

NOMAD VILLAGE - Rent Schedule Calculations Pursuant to Arbitration Award									
(Item Numbering Follows Numbering in Arbitration Award)									
							DISPOSITION		
1	CPI increases - as noticed.					variable	upheld		
2	Ground Rent - % increase						moot		
3	Property Tax Increase: Per year:	46,070		Per Month per Space	25.59		upheld		
4	Amortization applied per award (9% for 7 years) see below							remanded	
	Amortization:	rate: 0.09	years: 7	PER MONTH	PER SPACE				
5	Capital Improvements	333,790		5,370	35.80		remanded		
		62,145.55		1,000	6.67		remanded		
6	Professional Fees	25,000		402	2.68		remanded		
	Remainder	25,973		418	2.79		remanded		
7	A&E Fees	40,000		644	4.29		remanded		
8	Supplemental Tax Payments	130,531		2,100	14.00		upheld		
9	Ground Rent - Uncompensated Amounts							moot	
10	Anticipated professional fees relating to Property Tax Appeal						0	0.00	moot
11	Legal Fees re: space rent increase	110,000		1,770	11.80		upheld		
	Additional Fees								
TOTAL PERMANENT INCREASES									
	CPI Increase				[variable]				
	Property Tax Increase				25.59				
TOTAL TEMPORARY (7-YEAR) INCREASES							78.03		
TOTAL INCREASES AWARDED							103.62		

EXHIBIT U