.00	2,890.00
TELEPHONE	1,269.32	1,990.87	(226.45)	4,554.42	4,570.37	(38.05)
WATER EXPENSE	19,320.25	8,452.60	(11,067.63)	34,779.12	33,502.41	(1,276.71)
TOTAL OPERATING EXPENSES	175,068.64	100,014.91	16,973.27	572,137.49	545,045.16	(22,798.11)
PROFIT FROM OPERATIONS	(2,252.88)	(14,366.61)	12,113.13	145,173.38	165,709.25	(24,549.87)
OTHER INCOME/EXPENSE						
INTEREST INCOME	160.58	168.87	(8.29)	736.18	879.77	(143.59)
MISCELLANEOUS INCOME					1,800.00	(1,800.00)
TOTAL OTHER INCOME/EXPENSE	160.58	168.87	(8.29)	736.18	1,679.77	(943.59)
NET PROFIT/(LOSS)	\$ (2,092.30)	\$ (14,197.14)	\$ 12,104.84	\$ 145,915.56	\$ 171,409.02	\$ (25,493.46)

UNAUDITED-SEE ATTACHED COMPILATION LETTER

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
16-Mar-11	Review Ruben Garcia's e-mails; T-call: Ruben Garcia; Review draft offer letter to residents and draft proposed revisions and e-mail to Ruben Garcia	1.5	
17-Mar-11	T-call: Ruben Garcia regarding status	N/C	
18-Mar-11	Review Ruben Garcia e-mails and attachments; Review and analyze County Mobilehome Rent Control Rules; Further revisions to resident letter; T-calls and e-mails to and from Ruben Garcia regarding letter and proceeding	1.5	
18-Mar-11	Return t-call: Ruben Garcia	N/C	
19-Mar-11	Return t-call: Ruben Garcia	N/C	
21-Mar-11	Return t-call: Ruben Garcia; Review letter from Assessor forwarded by Ruben Garcia; T-call: Assessor's Rick Holly (L/M); T-call: Michael Elseth; E-mail to Michael Elseth; Review Michael St. John's voice mails; T-call: Ken Waterhouse; T-call: Michael St. John	1.0	
22-Mar-11	Review material forwarded by Waterhouse Management Office for County and arrange to forward to County office of Housing and Community Development; Review correspondence from County and file documents regarding last Nomad rent increase; Review voice mail from Rick Holly; T-call: Rick Holly; Draft of letter to Santa Barbara County; T-call: John Maloney regarding status of County submission; T-call: Ruben Garcia regarding status	2.0	
23-Mar-11	T-call: Ruben Garcia; Meeting with Ruben Garcia to prepare for homeowner meeting; T-call: Michael Elseth; Assemble documents for homeowner meeting; Review e-mail from Ruben Garcia regarding County letter; Attend meeting with other homeowners at Nomad Village Mobile Home Park	3.0	
24-Mar-11	Review e-mails from Ruben Garcia; T-call: Ruben Garcia; Drafting of letter to County Housing & Community Development	1.0	
25-Mar-11	Attend meeting at Santa Barbara County Assessor's office: Rick Holly, Lisa Hammock, Maria LaSala regarding assessment issue; Notes to file; Finalize letter to County HCD office regarding responding to their request for list of homeowners; T-call: Ruben Garcia (L/M) Courier: letter to County	2.5	
7-Apr-11	Review and analyze Ruben Garcia e-mail; Review and analyze notices from County; T-call: Ruben Garcia; T-call: Von Dollen regarding status	0.8	\$25.00
8-Apr-11	Review and analyze ground lease amendments forwarded by Ruben Garcia; Review and analyze e-mails from Ruben Garcia; Review and analyze e-mail analyses from Michael St. John; Review e-mails from County regarding rent control hearing; Review and analyze S.B. County Rules for hearing; T-calls: Ruben Garcia, Michael St. John	1.5	
11-Apr-11	Return call: Miguel; T-call: Maloney (L/M)	0.2	
12-Apr-11	Review and analyze letter from Stanton; Review and analyze e-mail from Maloney regarding status regarding County; T-call: County Housing & Community Development office; T-call: Ruben Garcia; T-call: HCD director (L/M)	1.5	
13-Apr-11	E-mail to Ruben Garcia; Review and analyze correspondence from County regarding arbitration hearing scheduling; T-call: HCD director (L/M); T-call: Ruben Garcia; Draft & finalize letter to County regarding arbitrator selection; On-line research regarding arbitrators; T-call: HCD director: T-call: Ruben Garcia	1.0	
20-Apr-11	Conference w/ Ruben Garcia regarding status	N/C	
22-Apr-11	Review e-mail from County; T-call: Ruben Garcia	N/C	
25-Apr-11	Review and analyze Rules of hearing and homeowners' Petition and file documents; Begin drafting Park's Objections and Response to homeowner's Arbitration Petition	1.5	
26-Apr-11	Further draft, revise and finalize Objections and Response to Petition; Draft & finalize letter to County; Assemble Exhibits; T-call: John Maloney regarding status	1.5	
26-Apr-11	Filing fee for Arbitration in Santa Barbara County		\$1,500.00
26-Apr-11	Courier: Filing Objections and Response to Petition with the County		\$25.00

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
27-Apr-11	Review and respond to e-mail from Stanton; Draft & finalize e-mail to Lender regarding status with County; T-calls: Ruben Garcia; Review and respond to Stanton e-mail regarding he was wrong	1.0	
28-Apr-11	Review e-mail from Lender; Review and respond to several County e-mails regarding scheduling; Conference call with arbitrator	N/C	
29-Apr-11	Conference call with County and arbitrator; Notes to file; T-calls: Ruben Garcia, Michael St. John	1.0	
5-May-11	Review voice mail and e-mail from client; T-call: Ruben Garcia, Ken Waterhouse (L/M)	0.3	
6-May-11	Review e-mail from client (another letter by Hamrick); Review S.B. County Ordinance and Mobilehome Residency Law; T-calls: Ruben Garcia, Ken Waterhouse; Review Stipulation from Stanton; Draft & finalize correspondence to Stanton regarding his client's correspondence and refusal to payment; Draft & finalize e-mail to County	1.5	
6-May-11	Courier: Hand-delivery of signed Stipulation to County		\$25.00
16-May-11	Review and respond to Michael St. John e-mail regarding hearing; T-call: Ruben Garcia	0.3	
17-May-11	T-call and conference w/ Miguel regarding arbitration issue; Review documents	0.3	
19-May-11	T-call: Maloney regarding status	0.2	
20-May-11	Review and respond to Ruben Garcia's e-mail regarding hearing; T-calls: Ruben Garcia regarding arbitration matters; Draft & finalize e-mail to attorney Bruce Stanton regarding his clients' failure to pay rent, arbitration status, etc.; Draft & finalize Reply; Draft & finalize e-mails to client; Draft & finalize e-mail to Michael St. John regarding status; Review Rules, Review MOUs and draft memo to Ruben Garcia regarding signed MOUs	1.5	
21-May-11	Review and respond to Ruben Garcia's e-mail		N/C
26-May-11	Review Michael St. John e-mail	0.2	
1-Jun-11	Draft finalize correspondence to tenant in Space 9 regarding rent increase	0.5	
2-Jun-11	T-call: Michael St. John regarding status, conference call	N/C	
3-Jun-11	Review e-mail and documents from Michael St. John; Conference call with Michael St. John regarding status of his analysis and further analysis, etc.; Notes to file	1.0	
4-Jun-11	T-calls: Michael St. John, Ruben Garcia; Review and analyze latest spreadsheet from Michael St. John; Prepare for arbitration hearing; Review documents to use for Hearing Exhibits	4.5	
5-Jun-11	T-calls: Michael St. John, Ruben Garcia; Review and analyze latest spreadsheet from Michael St. John	0.5	
6-Jun-11	Review and analyze e-mail from Michael St. John regarding latest spreadsheet, etc.; T-calls: Michael St. John, Ruben Garcia	0.5	
6-Jun-11	Preparation for Arbitration Hearing: Preparation of Hearing Brief and Hearing Exhibits	5.0	
7-Jun-11	T-calls: Michael St. John, John Maloney (L/M); Ruben Garcia (several); Review and analyze documents delivered by Miguel; Review and analyze Rules of Proceedings and Santa Barbara County Code in preparation for hearing; Preparation of documents for capital improvements, etc., for hearing; Review and respond to Maloney e-mails regarding invoices; Review and analyze e-mail by arbitrator regarding conflict of interest; T-call: Bruce Stanton, Ruben Garcia, Michael St. John	3.5	
15-Jun-11	Review e-mail and voice mail from Michael St. John; T-call (L/M)	0.2	
22-Jun-11	Review and analyze letter from County regarding new arbitration selection list, Review and analyze resume, on-line research regarding new arbitration selection	0.4	
24-Jun-11	Draft & finalize e-mail to County	0.2	
1-Jul-11	T-call: Ruben Garcia regarding strategy regarding arbitration selection; Draft & finalize letter to client		

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
5-Jul-11	Review and analyze correspondence from County regarding new arbitrator appointment; Review and respond to e-mail regarding conference call with arbitrator, etc.	0.3	
8-Jul-11	Prepare for conference call: t-calls: Ruben Garcia, Michael St. John regarding arbitration hearing preparation and scheduling etc.; Conference call with arbitrator, County counsel, County HCD people and residents' counsel; Notes to file; Review Stanton e-mail; T-calls: Ruben Garcia, Michael St. John; e-mail to and from Bruce Stanton	1.0	
11-Jul-11	Review and analyze e-mail from arbitrator, forwarding e-mail and documents he improperly received directly from the homeowners' representative, Tony Allen; Lengthy teleconference with Michael St. John regarding scheduling, and his revised analysis; Review and analyze email from Stanton requesting new arbitrator and improper material to arbitrator; T-calls: Ruben Garcia; Draft & finalize detailed response to Bruce Stanton e-mail	3.0	
2-Aug-11	Review and analyze documents forwarded by Maloney	0.3	
3-Aug-11	T-call: Maloney (L/M)	N/C	
7-Aug-11	T-call: Ruben Garcia regarding status	N/C	
8-Aug-11	T-call: Maloney - unavailable all week	N/C	
11-Aug-11	Review and analyze Ruben Garcia e-mail regarding lender; Review and analyze report forwarded by lender; T-call: Ruben Garcia regarding our response	0.8	
12-Aug-11	Draft & finalize e-mail to Ruben Garcia regarding documents for forwarding to the lender, etc.); E-mails to Ruben Garcia and forwarding Maloney bills and e-mail; Review Ruben Garcia's e-mails regarding the case	1.2	
5-Sep-11	Review and analyze Hearing brief submitted by Stanton and review and analyze cases cited by Bruce Stanton; Additional legal research	3.0	
7-Sep-11	Review and analyze draft report and revised MNOI analyses by Michael St. John; T-call: Michael St. John regarding report and hearing preparation and further teleconferences; T-call: Maloney regarding status and meeting; T-call: Ruben Garcia; Return e-mail to Ruben Garcia; Review County documents to prepare for meeting with Maloney	1.5	
8-Sep-11	Meeting w/ Maloney regarding final plans, changes requested by County and proceeding with bidding; Notes to file; Review and respond to e-mail by Maloney and review his correspondence regarding County's expanded scope	1.0	
9-Sep-11	Review St. John's e-mail - revised calculations and report; T-call: Michael St. John; Review and respond to Ruben Garcia's e-mail	0.5	
10-Sep-11	Further review and analyze Michael St. John material; Lengthy teleconference with Michael St. John regarding his spreadsheets, Nomad, Inc. revisions, etc. (lengthy 1.5 hour); Research attorney fee expense, and additional issues regarding expenses	2.0	
11-Sep-11	Review and analyze e-mails by Michael St. John regarding additional information/analysis regarding NOI analysis; revised spreadsheet calculations, etc.; Legal research; Drafting of pre-hearing brief; T-conference with Michael St. John regarding NOI analysis; Review documents	3.5	
12-Sep-11	Review and respond to Michael St. John e-mail regarding NOI analysis revisions; T-call: Michael St. John	0.8	
13-Sep-11	Review Michael St. John's documents+B104; Drafting of arbitration hearing brief	3.0	
14-Sep-11	Drafting of arbitration hearing brief; Review documents to assemble and exhibits	3.0	
15-Sep-11	E-mail draft arbitration hearing brief to Ruben Garcia and Michael St. John; T-calls: Ruben Garcia, Michael St. John; Review Michael St. John e-mails regarding proposed revisions to Arbitration Brief; revised figures; Draft revisions to Hearing Brief; E-mails to Michael St. John and Ruben Garcia regarding arbitration hearing brief and arbitration exhibits; Prepare summary of JPB legal work	4.0	

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
16-Sep-11	Review capital expense documents; Draft & finalize e-mail to client and Michael St. John: capital expense documents; Analyze draft capital expense spreadsheet prepared by Michael St. John and review and analyze capital expense documents and prepare complete spreadsheet; Confer with County Counsel Czuleger; Draft letter to Czuleger; T-call: County Clerk, Stanton; Draft & finalize e-mail to Stanton transmitting Arbitration Brief; Review and assemble documents and prepare PDF file containing additional capital expense documents; Draft & finalize e-mail to Stanton regarding documents; Draft & finalize e-mails to client regarding capital expense documents, arbitration brief, etc; T-call: Michael St. John regarding documents and hearing preparation	8.0	
17-Sep-11	Review and analyze e-mails by Michael St. John and Ruben Garcia; Review of documents assembly of exhibits; Prepare Exhibit List; Further assembly of exhibits; T-call: Prior operator regarding use of Ground Lease and other questions regarding capital expenses; Outlining and preparation of arbitration witness examinations	7.0	
18-Sep-11	T-calls: Ruben Garcia and Michael St. John regarding hearing preparation; Further drafting of arbitration witness examination outline; On-line research regarding Baar, Meeting (lengthy) with Michael St. John, Ruben Garcia, and Ken Waterhouse to review issues in arbitration, prepare for arbitration hearing and review examinations conferences with paralegal regarding exhibits and review hearing exhibits; Prepare outline of Opening	7.0	
18-Sep-11	Preparation of Exhibit Binders (4 hours)		\$400.00
18-Sep-11	Copies, Exhibit Tabs and Binders for Arbitration Exhibits (5 sets)		\$185.00
19-Sep-11	Prepare Outline of Opening Statement; Confer with Ruben Garcia, Ken Waterhouse, Michael St. John prior to arbitration hearing; Represent client at arbitration hearing; pre-arbitration matters, deliver opening statement; Conduct direct exam of Park's expert witness economist Michael St. John; luncheon meeting w/ Michael St. John, Ken Waterhouse, Ruben Garcia to review Proceedings, prepare for cross-examination of Tenant's witness Barr; Represent client at arbitration hearing; Confer with Mr. Stanton; Complete direct examination of Michael St. John; Direct of Baar; Conduct cross-examination of Baar; Confer with Michael St. John, Ken Waterhouse, Ruben Garcia to review proceedings and prepare for hearing following day; Review e-mails forwarded by Ruben Garcia regarding issues raised by Baar; Legal research of same; Further preparation of witness examination outline and review notes of hearing to prepare for following hearing day	10.0	
19-Sep-11	Paralegal: Delivery of Exhibit Binders and documents for Arbitration Hearing		\$35.00
20-Sep-11	Review and analyze e-mail from Michael St. John regarding examination issues arising out of Baar testimony; T-calls: Ruben Garcia, Michael St. John; Represent client at arbitration hearing; Michael St. John's cross-examination; Luncheon meeting with Michael St. John, Ken Waterhouse, Ruben Garcia regarding status and review and preparation for afternoon hearing; Represent client at arbitration hearing; Conduct redirect examination of Michael St. John, Conduct examinations of Ken Waterhouse and Ruben Garcia; Cross-examination of Park witness; Confer with Mr. Stanton; Confer with Ken Waterhouse and Ruben Garcia to review status and arbitration hearings and rent issues going forward	8.0	
22-Sep-11	Organize documents and files from arbitration hearing, including Tenant's exhibits, notes, etc., for future reference for post-hearing briefing; Prepare memo to file and calendar dates for post-hearing briefing; Review and analyze e-mail from County; Review and analyze Michael St. John e-mail regarding recapping hearing and proceeding; T-call: Ruben Garcia regarding proceeding; T-call: John Maloney regarding his correspondence and review his documents; Finalize letter to County Counsel Czuleger; Review file documents to assemble exhibits to it	2.2	

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
24-Sep-11	Review and analyze documents provided by homeowners' counsel at arbitration hearing: letters of representation to confirm space numbers tracked cover letter, and Park's rent rolls, etc.; Return Michael St. John call regarding review of arbitration hearing and proceeding with additional analyses he can do, etc.; T-call: Norm Bremer	3.0	
29-Sep-11	Analysis of property tax issue: Review and analyze legal opinion from Assessor's; Review and analyze Revenue & Taxation Code §§ 60, 61(c) and Rule 462.100 regarding change of ownership upon termination of long-term lease; Identify cases dealing with leases and change of ownership issues under section 61; Review Property tax treatises	2.0	
1-Oct-11	Review and analyze cases regarding leases and change of ownership issues: <u>McDonalds</u> , <u>Gottschalks</u> , <u>Thrifty</u> , <u>Kern</u> , <u>Auerbach</u> , <u>Granin</u> , <u>Pacific Silver Realty</u>	2.0	
2-Oct-11	Review and analyze cases regarding retroactive effect of statutes: <u>Aetne</u> , <u>DiGenova</u> , <u>Bear Valley</u> , etc.	1.0	
6-Oct-11	Review and analyze documents forwarded by Michael St. John; Outlining of Opening Post Arbitration brief; Review and analyze file documents	2.0	
7-Oct-11	Review e-mail from County regarding transcript memo to paralegal regarding obtaining transcript	0.3	
10-Oct-11	Arbitration Hearing Transcripts (2 volumes)		\$1,000.00
10-Oct-11	Courier: pick-up Arbitration Hearing Transcript		\$25.00
13-Oct-11	Initial review of Arbitration Hearing Transcript; Review and analyze filed documents regarding regulatory issues with County; Review and analyze letter from County Counsel; Draft & finalize memo to client	3.5	
14-Oct-11	E-mails to and from client; T-call: Ruben Garcia; T-call: Michael St. John (L/M); Review and analyze Arbitration Hearing Transcript	2.5	
15-Oct-11	Outlining and drafting Opening Post Arbitration Brief; T-call Michael St. John regarding same; Review Arbitration Hearing Transcript and Exhibits for use in Brief	6.0	
16-Oct-11	Further drafting of Post Arbitration Brief	3.0	
17-Oct-11	T-calls: John Maloney, Ruben Garcia; Further drafting of Post-Arbitration Brief	2.5	
18-Oct-11	Further drafting of Post Arbitration Brief and review Hearing transcripts and exhibits	2.0	
19-Oct-11	Revise and finalize Post-Arbitration Brief; Prepare Submission of Invoices	2.0	
19-Oct-11	Delivery of Post-Arbitration Brief and service on Petitioner's counsel		\$35.00
	Toll charges - for entire period		\$98.50
	Miscellaneous copies, postage, facsimile charges - for entire period		\$42.50
	TOTAL HOURS	198.6	HOURS
	TIMES	\$350.00	PER HOUR
	TOTAL FOR HOURS	\$69,510.00	
	TOTAL FOR EXPENSES	\$3,403.50	
	TOTAL FOR HOURS AND EXPENSES FOR PERIOD	\$72,913.50	

Santa Barbara Surfacing, Inc.

Santa Barbara Surfacing, Inc.

Phone (805)683-4085

Fax (805)683-3327

5208 Calle Cristobal

Santa Barbara, CA 93111

(805)683-4085

SALES@SANTABARBARASURFACING.COM



Deck Waterproofing • Showers
Concrete Re-Surfacing • Pool Decks
U.S. 130228

(805)683-4085

Estimate

DATE	Estimate #
10/13/2011	1813
EXP. DATE	

ADDRESS
 NOMAD VILLAGE
 MIGUEL LOPEZ 689-8529
 FAX (805) 967-3633
 4326 CALLE REAL
 SANTA BARBARA, CA 93110

P.O. Number	SALES REP.
4326 CALLE REAL	BRYAN

Activity	Quantity	Rate	Amount
<ul style="list-style-type: none"> RESURFACE POOL DECK REMOVE WOOD JOINT AND CREATE SMALLER JOINT WITH EPOXY SLURRY. OPEN CRACKS AND FILL WITH CRACK REPAIR EPOXY. APPLY SIMULATED FLAGSTONE WITH SUEDE COLOR WASH AND ACRYLIC SEALER. REMOVE AND REPLACE JOINT SEALANT FROM AROUND POOL COPING. POOL DECK ONLY (UNDER ROOF AND SHOWER AREA NOT INCLUDED) 			16,000.00
TOTAL			

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers

Accepted By:

Accepted Date:

Santa Barbara Surfacing, Inc.

(805)683-4085

EXHIBIT P

Improvement contract

MGC Builder
69 Franklin Ln.
Ventura, Ca. 93001
Phone (805) 680-5778
Lic. # 940001



(805)680-5778

Lic.# 940001

Nomad Village
4326 Calle Real
Santa Barbara, Ca. 93111
(805)967-3611

It is the Intent of MGC Builder to provide all Labor, materials, supplies, equipment, and transportation to complete this project within the recognized standard of the industry. MGC Builder pays close attention to project quality, recognizes the importance of a good rapport and communication.

A complete project walk was completed by Pedro Medrano & Miguel Lopez (Manager) on 10/03/2011. After completion a thrall review of all task needed to be completed, I have estimated the job completion time to be no more than 4 weeks from first day to completion. A work week consists of Monday thru Friday 8:00am to 4:30pm. No Saturday or Sunday unless requested or need to hit target date.

Inclusions:

Provide labor and materials per plans and specs.

1. Demolition

concrete slab around pool and Jacuzzi
Remove coping around pool
Debris will be disposed of by MGC BUILDER

2. Grading

The earth will be compacted; 1" of yellow sand will be graded and compacted.

3. Rebar

Rebar will be installed. 1/2" rebar and will be 16" apart square.

4. Concrete

Concrete pour to be 4' thick
Stamped concrete will consist only where new slab was poured.
Finish color will be Gray otherwise specified
Coping will be rounded edge.

5. Additional work

See Below in payment schedule(*)

Exclusions:

1. Any work or materials not mentioned in the above line item agreement.
2. Any permits and fees if required.
3. Any additional work that may be requested by Building Department.
4. Any work or repairs not mentioned that may arise will be at the rate of \$65.00hr. For journeyman, \$40.00hr. for apprentice and \$25.00hr for laborer.

\$41,500.00 Total Labor and Materials
\$4,150.00 Overhead and Profit
\$45,650.00 Total Cost

Payment schedule as follows: 10% on signing of contract, 30% to get started with repairs. Remaining balance paid at 10% after each of the following tasks are completed.

First payment due when Demolition is completed

Second payment due when Grading and rebar task is completed

Third payment due when Concrete pour is completed

Final contract balance to be paid on completion of all tasks and proof of payment for all materials and labor.

*Any extra work will be on a separate invoice and paid as soon as that task is completed.

Prices are good for 30 days from above date.

Thanks for using MGC Builder. Please sign below as acceptance to the above mentioned agreement.

Nomad Village

Date

Sincerely,
MGC Builder
Pedro Medrano
Owner



(805) 680-5778

Lic.# 940001

TERMS AND CONDITIONS

Plan/Design Revisions

This proposal our interpretation of the plans and includes one set of revisions. Further design time will be charged at a rate of \$125.00 per hour and will be billed over and above said amount. We will review original estimate with one (1) authorized owner's agent. Any changes, alterations, revisions or additions not included in the revised proposal will be charged out at \$125.00 per hour. Additional materials will be billed at cost plus 15%.

Access to the Site

Unless otherwise stated, the firm will have access to the site for activities necessary for the performance of the services. The firm will take precautions to minimize damage due to these activities, but has not included the fee, the cost of restoration of any resulting damage.

Dispute Resolution

Any claims or disputes made during design, construction or post construction between the client and firm shall be submitted to non binding mediation. Client and firm agree to include a similar mediation agreement with all contractors, sub-contractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Billing/Payments

Invoices of the firm's services shall be submitted, at the firm's option, either upon completion of such services or on a weekly basis. Invoices shall be Payable within 5 days after the invoice date. If the invoices are not paid within 30 days, the firm may, without waiving any claim or right against the Client and without liability whatsoever to the client, terminate the performance of the service. Retainers shall be credited to the final invoice.

Late Payment

Accounts Unpaid 30 days after the invoice date will be subject to a monthly service charge of 1.8% on the unpaid balance. In the event any portion or all of an account remains unpaid 30 days after billing, the Client will pay costs for collection, including reasonable Attorney's fees.

Indemnification

The Client shall, to the full extent permitted by law, indemnify and hold harmless the Firm, its Officers, Directors, Employees, Agents and Sub-Consultants from and against all damage liability and cost, including reasonable Attorney's fees defense cost, arising out of or any way connected with the performance by any of the parties above named for the services under this agreement, accepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the firm.

Certifications

Guarantees and Warranties: The Firm shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of any condition of which the firm cannot ascertain.

Termination of services

The Client may terminate this agreement if the firm should fail to perform its obligations hereunder. In the event of termination, the Client shall pay for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses. Client has three business days to cancel contract prior to commencement of labor. If contract is terminated after that period, firm has the right to a cancellation fee of 10% of the total contract amount.

Ownership of Documents

All documents by the firm under this agreement remain the property of the firm.

Change orders

Any change in the scope of work and/ or fee shall be agreed upon, in writing, by both the client and the firm. No changes shall be done without prior agreement by the client and the firm. All agreed upon change orders will have a standard 20% profit and overhead charge unless otherwise noted.

Nomad Village Date
4326 Calle Real
Santa Barbara, Ca.



(305) 680-5778

Lic.# 940001

NOTICE TO OWNER

"Under the California Mechanic's Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in courts, to obtain payment.

This means that after a court hearing, your home, land and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This could happen even if you have paid your contractor in full if the contractor's sub-contractors, laborer or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "preliminary notice." Contractors and laborers who contact with owners directly do not have to provide such notice since you are aware of their existence as an owner. A Preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien right, a contractor, subcontractor, supplier or laborer must file a mechanic's lien with the county recorder, which then becomes a recorded lien against your property. Generally the maximum time allowed for filing a mechanic's lien against your property is 90 days after substantial completion of your project.

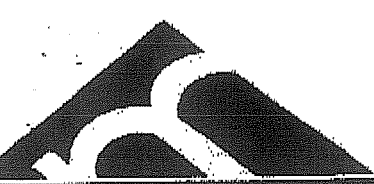
TO ENSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY,

YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:

- (1) Require that your contractor supplies you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment performance as well as a copy of the construction contract should be filed with the county recorder for your further protection. The payment and performance bond will usually cost from 1 to 5 percent of the contract amount depending on the contractor's bonding ability. If a contractor cannot obtain such bonding, it may indicate his or her financial incapacity.
- (2) Require that payments be made directly to subcontractors and material suppliers through a joint control. Funding services may be available, for a fee, in your area, which will establish voucher or other means of payment to your contractor. These services may also provide you with lien waivers and other forms of protection. Any joint control agreement should include the addendum approved by the registrar.
- (3) Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. The joint checks should be made payable to the persons or entities which send preliminary notices to you. Those persons or entities have indicated that they may have lien rights on your property; therefore you need to protect yourself. This will help to insure that all persons due payment are actually paid.
- (4) Upon making payment on any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional "Waiver and Release" forms signed by each material supplier, subcontractor, and laborer involved in that portion of the work for which payment was made. The statutory lien releases are set forth in exact language in Section 3262 of the civil code. Most stationary stores will sell the "Waiver and Release" forms if your contractor does not have them). The materials supplier, subcontractors, and laborers that you obtain releases from are those persons or entities who have filed preliminary notices with you. If you are not certain of the material suppliers, subcontractors, and laborers working on your project, you may obtain a list from your contractor. On projects involving improvements to a single-family residence or a duplex owned by the individuals, the persons signing these releases lose the right to file a mechanics' lien claim against your property. In other types of construction, this protection may still be important, but may not be as complete.

To protect yourself under this option, you may be certain that all material suppliers, subcontractors, and laborers have signed the "Waiver and Release" form. If a mechanics' lien has been filed against your property, it can only be voluntarily released by a recorded "Release of Mechanics' Lien" signed by the person or entity that filed the mechanics' lien against your property unless the lawsuit to enforce the lien was not timely filed. You should not make any final payment until and all such liens are removed. You should consult an attorney if a lien is filed against your property."

Initial here



MGC BUILDER

**Exceptional, Full Service, One-Stop Construction Services
To The Tri-Counties**

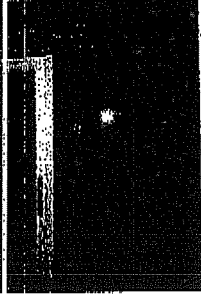
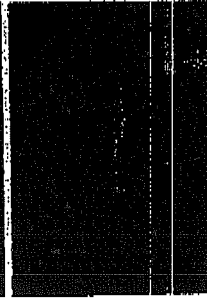
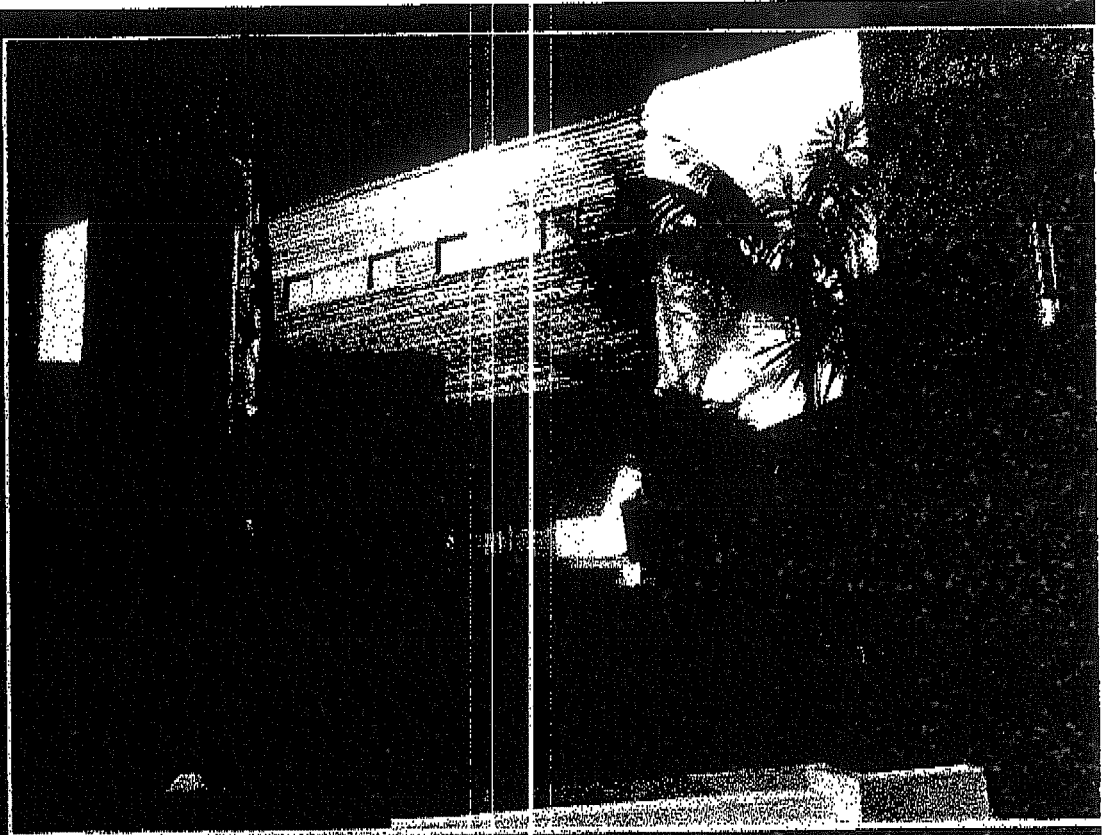
your home needs remodeling, our company has an experienced staff with years of knowledge to plan and build any of your home needs.

WE ARE A FULL SERVICE CONTRACTOR qualified and ready to meet all your construction needs.

Communication is key and our staff is made up of hands on builders. We will be on site swinging the hammers and making sure you are completely satisfied and up to date on the progress of our project.

We are committed to the best quality and value on every project. By choosing MGC Builder you can be confident that your job will get done right and on time.

We appreciate the opportunity to discuss your projects with you.



Property Preservation

- Locksmith → Painting
- Debris & trash removal → Security of property
- Maid services → Preventive maintenance
- Repair & remodeling
- Landscape and scape and hardscape

Construction Services

- Room Additions → Loft Additions
- New Construction → Custom Cabinetry
- Kitchen & Bath Remodeling → Finish Carpentry
- Tile & Granite Fabrication
- Exterior & Interior Remodeling

Pedro Medrano (805)680-5778

~~Samuel Sotomayor (805)784-0020~~

www.macbuilder.com



1 JAMES P. BALLANTINE
2 Attorney at Law
3 329 East Anapamu Street
4 Santa Barbara, California 93101
(805) 962-2201
State Bar No. 152015

10-20-

5 Attorney for NOMAD VILLAGE MOBILE HOME PARK
6
7
8

9 ARBITRATION PROCEEDINGS UNDER THE SANTA BARBARA COUNTY
10 MOBILEHOME RENT CONTROL ORDINANCE
11

12)
13)
14 IN RE NOMAD VILLAGE MOBILE HOME PARK) SUBMISSION OF INVOICES
15) BY NOMAD VILLAGE
16) MOBILE HOME PARK FOR
17) PROFESSIONAL SERVICES
18)
19) EXHIBITS Q, R & S
20)
21) Before
22) Stephen Biersmith, Esq.
23) Arbitrator
24)
25) Date: September 19-20 2011
26) Time: 9:00 A.M.
27) Location: Board of
28) Supervisors Hearing Rm

1 Pursuant to the Stipulation between the Parties, attached
2 hereto please find submitted as the Park's Exhibits in these
3 proceedings the following statements for professional services:


4 Exhibit Q: James P. Ballantine, Esq., Attorney at Law, for
5 professional services through November 30, 2010,
6 (with the contents of certain attorney-client
7 communications redacted) in the amount of
8 \$50,973.00, supporting charges set forth in Exhibit
9 C, cell E-22.

10 Exhibit R: St. John & Associates, for professional services
11 rendered with respect to the rent control notice and
12 arbitration proceedings, through September 20, 2011,
13 in the total amount of \$36,759.94, supporting
14 charges set forth in Exhibit C, cell G-36.

15 Exhibit S: James P. Ballantine, Esq., Attorney at Law, for
16 professional services rendered for the rent control
17 proceedings, the dealings with Santa Barbara County
18 regarding regulatory and capital improvement issues,
19 from December 1, 2010 through October 19, 2011, in
20 the amount of \$72,213,50, supporting charges set
21 forth in Exhibit C, cell G-36.

22 The foregoing are submitted without waiver of any attorney-
23 client or attorney work product privileges.

24
25 Dated: October 19, 2011

26 
27 _____
28 JAMES P. BALLANTINE
Attorney for NOMAD VILLAGE
MOBILE HOME PARK

STATEMENT OF ACCOUNT

Client: Waterhouse Management Corporation
 Matter: Representation in matters concerning Nomad Village Mobilehome Park
 Infrastructure, building, and related regulation Issues
 Period: August 12, 2008 - November 30, 2010

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
12-Aug-08	Conferences w/ Ken Waterhouse and Ruben Garcia of Waterhouse Management regarding the infrastructure issues and related historical and regulatory issues concerning the Park ; Notes to file	N/C	
26-Sep-08	Review e-mails from and T-call: Ken Waterhouse regarding his meeting at County and reports	N/C	
13-Oct-08	Detailed review and analysis of file documents related to Jerrie Taylor and Tracy Taylor's tenancy in Space 11; Review and analyze Space 11 file from Nomad Village, Inc.; Review and analyze Civil Code sections 798 et seq., relating to Taylor violations relative to Park infrastructure and Park rules	1.0	
14-Oct-08	T-calls: Ken Waterhouse and Ruben Garcia regarding status	N/C	
15-Oct-08	Outlining and drafting of letter to Waterhouse Management regarding proceeding against the Taylor and Taylor tenancies in Spaces 11 and 23	1.0	
16-Oct-08	Further drafting of letter to Waterhouse Management, etc.	1.0	
17-Oct-08	Further drafting, revise and finalize letter to Ken Waterhouse regarding proceeding against Taylor and Taylor tenancies in Spaces 11 and 23 relating to their abuse of electrical infrastructure; T-call: Ruben Garcia; E-mail to Ruben Garcia	1.5	
23-Oct-08	Review and analyze letter from attorney Raymond Chandler for Jerrie Taylor; Drafting of letter response to Taylor attorney Chandler; Review file documents regarding letter, Motion for Summary Judgment decision, County letter, etc.	1.0	
24-Oct-08	Further drafting of letter to Taylor attorney Chandler regarding Spaces 11 and 23; Draft & finalize e-mail to Ken Waterhouse and Ruben Garcia regarding draft letter and notice and opinion regarding Spaces 23 ; Draft & finalize e-mail to Ken Waterhouse and Ruben Garcia regarding dealing with County; Review and respond to Ruben Garcia's e-mail regarding	1.5	
27-Oct-08	T-call: Ken Waterhouse regarding notice to Taylor and proceeding, etc. ; Notes to file	N/C	
1-Nov-08	Costs: Personal service of Notices on Taylor by Associated Attorney Services		\$110.00
3-Nov-08	Revise letter to Chandler to reflect issue regarding 3/60 and 7-Day Notice and related issues; Assemble exhibits to letter; Arrange for service on Chandler; Draft & finalize e-mail to Ken Waterhouse and Ruben Garcia regarding conflicting services of Attorney Chandler	1.0	
3-Nov-08	Courier: Hand service letter and exhibits on Attorney Chandler		\$25.00
5-Nov-08	Review and analyze letter from attorney Dennis Shea regarding Jerrie Taylor and Space 23; Review voice mail from Miguel regarding he received check from Taylor; T-call: Miguel; Review and analyze letter from Shea regarding Space 11; T-call: Shea (L/M)	1.2	
6-Nov-08	Draft & finalize letter to Shea; Draft & finalize fax transmittal to client	0.3	
12-Nov-08	Return call to Ken Waterhouse regarding status	N/C	
12-Nov-08	T-call: Dennis Shea regarding status of his client's placement of new mobilehome on Space 11 and related issues	0.2	
12-Nov-08	Review Dennis Shea's voice mail; T-call: Dennis Shea (lengthy) to discuss case background and status of his client's efforts to purchase mobilehome for Space 23; T-call: Ken Waterhouse to update on status, etc.	0.8	
13-Nov-08	Travel to and from Nomad Village Mobilehome Park for Site visit with mobilehome dealer and Taylor and Taylor's attorney and Taylor's daughter-in-law	1.5	

JAMES P. BALLANTINE, ATTORNEY AT LAW

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
14-Nov-08	Review and analyze documents delivered by Taylor's attorney regarding proposed mobilehome Plot Plan;, etc; Fax transmittal to client; T-call: Ken Waterhouse regarding same; T-call: Neil	1.0	
17-Nov-08	Travel to and from Nomad Village Mobile Home Park to meet with Neil to review plot plan with him; Review Park Rules and architectural standards regarding the Plot Plan compliance, etc.; Review voice mail and e-mail from Ruben Garcia, _____ ; _____ ; T-call: Ruben Garcia regarding status; Check Jerrie Taylor rental agreement on Space 23; Review and respond to Ruben Garcia's e-mails (several)	2.0	
18-Nov-08	Draft & finalize letter to Dennis Shea transmitting Plot Plan by hand-delivery with instructions regarding Plot Plan and dealing with County, etc.; T-call: Shea in response to his client's calls to the Park manager and regarding status; Draft & finalize e-mail to client	1.0	
18-Nov-08	Courier: Hand-deliver: Package to Shea		\$25.00
20-Nov-08	Review and analyze letters (2) from Taylor's attorney regarding mobilehome on Space 23; Draft & finalize fax transmittal to client; T-calls: Shea, installer Tom Minkel, Ken Waterhouse regarding status; Notes to file	1.2	
21-Nov-08	Review e-mails from Ruben Garcia; Prepare for t-call with County Building Inspector Philip Oates: review Plot Plan, his April 13, 2007 letter, Notice of Violation, etc.; T-call: Oates (L/M); T-call: Darren Epps; Draft of letter to Shea in response to his correspondence	1.0	
24-Nov-08	T-call: County Building Inspector Philip Oates (L/M)		N/C
25-Nov-08	Review voice mail from County Building Inspector Philip Oates		N/C
26-Nov-08	T-call: County Building Inspector Philip Oates regarding Nomad notices of violations, why Taylor Plot Plan not approved, schedule meeting, etc.; Notes to file; T-call: Ruben Garcia regarding Oates' call, plan for meeting, etc.; T-call: Norm Bremer (L/M); Review letter from Taylor's attorney	0.8	
30-Nov-08	T-call: Norm Bremer regarding copies of plans (L/M); Draft, revise and finalize letter to Taylor's attorney regarding status, etc.; Draft & finalize e-mail to client	1.0	
2-Dec-08	Prepare for meeting w/ County Building Inspector Philip Oates at Santa Barbara County; Meeting w/ Philip Oates at Santa Barbara County Planning and Development Department (lengthy); Review and analyze documents in his file; Notes to file; T-call: Ken Waterhouse regarding meeting; T-call: Maloney (L/M); Review letter from Shea	2.5	
3-Dec-08	T-call: John Maloney (L/M); Draft & finalize correspondence to electrical engineer Maloney	0.3	
4-Dec-08	Review John Maloney's voice mail; T-call: Maloney (L/M)		N/C
5-Dec-08	T-call: John Maloney to review background and report that I need; Notes to file	0.4	
9-Dec-08	T-call: John Maloney regarding status of his report L/M with Assistant		N/C
10-Dec-08	Review draft letter from electrical engineer John Maloney; T-call: John Maloney to review his letter and discuss additions; Review prior Maloney reports; Draft & finalize e-mail to Maloney regarding providing additional language for his letter	1.0	
12-Dec-08	Review e-mail from electrical engineer John Maloney and attached revised report; Draft & finalize e-mail back to Maloney regarding revisions to Letter regarding Space capacities; Review and analyze further revised report by John Maloney; T-call: Norm Bremer regarding _____ ; _____ ; Draft & finalize e-mail to John Maloney and additional language regarding the 100-amp service	1.0	
13-Dec-08	T-call and meeting w Norm Bremer to review document regarding electrical permit for 100 amp service		N/C

JAMES P. BALLANTINE, ATTORNEY AT LAW

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
15-Dec-08	E-mail to and from electrical engineer John Maloney regarding status of revised letter; Review e-mail from Maloney office with letter copy; T-call: Maloney office - letter still needs revision; Review and finalize letter	0.5	
15-Dec-08	Courier: Pick-up letter from Maloney's office; Deliver to County Planning and Development Department		\$25.00
16-Dec-08	T-call: electrical engineer Philip Oates; Draft & finalize e-mail regarding status and forwarding final Maloney letter; Review Garcia e-mail	N/C	
17-Dec-08	Drafting, revise and finalize letter to Philip Oates at County urging approval of Plot Plan; Draft & finalize e-mails to Ruben Garcia with letter, etc.	1.5	
18-Dec-08	Review e-mails: Ruben Garcia, Norm Bremer; T-call: Norm Bremer	0.2	
19-Dec-08	T-call: electrical engineer Philip Oates (L/M) (no return call)	0.2	
27-Jan-09	Lengthy conversation with Taylor attorney Dennis Shea regarding status; Conversation with former attorney Marty Cohn	0.3	
2-Feb-09	Review and analyze motion to compel inspection of Nomad Village infrastructure against Lazy Landing and Waterhouse Management Corp. as third parties by Plaintiff in Failure to Maintain Action; Outlining and drafting of Opposition	2.0	
2-Feb-09	Review and analyze letter from Oates at Santa Barbara County responding to correspondence; T-call: Maloney regarding Oates letter; Draft & finalize fax transmittal: Maloney, Waterhouse Management Company; Review letter from Shea	0.5	
3-Feb-09	T-calls: David Dunbar, Ken Waterhouse regarding status; Further drafting and revision of Opposition to Motion to Compel; Drafting of Declarations of Ken Waterhouse and David Dunbar	2.5	
4-Feb-09	Further drafting, revise and finalize Opposition to motion to compel and declarations in support of motion; T-calls to and e-mails to and from Ken Waterhouse and David Dunbar; Arrange for service	1.5	
5-Feb-09	Draft & finalize fax and e-mail response to electrical engineer John Maloney; T-call Dan Fitzgerald regarding electrical issue and County is not a proper grounds, etc.	0.4	
5-Feb-09	Paralegal: assemble exhibits to Opposition to motion to compel		\$90.00
5-Feb-09	Fax, copy and mailing costs of Opposition to motion to compel		\$22.50
5-Feb-09	Courier: file Opposition at Santa Barbara Superior Court		\$25.00
9-Feb-09	Review J. Maloney e-mail regarding County letter; Draft & finalize e-mail to John Maloney with draft language for County letter	0.8	
12-Feb-09	Draft and finalize letter to Reich regarding subpoenas; Review voice mail from David Dunbar and return call regarding Heater call; Review e-mail; Draft & finalize e-mail to David Dunbar regarding subpoenas	1.2	
16-Feb-09	Review and analyze Reply and Reply documents; Outline objections to declarations	1.0	
17-Feb-09	Draft & finalize e-mail to Reich; Draft & finalize Objections to Heater declaration and supplemental declaration; Draft & finalize objections to Reich declaration and supplemental declaration	1.5	
17-Feb-09	Courier: file Objections in Santa Barbara Superior Court		\$25.00
18-Feb-09	Draft & finalize e-mail to Linda Reich; T-call: Ken Waterhouse; Check Court website for tentative ruling on motion	0.5	
19-Feb-09	Review and analyze Court's tentative ruling; Prepare for and appear at hearing in Santa Barbara Superior Court	2.0	
22-Feb-09	T-calls: Ken Waterhouse, Juanita	0.3	
23-Feb-09	Travel to and from Nomad Village to check on status of inspection and observe inspectors; Draft & finalize e-mail to Linda Reich; Fax documents to Linda Reich	2.0	

JAMES P. BALLANTINE, ATTORNEY AT LAW

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
24-Feb-09	Drafting of letter to County regarding Park infrastructure; Draft e-mail to Maloney regarding need him to revise his letter to delete reference to 100 Amp; T-calls: Ken Waterhouse, DF regarding meeting	1.0	
25-Feb-09	Meeting w/ Ken Waterhouse to prepare for his deposition; Represent Ken Waterhouse at his deposition; Meeting: Darren Epps, Dan Fitzgerald, Ken Waterhouse, etc. regarding status, condition of Nomad infrastructure	5.0	
25-Feb-09	Host lunch meeting at University Club		N/C
26-Feb-09	Review revised letter by Maloney; Attend depositions of County officials Mike Zimmer and Philip Oates; Notes to file	4.0	
3-Mar-09	Return t-call: CopyPro regarding document subpoena	0.2	
3-Mar-09	Finalize letter to Oates	0.3	
4-Mar-09	Courier: Personal delivery of letter to Oates and Zimmer at County		\$25.00
4-Mar-09	T-call: Ken Waterhouse	N/C	
5-Mar-09	Outline questions to Jerrie Taylor at deposition; Review file documents; Draft & finalize e-mail to client (1/2 of time spent)	1.0	
6-Mar-09	Attend continued deposition of Jerrie Taylor; Notes to file (1/2 of time spent)	2.0	
12-Mar-09	Brief review of deposition transcript; Arrange to have it copied and sent to client; Draft & finalize letter to Ken Waterhouse transmitting deposition transcript by overnight mail	0.5	
12-Mar-09	Overnight mailing costs		\$26.50
12-Mar-09	Courier to overnight mail		\$25.00
16-Mar-09	Return call: Juanita	N/C	
17-Mar-09	T-call: Juanita to discuss situation w/ Taylor: Space 23 not maintained, no payment of rent on Space 23 or 11; Review bills faxed from Juanita; T-call: Mike Zimmer, Santa Barbara County Building Department	0.3	
19-Mar-09	Review Ruben's e-mail and attachments regarding bills from County; Review documents; Draft & finalize response e-mail to Ruben Garcia; Conference with Darren Epps regarding: does he have any knowledge of prior billings to be paid by Nomad	0.4	
20-Mar-09	Review and analyze Ken Waterhouse deposition transcript	1.0	
31-Mar-09	Attend Jerrie Taylor deposition; Notes to file; Conference w/ Darren Epps	N/C	
2-Apr-09	Review Kelly's voice mail; T-call: Ruben Garcia; T-call: Goleta Water District Jim Henderson	0.4	
6-Apr-09	Review Juanita's voice mail T-call: Juantia regarding Space 23, 11; T-call: Jim Henderson at Goleta Water District	0.3	
27-Apr-09	T-call: Ken Waterhouse (L/M); T-call: Norm Bremer regarding Goleta Water District issue	N/C	
30-Apr-09	Return Juanita call; T-call: Juanita regarding status of various park issues, etc.; Notes to file	0.5	
1-May-09	T-call: Carrie at Goleta Water District (L/M)	N/C	
4-May-09	T-call: Mike Zimmer (L/M); T-call: Carrie Bennett at Goleta Water District; T-call: Juanita	0.2	
5-May-09	T-call: Mike Zimmer regarding potential meeting; Notes to file	0.2	
6-May-09	Site visit to Space 23	1.0	
12-May-09	T-call: Ken Waterhouse	N/C	
13-May-09	T-call: Zimmer	0.2	
15-May-09	T-call: Juanita	N/C	
18-May-09	T-call: Zimmer (L/M); regarding meeting; Review fax from Juanita	0.2	
19-May-09	T-call: Mike Zimmer	0.2	
21-May-09	Review voice mail from Zimmer's office regarding meeting; T-calls: Zimmer's office regarding schedule, Maloney's office	0.3	
22-May-09	Review voice mail from Zimmer's office; T-call: Zimmer's office	N/C	

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DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
4-Jun-09	Preare for and represent client at meeting with County Building official Mike Zimmer and his staff and electrical engineer John Maloney at County of Santa Barbara relating to all our electrical connections at Park; Confer with John Maloney; Notes to file	2.0	
15-Jun-09	Review Philip Oates' voice mail, return call (L/M)	N/C	
16-Jun-09	Review Philip Oates' e-mail, return call (L/M); Draft & finalize letter to Maloney regarding status, response to memo draft	0.2	
17-Jun-09	T-call: Philip Oates (L/M)	N/C	
18-Jun-09	Review Philip Oates' voice mail	N/C	
23-Jun-09	Review and analyze letter from County building inspector Oates allowing mobilehome installation at Space 23; Review and respond to e-mail from Ruben Garcia regarding same	0.4	
24-Jun-09	Review voice mail; e-mail from Ruben Garcia; T-calls: Ruben Garcia regarding water district issues(2); Draft & finalize e-mail to Ruben Garcia	0.4	
25-Jun-09	Review e-mail from Ruben Garcia; T-calls: Shari at Waterhouse Management, Ruben Garcia; Review and analyze e-mail fro Shari and attachments: Power of Attorney document, Title Report for leasehold interest; Review and analyze Ground Lease regarding maintenance duties, etc.; T-call: Norm Bremer regarding GWD status, contact with Bells; T-call: Jim Henderson at GWD; T-call: Von Dolen (L/M); Prepare Authorization of Agent document	2.0	
26-Jun-10	Review and respond to e-mail from Ruben Garcia regarding Bell authorization; T-calls: John Bell (L/M), Robert Bell (L/M) Von Dolen's office (He's N/A); John Bell (2), Ruben Garcia (2); Draft & finalize e-mail to Ruben Garcia regarding Authorization form and status; Review e-mail document from Ruben Garcia; Review voice mail from Bob Bell and return call	1.5	
29-Jun-09	Review Ground Lease; Review original Authorization sent by overnight delivery by Waterhouse Management; Draft letter to Von Dolen; Draft e-mail to Ruben Garcia transmitting Von Dolen letter draft	2.0	
1-Jul-09	T-call: Von Dolen regarding status of Authorization; T-call; Ruben Garcia regarding status update, etc.	0.5	
8-Jul-09	Review check from client; T-call: P & D (N/A); T-call: Von Dolen regarding status - where is the Authorization	0.2	
9-Jul-09	Review and analyze letter from Bell attorney Von Dolen regarding side agreement regarding Goleta Water District authorization; Review Ground Lease; Prepare response letter with revisions to agreement; Draft & finalize e-mail for Ruben Garcia and Ken Waterhouse	1.0	
10-Jul-09	T-call: Ruben Garcia regarding Von Dolen response; Finalize Von Dolen response; Draft & finalize e-mail to Ruben Garcia	0.8	
13-Jul-09	Review Goleta Water District report sent by Norm Bremer; T-call: Norm Bremer regarding Goleta Water District test results; Fax Goleta Water District document to client, etc.	0.4	
27-Jul-09	Review and respond to Ruben Garcia's e-mail; T-call: Von Dolen regarding authorization	0.2	
28-Jul-09	Draft & finalize letters to Von Dolen, Carrie Bennett at Goleta Water District	0.2	
28-Jul-09	Courier: Von Dolen's office		\$20.00
28-Jul-09	Courier: Goleta Water District		\$40.00
31-Jul-09	Brief conference w/ Dennis Shea re: condition of Space 23	N/C	
7-Aug-09	Review and analyze Shea correspondence; T-call: Dennis Shea regarding status Confer with Miguel Lopez; view Space 23; Review Jerrie Taylor bills	1.5	
12-Aug-09	T-call: Shea; Review Jerrie Taylor bills	0.2	
14-Aug-09	Conference at S.B. County Building and Safety personnel regarding issues regarding approval for Space 23, etc.; Notes to file; Review and analyze Shea correspondence	1.0	
17-Aug-09	Review Shea letter and plot plan; analyze Nomad bills regarding rent due	0.4	
21-Aug-09	Review letter from Taylor to Waterhouse forwarded by Ruben Garcia; Draft & finalize e-mail to Ruben Garcia regarding status; T-call Ruben Garcia (L/M)	0.6	

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DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
24-Aug-09	T-call: Ruben Garcia (L/M)	N/C	
25-Aug-09	T-call: Ruben Garcia regarding status regarding Taylor issues and Nomad infrastructure issues; Notes to file	0.3	
27-Aug-09	Draft & finalize letter to Shea regarding will approve a plot plan and have further response for him	0.4	
31-Aug-09	Review Shea letter	0.2	
1-Sep-09	Return Shea call (L/M)	N/C	
2-Sep-09	Review file documents; Drafting of letter to Shea regarding history regarding Space 23 and 11 and status of Space 23 plot plan	1.0	
3-Sep-09	Return t-call: Miguel Lopez; Further drafting of letter to Shea; e-mail draft to Ruben Garcia	1.5	
4-Sep-09	Finalize Shea letter; Review documents	1.0	
5-Sep-09	Review voice mail from Ken Waterhouse; Review documents delivered by Shea's office; T-call: Ken Waterhouse regarding status: settlement, Taylor, County, moving forward with the Park improvements, etc.	0.5	
9-Sep-09	Brief conference w/ Shea regarding status	N/C	
16-Sep-09	Review and analyze correspondence documents regarding new mobilehome forwarded by Shea; Review Taylor documents regarding prior application for approval; Notes to file; T-call: Shea (N/A)	1.0	
18-Sep-09	Review Shea's voice mail; T-call: Shea; Review Shea voice mail; T-call: Shea (L/M)	0.2	
22-Sep-09	Draft & finalize e-mail to Ruben Garcia and Ken Waterhouse regarding status and latest correspondence; T-call: Ruben Garcia, T-call: Shea (L/M)	0.8	
23-Sep-09	Draft & finalize letter to Ruben Garcia transmitting Taylor check; Review Shea's voice mail; T-call: Shea (L/M)	0.3	
24-Sep-09	Lengthy t-call: Shea to review status, deficiencies with his documents submitted, etc.; Review and analyze documents; T-call: Shea	0.8	
25-Sep-09	Review letter from dealer submitted by Shea and Shea e-mail; Draft & finalize e-mail to Shea regarding infrastructure	0.6	
28-Sep-09	Review and analyze additional documents regarding Taylor's proposed 30-amp mobilehome sent by Shea; T-call: Shea to review documents and discuss deficiencies	1.0	
29-Sep-09	Review and analyze further documents sent by Shea: Plot Plan and letter from installer; Draft & finalize e-mail to Ruben Garcia regarding same	0.5	
30-Sep-09	Review Miguel's voice mail; T-call: Miguel; T-call: Ruben Garcia (L/M); Review letter from Shea	0.2	
1-Oct-09	T-call: Ruben Garcia (L/M); T-call: Shea	0.2	
2-Oct-09	T-call: Ruben Garcia, Shea	0.2	
5-Oct-09	Brief conference w Miguel; T-call: Shea (L/M)	0.2	
6-Oct-09	T-call: Miguel; T-call: Shea (L/M)	0.2	
7-Oct-09	Return call: Shea (L/M); Draft & finalize letter to Shea regarding plot plan and installation issues, etc.	1.5	
8-Oct-09	Return e-mail to Shea	0.2	
8-Oct-09	Courier: correspondence and plot plan to Shea		\$25.00
9-Oct-09	Draft & finalize e-mail to Ruben Garcia regarding status	N/C	
12-Oct-09	Review Ruben Garcia's e-mail	N/C	
21-Oct-09	Review analyze correspondence from Shea; Review voice mail from installer; Return call (L/M); Draft & finalize e-mail to Ruben Garcia	0.5	
22-Oct-09	Review voice mail from installer, return call (L/M)	N/C	
26-Oct-09	Review voice mail from installer; T-call: installer	0.3	
27-Oct-09	Review e-mails from Ruben Garcia; T-call: Ruben Garcia	0.2	

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DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
19-Mar-10	Confer w/ Taylor attorney Shea regarding status of mobilehome installation in Space 23	0.3	
25-Mar-10	Review and respond to Ruben Garcia's e-mail regarding notice from County regarding Park infrastructure ; Review Von Dolen letter to County; T-call: Ruben Garcia; Draft & finalize e-mail to Von Dolen; E-mails to and from Ruben Garcia	1.0	
31-Mar-10	Review and analyze e-mails from and forwarded by Ruben Garcia regarding County notice of fine regarding condition of Park infrastructure (asphalt) ; T-call: Ruben Garcia regarding status, how to proceed, etc.	0.5	
1-Apr-10	Further review documents/e-mails forwarded by Ruben Garcia regarding issue of fine regarding condition of Park infrastructure; Legal research: review and analyze SB County Code regarding procedures regarding issuance of administrative fines and appeals; Outline letter of appeal to County	1.5	
2-Apr-10	Further drafting, revise and finalize letter to County Planning & Development Director regarding appeal of administrative fine for condition of Park infrastructure; Draft & finalize supplemental letter of Appeal; Draft & finalize letter to Kevin Greene regarding notices, etc.; Draft & finalize e-mail to Von Dolen	2.0	
2-Apr-10	Draft & finalize e-mail to Ruben Garcia and Ken Waterhouse regarding copies, status, etc.	0.5	
2-Apr-10	Courier: Hand-deliver letter to Planning & Development		\$25.00
5-Apr-10	Return t-call to Ruben Garcia; Discussion w/ Ruben Garcia regarding status of appeal, infrastructure issues	N/C	
4-May-10	Review e-mails and voice mail from Ruben Garcia, Norm Bremer to review what financial records he has, etc.; he will review and call back; Notes to file	1.0	
5-May-10	T-calls: Norm Bremer regarding record review; Review e-mail: Ruben Garcia to Mr. St. John; Review voice mail from Mr. St. John; Lengthy t-call: Mr. St John regarding a number of background issues regarding Santa Barbara County Mobilehome Rent Control Ordinance, background of prior rent control arbitrations, potential issues regarding rent increase and approaches to rent increase application regarding follow-up conference, Park infrastructure	1.5	
6-May-10	Review and analyze County letter responding to notice of appeal; Legal research: Government Code section cited in letter; Review and analyze cases citing relevant Government Code section, including Santa Paula case	1.5	
7-May-10	Review legal research and County documents and preparation of outline of proceeding; T-calls: St. John (L/M), Ruben Garcia (L/M)	0.5	
8-May-10	Outlining and begin drafting Petition for writ of mandate and appeal of County decision regarding appeal of Notices of Determination of Fine, etc., regarding Park infrastructure	2.5	
10-May-10	Further drafting of Petition for writ	1.0	
11-May-10	Revise and finalize Writ Petition; T-calls and e-mail to Ruben Garcia; e-mails to and from St. John; Lengthy t-call with Mr. St. John regarding rent increase and rent control issue; Notes to file	3.0	
11-May-10	Courier: Filing Writ of Mandate in Santa Barbara Superior Court		\$30.00
11-May-10	Copies of Writ of Mandate		\$15.50
11-May-10	Santa Barbara Superior Court Fee for filing Writ of Mandate		\$355.00
12-May-10	Review and analyze memo from Michael St. John regarding rent increase issues; Draft & finalize response; Draft & finalize e-mail to County regarding appeal hearing; T-call: Von Dolen; Review e-mail from Co.; Calendar date, etc.	1.5	
24-May-10	T-call: :Von Dolen regarding preparation fro County appeal hearing	0.2	
25-May-10	Review e-mail from Ruben Garcia and from Mr. St. John's office; T-call: Norm Bremer; Prepare for hearing at County; review and analyze County Code provisions, documents provided by County; Prepare outline of arguments at appeal hearing; Review file documents: Maloney's reports, etc.	2.0	

JAMES P. BALLANTINE, ATTORNEY AT LAW

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
27-Oct-10	Review voice mail from Snyder; T-call: Von Dolen regarding property tax, County fine issue; Return call: Richard Abbott at District Attorney's office (L/M); T-calls: St. John (L/M), Ruben Garcia, Ken Waterhouse, Michael St. John; Review St. John's e-mails; Notes to file; Draft & finalize e-mail regarding recent history of rent increases at Nomad; Research CPI	2.0	
28-Oct-10	Return t-call: Ken Waterhouse; Review and analyze e-mails and documents forwarded by Ruben Garcia; e-mail to Ruben Garcia; T-call: County Counsel Jerry Czuleger regarding settlement of Planning & Development issues; Review voice mail from Eric Snyder regarding application hearing; T-call: Snyder (L/M); T-call: Abbott (L/M)	1.0	
1-Nov-10	Assemble files for meeting w/ John Maloney and Eric Snyder at Santa Barbara County Building & Safety Department and attend meeting; Notes to file; Confer with John Maloney; T-call: County Counsel Czuleger (L/M); T-call: Richard Abbott; T-call: Ken Waterhouse; Review voice mail from Eric Snyder	1.5	
2-Nov-10	Draft letter to Eric Snyder regarding resoluition of County issues; Draft e-mail to client; T-call: Jerry Czuleger (L/M); T-call: Ruben Garcia; T-call: Ken Waterhouse	2.0	
3-Nov-10	Finalize letter to County; Assemble exhibit	0.4	
4-Nov-10	Courier: deliver letter to County		\$25.00
8-Nov-10	Review Ruben Garcia's e-mail; T-call: Michael St. John regarding status and proceeding	0.3	
10-Nov-10	Return call to Jerry Czuleger regarding status; Draft letter to Czuleger regarding waiver of time limit; E-mail to client; Drafting of letter to lender; Review file documents for drafting of letter to lender	1.5	
11-Nov-10	Reivew Czuleger e-mail; Review and respond to Ruben Garcia's e-mail; Drafting of letter to lender	1.0	
12-Nov-10	Draft & finalize revised letter to Czuleger regarding waiver of fine limit; Finalize draft of letter to lender; E-mails to Ruben Garcia and Ken Waterhouse; T-call: Czuleger (L/M)	1.5	
17-Nov-10	Review and analyze letter from Czuleger regarding County settlement; T-call: Maloney; Review Ruben Garcia e-mail regarding revision to lender letter; Draft & finalize revision to lender letter and e-mail to Ruben Garcia, Ken Waterhouse; Draft & finalize e-mail to Ken Waterhouse and Ruben Garcia regarding County settlement	1.5	
22-Nov-10	T-call: Jerry Czuleger regarding status and agreement	0.3	
23-Nov-10	T-call: John Maloney regarding status: Review plans forwarded by John Maloney; Drafting of Agreement with County regarding Infrastructure improvements	2.0	
24-Nov-10	Further drafting of Settlement Agreement with County; Draft & finalize e-mail to Ken Waterhouse and Ruben Garcia regarding Settlement Agreement draft	1.5	
29-Nov-10	Draft & finalize e-mail to Ken Waterhouse and Ruben Garcia regarding status	0.3	
30-Nov-10	Review and respond to e-mail from Ruben Garcia; Draft & finalize e-mail to Von Dolen; T-calls: Czuleger (L/M), St. John (L/M)	0.5	
	Toll charges - for entire period		\$98.50
	Miscellaneous copies, postage, facsimile charges - for entire period		\$42.50
	TOTAL HOURS	153.4	HOURS
		TIMES	\$325.00 PER HOUR
	TOTAL FOR HOURS	\$49,855.00	
	TOTAL FOR EXPENSES	\$1,118.00	
	TOTAL FOR HOURS AND EXPENSES FOR PERIOD	\$50,973.00	

St. John & Associates
 Property Management Consultants
~~2115 West Street - 510-848-8000~~
~~Berkeley, CA 94702~~
www.stjohnandassociates.net

Invoice submitted to:
 Ken Waterhouse
 Waterhouse Management
 500 Giuseppe Ct, #2
 Roseville, CA 95678

September 21, 2011
 In Reference To: Nomad MHP

Professional Services

		<u>Rate</u>	<u>Tax#</u>	<u>Amount</u>
10/9/2009 -	MSJ R Email	200.00/hr		300.00
11/24/2009 -	MSJ R Document preparation, email	200.00/hr		600.00
12/1/2009 -	MSJ E-mail Phone call to S.B. Co.	200.00/hr		150.00
3/4/2010 -	MSJ R Document Preparation, Email	150.00/hr		750.00
4/10/2010 -	MSJ R Document Preparation, Email	150.00/hr		450.00
5/5/2010 -	MSJ PC (JB)	150.00/hr		150.00
5/11/2010 -	MSJ PC (JB), Research	150.00/hr		300.00
5/12/2010 -	MSJ DP Emails	150.00/hr		450.00
5/17/2010 -	MSJ R Email	150.00/hr		225.00
5/21/2010 -	MT Clerical Create Spreadsheet from P&L docs (5/17/10, not previously invoiced)	100.00/hr		150.00

EXHIBIT R

			<u>Rate</u>	<u>Tax#</u>	<u>Amount</u>
5/21/2010	- MT	Clerical Create Spreadsheet from P&L docs (5/18/10; not previously invoiced)	100.00/hr		550.00
5/23/2010	- MSJ	R Document Preparation	150.00/hr		450.00
5/24/2010	- MSJ	R Document Preparation	150.00/hr		300.00
5/27/2010	- MSJ	DP Email	150.00/hr		225.00
7/26/2010	- MSJ	E-mail	150.00/hr		37.50
8/20/2010	- MSJ	PC (RG), Email.	150.00/hr		37.50
8/28/2010	- MSJ	R	150.00/hr		75.00
	- MT	Clerical P&L Worksheets 1994-2009	100.00/hr		125.00
8/29/2010	- MT	Clerical P&L Worksheets 1994-2009	100.00/hr		200.00
8/30/2010	- MT	Clerical P&L Worksheets, 1994-2009	100.00/hr		50.00
9/1/2010	- MT	Clerical P&L Worksheets, 1988, 1989.	100.00/hr		50.00
9/3/2010	- MSJ	PC (KW), Research, Document Preparation.	150.00/hr		600.00
9/23/2010	- MSJ	PC (JB)	150.00/hr		112.50
9/24/2010	- MSJ	DP	150.00/hr		225.00
9/25/2010	- MSJ	R	150.00/hr		300.00
10/26/2010	- MSJ	R Document Preparation, Phone Call, Email.	150.00/hr		600.00
10/27/2010	- MSJ	PC (JB), Document Preparation, Email.	150.00/hr		300.00

			<u>Rate</u>	<u>Tax#</u>	<u>Amount</u>
10/28/2010	- MSJ	R Document Preparation, Email.	150.00/hr		300.00
12/1/2010	- MSJ	PC (JB, KW).	150.00/hr		112.50
12/4/2010	- MSJ	R Document Preparation, Email.	150.00/hr		375.00
12/7/2010	- MSJ	DP Email.	150.00/hr		225.00
12/9/2010	- MSJ	DP Email.	150.00/hr		112.50
12/10/2010	- MSJ	DP Email.	150.00/hr		75.00
1/18/2011	- MSJ	E-mail Emails.	150.00/hr		37.50
1/20/2011	- MSJ	PC (JB)	150.00/hr		75.00
1/22/2011	- MSJ	DP Email.	150.00/hr		450.00
1/26/2011	- MSJ	DP Email.	150.00/hr		150.00
1/27/2011	- MSJ	DP Emails.	150.00/hr		300.00
1/28/2011	- MSJ	DP Email.	150.00/hr		450.00
1/31/2011	- MSJ	PC (JB), Document Preparation.	150.00/hr		150.00
2/2/2011	- MSJ	DP Emails.	150.00/hr		375.00
2/3/2011	- MSJ	E-mail Emails, Phone Call.	150.00/hr		150.00
2/4/2011	- MSJ	PC (JB), Document Preparation, Email.	150.00/hr		300.00
2/10/2011	- MSJ	PC (JB)	150.00/hr		75.00

		<u>Rate</u>	<u>Tax#</u>	<u>Amount</u>
2/11/2011 - MSJ	DP Email.	150.00/hr		300.00
2/12/2011 - MSJ	DP Email.	150.00/hr		150.00
2/14/2011 - MSJ	DP	150.00/hr		225.00
2/15/2011 - MSJ	DP Email.	150.00/hr		225.00
2/16/2011 - MSJ	TRAVEL Meeting, Site Visit, Hearing.	150.00/hr		1,800.00
2/18/2011 - MSJ	DP Email.	150.00/hr		150.00
2/19/2011 - MSJ	DP Email	150.00/hr		300.00
2/23/2011 - MSJ	PC (JB)	150.00/hr		75.00
2/24/2011 - MSJ	PC (JB), Document Preparation, Emails.	150.00/hr		600.00
3/8/2011 - MSJ	TRAVEL Berkeley to Santa Barbara	150.00/hr		900.00
- MSJ	M	150.00/hr		450.00
3/9/2011 - MSJ	PC (JB)	150.00/hr		150.00
3/10/2011 - MSJ	R Document Preparation.	150.00/hr		450.00
3/11/2011 - MSJ	R Email.	150.00/hr		450.00
3/13/2011 - MSJ	DP Emails.	150.00/hr		600.00
3/14/2011 - MSJ	R Emails.	150.00/hr		150.00
3/16/2011 - MSJ	R Document Preparation.	150.00/hr		225.00

			<u>Rate</u>	<u>Tax#</u>	<u>Amount</u>
3/21/2011	- MSJ	PC (JB)	150.00/hr		75.00
3/26/2011	- MSJ	R Document Preparation.	150.00/hr		375.00
3/27/2011	- MSJ	R Document Preparation, Email.	150.00/hr		900.00
3/28/2011	- MSJ	R Document Preparation	150.00/hr		375.00
4/8/2011	- MSJ	PC (JB)	150.00/hr		37.50
6/22/2011	- MSJ	R Document Preparation, Email.	150.00/hr		150.00
7/11/2011	- MSJ	PC (JB), Email.	150.00/hr		112.50
8/30/2011	- MSJ	E-mail	150.00/hr		37.50
9/8/2011	- MSJ	R Email.	150.00/hr		450.00
9/9/2011	- MSJ	R Document Preparation, Phone Call, Email.	150.00/hr		525.00
9/10/2011	- MSJ	PC (JB)	150.00/hr		150.00
9/11/2011	- MSJ	R Document Preparation, Phone Call, Email.	150.00/hr		1,500.00
9/12/2011	- MSJ	DP Phone Call, Email.	150.00/hr		900.00
9/15/2011	- MSJ	R Email.	150.00/hr		300.00
9/16/2011	- MSJ	E-mail Emails.	150.00/hr		150.00
9/17/2011	- MSJ	R Document Preparation, Email.	150.00/hr		375.00
9/18/2011	- MSJ	TRAVEL Meeting.	200.00/hr		1,600.00

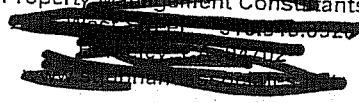
	<u>Rate</u>	<u>Tax#</u>	<u>Amount</u>
9/19/2011 - MSJ H Meeting.	200.00/hr		1,600.00
9/20/2011 - MSJ HP Hearing.	200.00/hr		1,600.00
For professional services rendered	193.25		\$29,887.50
Additional Charges :			

	<u>Qty/Price</u>		
1/27/2011 - MSJ TRAVEL Round Trip Ticket, United Airlines, SF to Santa Barbara, for Meeting with Tenants.	1 773.40		773.40
1/28/2011 - MSJ TRAVEL Avania Inn, Santa Barbara, 2/16-17/2011.	1 113.91		113.91
2/17/2011 - MSJ TRAVEL Hertz Rental Car (\$96.45) plus gasoline (\$5.90).	1 102.35		102.35
3/9/2011 - MSJ TRAVEL Hertz Car Rental Rd trip Berk-Santa Barbara (2 days: \$120.86) plus gas (45.77).	1 166.63		166.63
- MSJ TRAVEL Harbor View Inn, Santa Barbara, 3/8-3/9/11.	1 124.48		124.48
9/20/2011 - MSJ TRAVEL Avis Rent A Car, 9/17-9/21/11, Arbitration Meeting, Santa Barbara.	1 198.88		198.88
- MSJ TRAVEL Gasoline, 9/18-8/21/11	1 92.00		92.00
- MSJ TRAVEL The Upham Hotel, Santa Barbara, 9/18-9/21/11.	1 760.50		760.50
Total costs			\$2,332.15
For professional services rendered	193.25		\$32,219.65

10/21/2009 Invoice No. 12887	12887	\$300.00
11/14/2009 Payment - Thank You. Check No. 5448		(\$300.00)
12/21/2009 Invoice No. 12943	12943	\$750.00
2/24/2010 Payment - Thank You. Check No. 5556		(\$750.00)
4/21/2010 Invoice No. 13012	13012	\$450.00
5/19/2010 Payment - Thank You. Check No. 5640		(\$450.00)
5/21/2010 Invoice No. 13032	13032	\$1,125.00
6/9/2010 Payment - Thank You. Check No. 5649		(\$1,125.00)

		<u>Amount</u>
6/21/2010 Invoice No. 13050	13050	
8/21/2010 Invoice No. 13111	13111	\$1,675.00
9/21/2010 Invoice No. 13140	13140	\$75.00
10/20/2010 Invoice No. 13186	13186	\$1,850.00
11/4/2010 Payment - Thank You. Check No. 5789		\$637.50
11/19/2010 Payment - Thank You. Check No. 5814		(\$3,600.00)
11/21/2010 Invoice No. 13201	13201	(\$637.50)
12/21/2010 Invoice No. 13231	13231	\$1,200.00
1/20/2011 Invoice No. 13259	13259	\$900.00
2/10/2011 Payment - Thank You. Check No. 5889		\$112.50
2/21/2011 Invoice No. 13285	13285	(\$2,212.50)
3/21/2011 Invoice No. 13308	13308	\$6,539.66
4/21/2011 Invoice No. 13337	13337	\$4,341.11
5/20/2011 Payment - Thank You. Check No. 5980		\$1,762.50
7/21/2011 Invoice No. 13402	13402	(\$12,643.27)
8/12/2011 Payment - Thank You. Check No. 6067		\$262.50
9/21/2011 Invoice No. 13444	13444	(\$262.50)
		<u>\$10,238.88</u>
Total payments and adjustments		\$10,238.88

St. John & Associates
Property Management Consultants



Invoice submitted to:
KEN WATERHOUSE
500 Giuseppe Ct, #2
Roseville, CA 95678

September 21, 2011

Professional Services

			<u>Rate</u>	<u>Tax#</u>	<u>Amount</u>
5/24/2011	- MSJ	R Document Preparation.	150.00/hr		600.00
5/25/2011	- MSJ	E-mail	150.00/hr		112.50
6/3/2011	- MSJ	PC (JB), Document Preparation, Email.	150.00/hr		300.00
6/4/2011	- MSJ	PC (JB).	150.00/hr		75.00
6/5/2011	- MSJ	R Document Preparation, Phone Call (JB), Emails.	150.00/hr		600.00
6/6/2011	- MSJ	R Document Preparation, Email.	150.00/hr		600.00
6/7/2011	- MSJ	PC (JB), Travel.	150.00/hr		300.00
6/8/2011	- MSJ	R Document Preparation, Email.	150.00/hr		375.00
6/9/2011	- MSJ	L	150.00/hr		150.00
6/10/2011	- MSJ	L Email.	150.00/hr		300.00

	<u>Rate</u>	<u>Tax#</u>	<u>Amount</u>
6/15/2011 - MSJ E-mail			150.00
	150.00/hr		
6/18/2011 - MSJ R Document Preparation, Email.			900.00
	150.00/hr		
For professional services rendered	<u>29.75</u>		<u>\$4,462.50</u>
Additional Charges :			
		<u>Qty/Price</u>	
6/8/2011 - MSJ TRAVEL Hertz Car Rental (6/7-6/8/11), Arbitration Meeting Cancelled.	1 56.54		56.54
- MSJ TRAVEL Rental Car Gas.	1 21.25		21.25
Total costs			<u>\$77.79</u>
For professional services rendered	<u>29.75</u>		<u>\$4,540.29</u>
9/23/2002 Invoice No. 1515	1515		\$1,500.00
10/10/2002 Payment - Thank You. Check No. 5139			(\$1,500.00)
10/21/2002 Invoice No. 1558	1558		\$503.13
11/6/2002 Payment - Thank You. Check No. 5169			(\$503.13)
11/21/2002 Invoice No. 1603	1603		\$1,125.00
12/6/2002 Payment - Thank You. Check No. 5192			(\$1,125.00)
12/21/2002 Invoice No. 1649	1649		\$525.00
1/17/2003 Payment - Thank You. Check No. 5442			(\$525.00)
1/21/2003 Invoice No. 1682	1682		\$262.50
2/7/2003 Payment - Thank You. Check No. 5254			(\$262.50)
2/24/2003 Invoice No. 1727	1727		\$4,162.50
3/20/2003 Payment - Thank You. Check No. 5298			(\$4,162.50)
3/22/2003 Invoice No. 1757	1757		\$5,400.00
3/28/2003 Payment - Thank You. Check No. 5298			(\$4,162.50)
4/21/2003 Invoice No. 1780	1780		\$150.00
5/9/2003 Payment - Thank You. Check No. 5343			(\$150.00)
5/22/2003 Invoice No. 10041	10041		\$487.50
7/11/2003 Payment - Thank You. Check No. 5404			(\$1,725.00)
7/21/2003 Invoice No. 10134	10134		\$1,662.50
8/20/2003 Payment - Thank You. Check No. 5461			(\$1,662.50)
10/23/2003 Invoice No. 10140	10140		\$150.00
11/24/2003 Invoice No. 10197	10197		\$37.50
12/19/2003 Payment - Thank You. Check No. 5597			(\$37.50)
5/20/2004 Payment - Thank You...FOR PYMT PREVIOUSLY RECEIVED			(\$150.00)
6/21/2011 Invoice No. 13384	13384		\$4,540.29
7/20/2011 Payment - Thank You. Check No. 6059			(\$4,540.29)

STATEMENT OF ACCOUNT

Client: Waterhouse Management Corporation
 Matter: Representation in matters concerning Nomad Village Mobilehome Park
 Rent Control Proceedings and Regulatory Issues
 Period: December 1, 2010 - October 19, 2011

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
1-Dec-10	Review document from Michael St. John; T-calls: Michael St. John regarding revisions to spreadsheet, Ruben Garcia regarding status, Park Owner attorney Von Dollen; Notes to file	1.0	
3-Dec-10	Review bill from Mahoney; Review e-mail from Czuleger regarding settlement agreement; Draft & finalize responses to both; Draft & finalize e-mail to Ken Waterhouse and Ruben Garcia regarding status	0.5	
5-Dec-10	Review and analyze e-mail and spreadsheet from St. John; Draft & finalize reply e-mail; Review and respond to Maloney e-mail	0.5	
8-Dec-10	Review and analyze e-mail and revised spreadsheet from St. John; Draft & finalize reply e-mail	1.0	
10-Dec-10	Review and analyze e-mail and revised spreadsheet from St. John; Review Ken Waterhouse e-mail; Review and respond to Ruben Garcia's e-mail regarding notices; T-conference w/ St. John regarding notices of rent increases to individual spaces	1.0	
11-Dec-10	Review and respond to Ruben Garcia's e-mail regarding timing of rent increase	0.3	
13-Dec-10	T-call: Ken Waterhouse	N/C	
16-Dec-10	Review of revisions to County settlement document set by County Counsel; Draft e-mail to Maloney regarding potential issues and concerns regarding scope of work proposed by revisions	0.7	
17-Dec-10	T-call Maloney regarding look at County's revisions, etc.; and he will do so and get back to me	N/C	
20-Dec-10	T-call: Maloney regarding County changes and potential revisions	0.4	
21-Dec-10	T-call: Jerry Czuleger regarding revisions; T-call: Von Dollen; Draft revisions to Settlement Agreement; Draft e-mail to Czuleger discussing revisions	1.5	
22-Dec-10	Draft & finalize e-mail to clients regarding status and Settlement documents regarding the County; Forward County e-mail	0.8	
23-Dec-10	T-call: Czuleger and e-mail from Czuleger; E-mail to client	N/C	
3-Jan-11	Review and respond to e-mail from County Counsel Jerry Czuleger regarding settlement revisions are approved by County; Finalize Settlement Agreement; Draft & finalize e-mails regarding Settlement Agreement to client, Von Dollen, Maloney	1.2	
13-Jan-11	T-calls: Von Dollen to check on status of client's signature, County Counsel (L/M), Maloney, Ruben Garcia, Ken Waterhouse regarding status, etc.; Draft & finalize e-mail to Von Dollen and client	1.0	
18-Jan-11	Review and respond to St. John e-mail regarding status	0.3	
19-Jan-11	T-call: John Maloney regarding his meeting with County Building Department; Meet with Maloney regarding checks; T-call and e-mail to Von Dollen; T-call: Maloney; T-call: St. John (L/M); Preparation of letter draft regarding rent increase	1.5	

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
20-Jan-11	Work up of notice of rent increase: research on U.S. Department of Labor website regarding CPI to use; review of file documents regarding CPI index; Drafting and revision to notice of rent increase to homeowners; Review file documents and County rent ordinance to prepare notice of rent increase, revision to St. John rent increase spreadsheet; Review and analyze spreadsheet regarding current space rent for all spaces in Park; Prepare additions to spreadsheet to calculate the CPI increases and rent increase amounts; Draft & finalize e-mail to client transmitting draft documents and report regarding status and going forward; T-call: Ken Waterhouse; E-mail to Ken Waterhouse	3.0	
21-Jan-11	Draft & finalize letter to Czuleger transmitting Settlement Agreement, etc.; Assemble documents for letter	0.4	
21-Jan-11	Courier: Hand-delivery correspondence regarding Settlement Agreement to Czuleger's office		\$25.00
25-Jan-11	Review Czuleger's voice mails; Review and analyze e-mail from St. John regarding rent increase; Revise Rent Increase Notice; Draft Space Rent Increase Notice format; Draft & finalize response e-mail to Michael St. John's e-mail; Review and respond to Ruben Garcia's e-mails; Calendar meet and confer date; T-calls: Von Dollen, Czuleger regarding agreement	2.0	
26-Jan-11	Review and respond to Michael St. John e-mail; Draft & finalize letter to Von Dollen, Czuleger regarding final signature	0.8	
27-Jan-11	Review and respond to client and St. John e-mails (several) regarding meet and confer and document production	0.8	
27-Jan-11	Courier: correspondence to County		\$25.00
31-Jan-11	Review and analyze e-mail and attachments from Michael St. John - spreadsheets, etc.; T-conference w/ Michael St. John regarding documents to provide to the homeowners, etc.	1.0	
2-Feb-11	Review and analyze documents forwarded by Michael St. John; T-call: Ken Waterhouse; T-conference with Michael St. John regarding documents; Review correspondence	1.0	
3-Feb-11	Review and analyze e-mails and attachments from client and Michael St. John regarding document distribution; Draft & finalize e-mail memo regarding documents; Review and analyze documents from client	1.0	
7-Feb-11	Review e-mail and documents from Michael St. John; Draft & finalize response; Review e-mail and documents from Ruben Garcia	0.5	
10-Feb-11	T-call: Norm Bremer, prior operator of Park and attorney Bartlett; T-call: Ken Waterhouse, Michael St. John regarding homeowner meeting preparation, documents, etc.	1.2	
11-Feb-11	T-call: Maloney (L/M); e-mail Maloney; T-call: Ken Waterhouse; Review Ken Waterhouse e-mail confirming travel; Review and analyze Michael St. John e-mail and attachments regarding documents to present; Review Rent Control Rules; Draft & finalize response e-mail	1.0	
14-Feb-11	Review and respond to Ruben Garcia's e-mail; Review Michael St. John e-mail and documents	0.4	
15-Feb-11	Review and analyze St. John e-mail and attached spreadsheets; e-mail to St. John; Prepare outline of points regarding meeting with residents and documents for meeting with residents; Assemble documents	1.5	
15-Feb-11	Meeting with client to prepare for meet and confer and review issues	1.0	
16-Feb-11	Review Daniel Warnars' voice mail; T-call: Warnars; Prepare for meeting with management team: assemble exemplar documents; Meeting with management team regarding homeowner meeting preparation; Return call to Park from KEYT News; T-call: KEYT News interview; Return call: S.B. News-Press reporter for interview; assemble documents for copying for homeowner management and confer with paralegal regarding copies; Travel to Park and represent client at homeowner meeting and meet and confer with homeowner representatives; Notes to file; T-call: S.B. News-Press Reporter	7.0	

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
17-Feb-11	Return t-call: Sonia Fernandez reporter; Review media coverage: S.B. News-Press; KEYT; T-call: Ken Waterhouse regarding status	0.5	
18-Feb-11	Review and analyze string of e-mails regarding rent increase, etc., communications by e-mails with homeowners; Review spreadsheet; Draft & finalize e-mail analyzing numbers per Michael St. John e-mail; E-mails to and from Ruben Garcia; Return call: Ken Waterhouse	1.0	
22-Feb-11	Return e-mail to Ruben Garcia; T-call Ken Waterhouse	N/C	
23-Feb-11	Assemble documents for transmission to Ruben Garcia, for residents, e-mails to Ruben Garcia; T-call: Michael St. John regarding dealing with calculation issue	0.5	
23-Feb-11	Review and analyze e-mails from Michael St. John and Ruben Garcia; Return call: Ruben Garcia; T-call: Michael St. John regarding response to Tony Allen, letter to residents; Redraft letter to residents; E-mail to client; Review e-mail from Hamrick regarding ground lease; e-mails to and from Maloney; Review and analyze Ground Lease; T-call: Ruben Garcia regarding ground lease and documents	1.8	
24-Feb-11	Review e-mail from Ruben Garcia forwarding Hamrick e-mail regarding wanting position on appeal; Draft & finalize response; Review Ruben Garcia e-mail regarding documents to Hamrick; Draft & finalize response; Draft & finalize memo to client	1.5	
25-Feb-11	Review and respond to Ruben Garcia's e-mails regarding e-mails from homeowner representatives, etc.	0.3	
28-Feb-11	Review Ruben Garcia's e-mail regarding response to Hamrick and draft response to Hamrick and e-mail to Ruben Garcia; Research regarding County Board of Supervisors hearing regarding new County mobilehome regulations; Review and analyze Board Agenda and Staff reports regarding Board Agenda item	1.0	
1-Mar-11	Attend Board of Supervisors Hearing to monitor hearing regarding proposed plan to prepare mobilehome regulations; Notes to file	1.0	
2-Mar-11	Review and analyze e-mail from Maloney and invoice attached; Draft & finalize e-mails to Maloney and review Maloney e-mails (several); Draft & finalize e-mails to client regarding status	0.4	
3-Mar-11	Review and respond to e-mails (several) from Ruben Garcia regarding requests from Hamrick, etc., T-call: Von Dollen, Ruben Garcia; E-mails	2.0	
4-Mar-11	Draft & finalize memo regarding Board of Supervisors Hearing; Review and respond to e-mails		
5-Mar-11	Review Ken Waterhouse e-mail regarding meeting; T-call: Ken Waterhouse; E-mail to Michael St. John	N/C	
6-Mar-11	T-call: Ruben Garcia	N/C	
7-Mar-11	Review voice mails from Ken Waterhouse, Von Dollen, Ruben Garcia; T-calls: Steve Von Dollen, Ken Waterhouse, Ruben Garcia regarding meeting with Bells, issues regarding Bells, etc.; Notes to file; T-call: Ruben Garcia regarding needing to prepare for meeting, etc.	1.0	
8-Mar-11	Meeting w/ Ruben Garcia to prepare for meeting with homeowners; Assemble files and documents for meeting with homeowners; T-call: Michael St. John; Draft & finalize e-mail to John Maloney; Travel to and from and meet with homeowner representatives; Notes to file; T-calls: S.B. News-Press reporter (2), Maloney (2 - L/M)	4.0	
9-Mar-11	Review S.B. News-Press coverage; T-calls: Michael Elseth, Ruben Garcia, Michael St. John regarding potential arbitration issues	1.0	
10-Mar-11	Review Hamrick e-mail forwarded by Ruben Garcia; T-call: Ruben Garcia	0.3	
11-Mar-11	Review additional Hamrick e-mail forwarded by Ruben Garcia; Draft & finalize response; Review and analyze e-mail from Michael St. John regarding his re-cap of meeting and his issues regarding rent increase; Begin drafting response; Review and analyze Maloney e-mail and Imperial bid; Draft & finalize e-mails to Maloney, client; T-call: Ruben Garcia	2.0	

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
16-Mar-11	Review Ruben Garcia's e-mails; T-call: Ruben Garcia; Review draft offer letter to residents and draft proposed revisions and e-mail to Ruben Garcia	1.5	
17-Mar-11	T-call: Ruben Garcia regarding status	N/C	
18-Mar-11	Review Ruben Garcia e-mails and attachments; Review and analyze County Mobilehome Rent Control Rules; Further revisions to resident letter; T-calls and e-mails to and from Ruben Garcia regarding letter and proceeding	1.5	
18-Mar-11	Return t-call: Ruben Garcia	N/C	
19-Mar-11	Return t-call: Ruben Garcia	N/C	
21-Mar-11	Return t-call: Ruben Garcia; Review letter from Assessor forwarded by Ruben Garcia; T-call: Assessor's Rick Holly (L/M); T-call: Michael Elseth; E-mail to Michael Elseth; Review Michael St. John's voice mails; T-call: Ken Waterhouse; T-call: Michael St. John	1.0	
22-Mar-11	Review material forwarded by Waterhouse Management Office for County and arrange to forward to County office of Housing and Community Development; Review correspondence from County and file documents regarding last Nomad rent increase; Review voice mail from Rick Holly; T-call: Rick Holly; Draft of letter to Santa Barbara County; T-call: John Maloney regarding status of County submission; T-call: Ruben Garcia regarding status	2.0	
23-Mar-11	T-call: Ruben Garcia; Meeting with Ruben Garcia to prepare for homeowner meeting; T-call: Michael Elseth; Assemble documents for homeowner meeting; Review e-mail from Ruben Garcia regarding County letter; Attend meeting with other homeowners at Nomad Village Mobile Home Park	3.0	
24-Mar-11	Review e-mails from Ruben Garcia; T-call: Ruben Garcia; Drafting of letter to County Housing & Community Development	1.0	
25-Mar-11	Attend meeting at Santa Barbara County Assessor's office: Rick Holly, Lisa Hammock, Maria LaSala regarding assessment issue; Notes to file; Finalize letter to County HCD office regarding responding to their request for list of homeowners; T-call: Ruben Garcia (L/M) Courier: letter to County	2.5	\$25.00
7-Apr-11	Review and analyze Ruben Garcia e-mail; Review and analyze notices from County; T-call: Ruben Garcia; T-call: Von Dollen regarding status	0.8	
8-Apr-11	Review and analyze ground lease amendments forwarded by Ruben Garcia; Review and analyze e-mails from Ruben Garcia; Review and analyze e-mail analyses from Michael St. John; Review e-mails from County regarding rent control hearing; Review and analyze S.B. County Rules for hearing; T-calls: Ruben Garcia, Michael St. John	1.5	
11-Apr-11	Return call: Miguel; T-call: Maloney (L/M)	0.2	
12-Apr-11	Review and analyze letter from Stanton; Review and analyze e-mail from Maloney regarding status regarding County; T-call: County Housing & Community Development office; T-call: Ruben Garcia; T-call: HCD director (L/M)	1.5	
13-Apr-11	E-mail to Ruben Garcia; Review and analyze correspondence from County regarding arbitration hearing scheduling; T-call: HCD director (L/M); T-call: Ruben Garcia; Draft & finalize letter to County regarding arbitrator selection; On-line research regarding arbitrators; T-call: HCD director; T-call: Ruben Garcia	1.0	
20-Apr-11	Conference w/ Ruben Garcia regarding status	N/C	
22-Apr-11	Review e-mail from County; T-call: Ruben Garcia	N/C	
25-Apr-11	Review and analyze Rules of hearing and homeowners' Petition and file documents; Begin drafting Park's Objections and Response to homeowner's Arbitration Petition	1.5	
26-Apr-11	Further draft, revise and finalize Objections and Response to Petition; Draft & finalize letter to County; Assemble Exhibits; T-call: John Maloney regarding status	1.5	
26-Apr-11	Filing fee for Arbitration in Santa Barbara County		\$1,500.00
26-Apr-11	Courier: Filing Objections and Response to Petition with the County		\$25.00

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
27-Apr-11	Review and respond to e-mail from Stanton; Draft & finalize e-mail to Lender regarding status with County; T-calls: Ruben Garcia; Review and respond to Stanton e-mail regarding he was wrong	1.0	
28-Apr-11	Review e-mail from Lender; Review and respond to several County e-mails regarding scheduling; Conference call with arbitrator	N/C	
29-Apr-11	Conference call with County and arbitrator; Notes to file; T-calls: Ruben Garcia, Michael St. John	1.0	
5-May-11	Review voice mail and e-mail from client; T-call: Ruben Garcia, Ken Waterhouse (L/M)	0.3	
6-May-11	Review e-mail from client (another letter by Hamrick); Review S.B. County Ordinance and Mobilehome Residency Law; T-calls: Ruben Garcia, Ken Waterhouse; Review Stipulation from Stanton; Draft & finalize correspondence to Stanton regarding his client's correspondence and refusal to payment; Draft & finalize e-mail to County	1.5	
6-May-11	Courier: Hand-delivery of signed Stipulation to County		\$25.00
16-May-11	Review and respond to Michael St. John e-mail regarding hearing; T-call: Ruben Garcia	0.3	
17-May-11	T-call and conference w/ Miguel regarding arbitration issue; Review documents	0.3	
19-May-11	T-call: Maloney regarding status	0.2	
20-May-11	Review and respond to Ruben Garcia's e-mail regarding hearing; T-calls: Ruben Garcia regarding arbitration matters; Draft & finalize e-mail to attorney Bruce Stanton regarding his clients' failure to pay rent, arbitration status, etc.; Draft & finalize Reply; Draft & finalize e-mails to client; Draft & finalize e-mail to Michael St. John regarding status; Review Rules, Review MOUs and draft memo to Ruben Garcia regarding signed MOUs	1.5	
21-May-11	Review and respond to Ruben Garcia's e-mail	N/C	
26-May-11	Review Michael St. John e-mail	0.2	
1-Jun-11	Draft finalize correspondence to tenant in Space 9 regarding rent increase	0.5	
2-Jun-11	T-call: Michael St. John regarding status, conference call	N/C	
3-Jun-11	Review e-mail and documents from Michael St. John; Conference call with Michael St. John regarding status of his analysis and further analysis, etc.; Notes to file	1.0	
4-Jun-11	T-calls: Michael St. John, Ruben Garcia; Review and analyze latest spreadsheet from Michael St. John; Prepare for arbitration hearing; Review documents to use for Hearing Exhibits	4.5	
5-Jun-11	T-calls: Michael St. John, Ruben Garcia; Review and analyze latest spreadsheet from Michael St. John	0.5	
6-Jun-11	Review and analyze e-mail from Michael St. John regarding latest spreadsheet, etc.; T-calls: Michael St. John, Ruben Garcia	0.5	
6-Jun-11	Preparation for Arbitration Hearing: Preparation of Hearing Brief and Hearing Exhibits	5.0	
7-Jun-11	T-calls: Michael St. John, John Maloney (L/M); Ruben Garcia (several); Review and analyze documents delivered by Miguel; Review and analyze Rules of Proceedings and Santa Barbara County Code in preparation for hearing; Preparation of documents for capital improvements, etc., for hearing; Review and respond to Maloney e-mails regarding invoices; Review and analyze e-mail by arbitrator regarding conflict of interest; T-call: Bruce Stanton, Ruben Garcia, Michael St. John	3.5	
15-Jun-11	Review e-mail and voice mail from Michael St. John; T-call (L/M)	0.2	
22-Jun-11	Review and analyze letter from County regarding new arbitration selection list, Review and analyze resume, on-line research regarding new arbitration selection	0.4	
24-Jun-11	Draft & finalize e-mail to County	0.2	
1-Jul-11	T-call: Ruben Garcia regarding strategy regarding arbitration selection; Draft & finalize letter to client		

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
5-Jul-11	Review and analyze correspondence from County regarding new arbitrator appointment; Review and respond to e-mail regarding conference call with arbitrator, etc.	0.3	
8-Jul-11	Prepare for conference call: t-calls: Ruben Garcia, Michael St. John regarding arbitration hearing preparation and scheduling etc.; Conference call with arbitrator, County counsel, County HCD people and residents' counsel; Notes to file; Review Stanton e-mail; T-calls: Ruben Garcia, Michael St. John; e-mail to and from Bruce Stanton	1.0	
11-Jul-11	Review and analyze e-mail from arbitrator, forwarding e-mail and documents he improperly received directly from the homeowners' representative, Tony Allen; Lengthy teleconference with Michael St. John regarding scheduling, and his revised analysis; Review and analyze email from Stanton requesting new arbitrator and improper material to arbitrator; T-calls: Ruben Garcia; Draft & finalize detailed response to Bruce Stanton e-mail	3.0	
2-Aug-11	Review and analyze documents forwarded by Maloney	0.3	
3-Aug-11	T-call: Maloney (L/M)	N/C	
7-Aug-11	T-call: Ruben Garcia regarding status	N/C	
8-Aug-11	T-call: Maloney - unavailable all week	N/C	
11-Aug-11	Review and analyze Ruben Garcia e-mail regarding lender; Review and analyze report forwarded by lender; T-call: Ruben Garcia regarding our response	0.8	
12-Aug-11	Draft & finalize e-mail to Ruben Garcia regarding documents for forwarding to the lender, etc.); E-mails to Ruben Garcia and forwarding Maloney bills and e-mail; Review Ruben Garcia's e-mails regarding the case	1.2	
5-Sep-11	Review and analyze Hearing brief submitted by Stanton and review and analyze cases cited by Bruce Stanton; Additional legal research	3.0	
7-Sep-11	Review and analyze draft report and revised MNOI analyses by Michael St. John; T-call: Michael St. John regarding report and hearing preparation and further teleconferences; T-call: Maloney regarding status and meeting; T-call: Ruben Garcia; Return e-mail to Ruben Garcia; Review County documents to prepare for meeting with Maloney	1.5	
8-Sep-11	Meeting w/ Maloney regarding final plans, changes requested by County and proceeding with bidding; Notes to file; Review and respond to e-mail by Maloney and review his correspondence regarding County's expanded scope	1.0	
9-Sep-11	Review St. John's e-mail - revised calculations and report; T-call: Michael St. John; Review and respond to Ruben Garcia's e-mail	0.5	
10-Sep-11	Further review and analyze Michael St. John material; Lengthy teleconference with Michael St. John regarding his spreadsheets, Nomad, Inc. revisions, etc. (lengthy 1.5 hour); Research attorney fee expense, and additional issues regarding expenses	2.0	
11-Sep-11	Review and analyze e-mails by Michael St. John regarding additional information/analysis regarding NOI analysis; revised spreadsheet calculations, etc.; Legal research; Drafting of pre-hearing brief; T-conference with Michael St. John regarding NOI analysis; Review documents	3.5	
12-Sep-11	Review and respond to Michael St. John e-mail regarding NOI analysis revisions; T-call: Michael St. John	0.8	
13-Sep-11	Review Michael St. John's documents+B104; Drafting of arbitration hearing brief	3.0	
14-Sep-11	Drafting of arbitration hearing brief; Review documents to assemble and exhibits	3.0	
15-Sep-11	E-mail draft arbitration hearing brief to Ruben Garcia and Michael St. John; T-calls: Ruben Garcia, Michael St. John; Review Michael St. John e-mails regarding proposed revisions to Arbitration Brief; revised figures; Draft revisions to Hearing Brief; E-mails to Michael St. John and Ruben Garcia regarding arbitration hearing brief and arbitration exhibits; Prepare summary of JPB legal work	4.0	

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
16-Sep-11	Review capital expense documents; Draft & finalize e-mail to client and Michael St. John: capital expense documents; Analyze draft capital expense spreadsheet prepared by Michael St. John and review and analyze capital expense documents and prepare complete spreadsheet; Confer with County Counsel Czuleger; Draft letter to Czuleger; T-call: County Clerk, Stanton; Draft & finalize e-mail to Stanton transmitting Arbitration Brief; Review and assemble documents and prepare PDF file containing additional capital expense documents; Draft & finalize e-mail to Stanton regarding documents; Draft & finalize e-mails to client regarding capital expense documents, arbitration brief, etc; T-call: Michael St. John regarding documents and hearing preparation	8.0	
17-Sep-11	Review and analyze e-mails by Michael St. John and Ruben Garcia; Review of documents assembly of exhibits; Prepare Exhibit List; Further assembly of exhibits; T-call: Prior operator regarding use of Ground Lease and other questions regarding capital expenses; Outlining and preparation of arbitration witness examinations	7.0	
18-Sep-11	T-calls: Ruben Garcia and Michael St. John regarding hearing preparation; Further drafting of arbitration witness examination outline; On-line research regarding Baar, Meeting (lengthy) with Michael St. John, Ruben Garcia, and Ken Waterhouse to review issues in arbitration, prepare for arbitration hearing and review examinations conferences with paralegal regarding exhibits and review hearing exhibits; Prepare outline of Opening	7.0	
18-Sep-11	Preparation of Exhibit Binders (4 hours)		\$400.00
18-Sep-11	Copies, Exhibit Tabs and Binders for Arbitration Exhibits (5 sets)		\$185.00
19-Sep-11	Prepare Outline of Opening Statement; Confer with Ruben Garcia, Ken Waterhouse, Michael St. John prior to arbitration hearing; Represent client at arbitration hearing: pre-arbitration matters, deliver opening statement; Conduct direct exam of Park's expert witness economist Michael St. John; luncheon meeting w/ Michael St. John, Ken Waterhouse, Ruben Garcia to review Proceedings, prepare for cross-examination of Tenant's witness Barr; Represent client at arbitration hearing; Confer with Mr. Stanton; Complete direct examination of Michael St. John; Direct of Baar; Conduct cross-examination of Baar; Confer with Michael St. John, Ken Waterhouse, Ruben Garcia to review proceedings and prepare for hearing following day; Review e-mails forwarded by Ruben Garcia regarding issues raised by Baar; Legal research of same; Further preparation of witness examination outline and review notes of hearing to prepare for following hearing day	10.0	
19-Sep-11	Paralegal: Delivery of Exhibit Binders and documents for Arbitration Hearing		\$35.00
20-Sep-11	Review and analyze e-mail from Michael St. John regarding examination issues arising out of Baar testimony; T-calls: Ruben Garcia, Michael St. John; Represent client at arbitration hearing: Michael St. John's cross-examination; Luncheon meeting with Michael St. John, Ken Waterhouse, Ruben Garcia regarding status and review and preparation for afternoon hearing; Represent client at arbitration hearing; Conduct redirect examination of Michael St. John, Conduct examinations of Ken Waterhouse and Ruben Garcia; Cross-examination of Park witness; Confer with Mr. Stanton; Confer with Ken Waterhouse and Ruben Garcia to review status and arbitration hearings and rent issues going forward	8.0	
22-Sep-11	Organize documents and files from arbitration hearing, including Tenant's exhibits, notes, etc., for future reference for post-hearing briefing; Prepare memo to file and calendar dastes for post-hearing briefing; Review and analyze e-mail from County; Review and analyze Michael St. John e-mail regarding recapping hearing and proceeding; T-call: Ruben Garcia regarding proceeding; T-call: John Maloney regarding his correspondence and review his documents; Finalize letter to County Counsel Czuleger; Review file documents to assemble exhibits to it	2.2	

DATE	DESCRIPTION OF PROFESSIONAL SERVICES PERFORMED/EXPENSE INCURRED	HOURS	EXPENSE
24-Sep-11	Review and analyze documents provided by homeowners' counsel at arbitration hearing: letters of representation to confirm space numbers tracked cover letter, and Park's rent rolls, etc.; Return Michael St. John call regarding review of arbitration hearing and proceeding with additional analyses he can do, etc.; T-call: Norm Bremer	3.0	
29-Sep-11	Analysis of property tax issue: Review and analyze legal opinion from Assessor's; Review and analyze Revenue & Taxation Code §§ 60, 61(c) and Rule 462.100 regarding change of ownership upon termination of long-term lease; Identify cases dealing with leases and change of ownership issues under section 61; Review Property tax treatises	2.0	
1-Oct-11	Review and analyze cases regarding leases and change of ownership issues: <u>McDonalds</u> , <u>Gottschalks</u> , <u>Thrifty</u> , <u>Kern</u> , <u>Auerbach</u> , <u>Granin</u> , <u>Pacific Silver Realty</u>	2.0	
2-Oct-11	Review and analyze cases regarding retroactive effect of statutes: <u>Aetne</u> , <u>DiGenova</u> , <u>Bear Valley</u> , etc.	1.0	
6-Oct-11	Review and analyze documents forwarded by Michael St. John; Outlining of Opening Post Arbitration brief; Review and analyze file documents	2.0	
7-Oct-11	Review e-mail from County regarding transcript memo to paralegal regarding obtaining transcript	0.3	
10-Oct-11	Arbitration Hearing Transcripts (2 volumes)		\$1,000.00
10-Oct-11	Courier: pick-up Arbitration Hearing Transcript		\$25.00
13-Oct-11	Initial review of Arbitration Hearing Transcript; Review and analyze filed documents regarding regulatory issues with County; Review and analyze letter from County Counsel; Draft & finalize memo to client	3.5	
14-Oct-11	E-mails to and from client; T-call: Ruben Garcia; T-call: Michael St. John (L/M); Review and analyze Arbitration Hearing Transcript	2.5	
15-Oct-11	Outlining and drafting Opening Post Arbitration Brief; T-call Michael St. John regarding same; Review Arbitration Hearing Transcript and Exhibits for use in Brief	6.0	
16-Oct-11	Further drafting of Post Arbitration Brief	3.0	
17-Oct-11	T-calls: John Maloney, Ruben Garcia; Further drafting of Post-Arbitration Brief	2.5	
18-Oct-11	Further drafting of Post Arbitration Brief and review Hearing transcripts and exhibits	2.0	
19-Oct-11	Revise and finalize Post-Arbitration Brief; Prepare Submission of Invoices	2.0	
19-Oct-11	Delivery of Post-Arbitration Brief and service on Petitioner's counsel		\$35.00
	Toll charges - for entire period		\$98.50
	Miscellaneous copies, postage, facsimile charges - for entire period		\$42.50
	TOTAL HOURS	198.6	HOURS
	TIMES	\$350.00	PER HOUR
	TOTAL FOR HOURS	\$69,510.00	
	TOTAL FOR EXPENSES	\$3,403.50	
	TOTAL FOR HOURS AND EXPENSES FOR PERIOD	\$72,913.50	

	A	B	C	D	E	F	G	H	I	J
1	NOMAD VILLAGE - Rent Schedule Calculations Pursuant to Award									
2	(Item Numbering follows numbering in Award)									
3										
4										
5	1			CPI increases - as noticed.						<i>variable</i>
6										
7	2			n/a						
8										
9	3			Property Tax Increase: Per year:		46,070		Per Month per Space:		\$25.59
10										
11	4			Amortization applied per award (9% for 7 years) see below						
12										
13				Amortization:	rate:	0.09	years:	7	PER MONTH	PER SPACE
14										
15	5			Capital Improvements		320,000			5,149	\$34.32
16										
17	6			Professional Fees		25,000			402	\$2.68
18										
19	7			A&E Fees		40,000			644	\$4.29
20										
21	8			Supplemental Tax Payments		130,531			2,100	\$14.00
22										
23	9			n/a						
24										
25	10			Anticipated professional fees relating to Property Tax Appeal				NOT INCLUDED IN TOTAL		\$5.36
26										
27	11			Legal Fees re: space rent increase		110,000			1,770	\$11.80
28										
29										
30										
31	RENT INCREASE SCHEDULE SUMMARY:									
32										
33	TOTAL PERMANENT INCREASES									
34				CPI Increase						<i>as noticed</i>
35				Property Tax Increase						\$25.59
36										
37										
38	TOTAL TEMPORARY (7-YEAR) INCREASES									
39										
40										
41	TOTAL INCREASES AWARDED									
42										<u>\$92.68</u>
43										
44										
45										

EXHIBIT T

APP 7

shall divide the total cost of the improvement by its useful/amortizable life and then divide the result of that calculation by twelve and then by the number of spaces in the park.

For example, the allowable capital improvement rent increase for a street replacement costing \$10,000 and having a useful/amortizable life of ten (10) years is calculated as follows:

$$\begin{array}{r} \$10,000.00 \\ \hline 10 \text{ years} \end{array} = \$1,000.00 \text{ annual amortization.}$$

$$\begin{array}{r} \$ 1,000.00 \\ \hline 12 \text{ months} \end{array} = \$83.33 \text{ monthly amortization cost.}$$

$$\begin{array}{r} \$ 83.33 \\ \hline 30 \text{ spaces} \end{array} = 2.78 \text{ monthly rent increase per space for 10 years.}$$

5.0004. AMORTIZATION

A. Capital Improvements shall be amortized in accordance with the following schedule; or, if not itemized therein, in accordance with any useful life table utilized by the Internal Revenue Service. An asterisk (*) next to the number shown below indicates that if the improvement is performed during initial construction, it shall be depreciated as a part of the building over thirty-one and a half (31.5) years.

Improvement	Amortization Period In Years
Air Conditioners	7
Appliances (other than those listed)	7
Cabinets	7
Carpentry	10*
Carpeting	7
Dishwasher	7
Doors	10*
Dryer	7
Electrical Wiring	15*
Elevator	20*
Fan	7
Fencing	15
Fire Alarm System	7
Fire Escape	15
Floor Covering (linoleum or vinyl)	7*
Flooring	7*
Furniture	7

PETITIONER EXHIBIT 7