

## Attachment 1, Exhibit X

Nomad Village Arbitration					
Award	Homeowner's Position	Park Management's Position	Board Alternatives		
1	"The HOA's ( <i>Nomad Village Park Homeowners Association</i> ) motion, styled as a Motion for Summary Judgment was and is denied."	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator
2	"The HOA's objection to Management's Reply Brief on Attorney Fees was and is denied."	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator
3	"The Meet & Confer requirement of the Santa Barbara County Mobilehome Rent Control Ordinance was properly complied with by Respondent by a preponderance of the evidence not even considering the "Admission" of such by the Petitioner HOA, as noted, <i>supra</i> ."	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator
4	"The arbitrator finds that the Notice of Increase in Monthly Rent Effective July 1, 2016 was timely."	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator
5	"The Automatically Allowed rent increase based upon 75% of the CPI increase, per Section 11A-5(g) of the Rent Control Ordinance, an increase of 1.725% ( <i>Corrected</i> ), is granted. The award of this "...Automatic Increase..." portion of this award is pro rata based upon the individual currently existing rents for the respective 150 spaces in the park. This award is retroactive to July 1, 2016."	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator
6	"The requested increase based upon Rule 11A-5 (i) (1) (2) in the total amount of \$29.31 as set forth in the Notice of Increase in Monthly Rent served March 31, 2016 is granted. This award is "per space" not "pro rata" and is retroactive to July 1, 2016" to be capitalized at 9% and amortized over a period of 15 years.	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator
7	"The amounts claimed for capital improvements for Common Area Paving, Common Area Electrical Work and Related Engineering Costs are awarded as set forth in the Notice of Increase in Monthly Rent served on March 31, 2016, which has been capitalized at 9%, an amount the arbitrator finds reasonable, supported by the only expert testimony presented, and is to be amortized over 15 years as set forth therein the amount of \$23.01. This portion of the award is also retroactive to July 1, 2016."	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator
8	"On the issue of Attorney fees and costs incurred since the last arbitration hearing in defending the multiple appeals and writ petitions arising from the 2011 arbitration, the arbitrator finds in favor of the Respondent and against the Petitioner and awards the rent increase requested in the March 31, 2016 Notice of Monthly Rent Increase in the amount of \$56.30 per space retroactive to July 1, 2016."	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator
9	"The Respondent's post-hearing request for attorney fees and costs in the current litigation as well as the request for expert fees for the same time period is granted."	Disagree	Agree	Affirm the Award	Remand the Award to the Arbitrator