

Attachment B
Response Letter to County from James Ballantine, Esq

LAW OFFICE OF
JAMES P. BALLANTINE

ATTORNEY AT LAW

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March 25, 2011

BY HAND DELIVERY:

Mr. David Matson
Director of Housing and Community Development
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, California 93101

**Re: Nomad Village Mobile Home Park, 4280 Calle Real, Santa Barbara,
California**

Dear Mr. Matson:

This office represents Waterhouse Management Corporation as the manager of Nomad Village Mobilehome Park. Please include me on any communications you send to my client. (Please also be advised that Nomad Village, Inc. (to whom you apparently copied on your March 14, 2011 letter, is no longer involved in the operation of Nomad Village Mobile Home Park.)

Pursuant to your letters to my client dated March 14, 2011 and March 16, 2011, delivered herewith you will find the following:

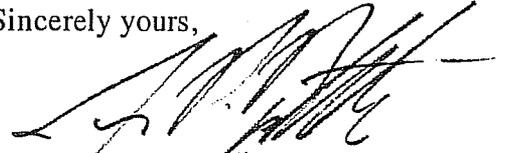
- 1) A list setting forth, by Space number, the names of all homeowners in Nomad Village Mobile Home Park not subject to a lease as of March 16, 2011. (Please note no homeowners in the Park are subject to a lease.) (The term herein for "lease" is used pursuant to the definition set forth in the Santa Barbara County Mobile home Rent Control Ordinance.)
- 2) A copy of each notice of rent increase, dated January 26, 2011, for each space in Nomad Village Mobile Home Park to which a rent increase was sent (Each such notice of rent increase consisted of two separate documents, one of which sets forth the total rent increase for the Space to which the Notice is addressed.) the amounts of rent for each space under the previous rent schedule is set forth in each individual Notice. The date of the previous change in rent scheduled for Nomad Village Mobile Home Park was May 1, 2008, pursuant to notices given on January 24, 2008, notice of which was given by the prior operator, Nomad Village, Inc.

Mr. David Matson
March 25, 2011

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Thank you for your attention to this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'J. P. Ballantine', written over a horizontal line.

JAMES P. BALLANTINE

enclosures

cc: Ruben A. Garcia, Vice-President
Waterhouse Management Corporation (by e-mail)
(letter only)

03-25-11P02:46 RCVD

NEW NOMAD PARK (#432)

Custom Report

Spc	Name
00001	JERED HARWIN
00002	ROBERT J BROWN
00003	GERARDO PEREZ
00004	LOUISE MARQUELING
00005	JOSE GALLARDO
00006	PABLO LANDEROS
00007	JONATHAN ROSE
00008	LUIS NARANJO
00009	DR MAHA ATI
00010	FRANCISCO ESPIRITU
00011	JERRIE TAYLOR
00012	LUIS AYALA
00013	JENNIFER CASWELL/JOANN COLLINS
00014	GONZALO REYNOZO
00015	ROXANNE ZAMARRON
00016	ROGELIO LOPEZ
00017	JORJE SANDOVAL
00018	RAYMUNDO RICARDO
00019	FERNANDO/OTILIA COBIAN
00020	ANGEL VALLE
00021	ARLENE FIGONE
00022	JOAN MCGARRY
00023	GERALD LEE QUARTARARO
00024	GERARDO RICARDO
00025	DANIEL WARNARS
00026	FERNANDO COBIAN
00027	MARK OKINAKA
00028	MARTIN CRAMER
00029	CATHY/DAN WALTZ
00030	DOMINGO DOMINQUEZ
00031	ABEL MUNOZ

00032 WILSON TRUONG
00033 DEBRA HAMRICK
00034 MIGUEL LOPEZ
00035 ASHLEY GARAOGIAN
00036 PEDRO SEGOVIA
00037 ROJELIO NAVARRO
00038 RAFAEL DOMINGUEZ
00039 KENNETH WEISS
00040 ARTURO DIAZ
00041 JAIME GUERRERO
00042 LUPE JAUREGUI
00043 BLAS CLEMENTE
00044 ABEL PIZANO
00045 GORGE PERALTA
00046 JUAN HORTA
00047 ROCIO JIMENEZ
00048 LOUIS/THERESA YBARRA
00049 GLAFIRO ZAMORA
00050 MICHAEL LOPEZ
00051 GERARDO PEREZ/DANIEL ANALOS
00052 LUES COBIAN
00053 SALOMAN SUAREZ VELAZQUEZ
00054 TONY OSBON
00055 MEG BARCLIFF
00056 MIGUEL/JUANITA LOPEZ-MGR
00057 ERMILA GONZALEZ
00058 JUAN CASILLAS
00059 RAMON LOPEZ
00060 ARMANDO ESCOTO
00061 SAMANTHA MONACO c/o PATRICIA M
00062 JUAN AGUIRRE
00063 FRANCISCO GARCIA
00064 EILEEN MEDINA
00065 CARL JONES
00066 TOM LOPEZ
00067 ADRIAN ARANGO
00068 DORA LOPEZ
00069 GREG KIRCHMAIER
00070 LEE GYESKO

00071	MARC PFAENDLER
00072	CRAIG BOLSTAD
00073	B B HAMANN
00074	MARTHA ELIZARRARAS
00075	JUAN PEREZ
00076	JAVIER FIGUEROA
00077	JUAN A CHAVEZ
00078	GABRIEL MEJIA
00079	MARGARET ERACE
00080	CHRISTOPHER/HEATHER STORY
00081	ALICE WILSHUSEN
00082	LUIS COBIAN/GALLAGHER
00083	TONY ALLEN
00084	ROLANDO GONZALEZ
00085	MAURICE PIERCE
00086	GEORGE/ALMA ALFARO
00087	JOSE PEREZ
00088	RODOLFO HERNANDEZ
00089	RICARDO DIAZ
00090	ESTHER SMITH
00091	FRANCISCO ORTEGA
00092	DAVID/ANGELA HAMILTON
00093	OLIVE ARNETT
00094	ANGELICA CASTILLO
00095	RICK MOLITERNO
00096	JAIME HERNANDEZ
00097	STEPHANIE MUIR
00098	RODRIGO HERRERA
00099	GERARDO RIOS
00100	LAURO BONIFACIO
00101	ELVIRA PENALOSA
00102	EFRAIN MARTINEZ
00103	ROSALINDA RIOS
00104	MARTHA AYALA
00105	JEAN BERNARD
00106	JESUS MONROY
00107	CARLOS GODINEZ
00108	CATHY LARUE
00109	LEANE LEDBETTER

00110	JACK VANICE
00111	DAISY MCCOOL
00112	ALVA CORTEZ
00113	MARGARET GUIDOTTI
00114	STEVEN ROTH
00115	DONNA MATA
00116	YOLANDA NAVARRO
00117	AMANDA GRAYBILL
00118	RUBEN RUIZ
00119	MIKE DOUGHERTY
00120	ALFONZO CONTRERAS
00121	JOHN R MICHAEL
00122	BERNICE PAGLIARO
00123	STEPHEN/CAROL SCHMITTER
00124	JOSE/MARCELA HORTA
00125	PATRICIA ROBERTS
00126	CAROLE M JOHNSON
00127	JUANITA ESPINOSA
00128	JOSE PEREZ
00129	DONALD GRAND
00130	FRANCISCO RODRIQUEZ
00131	JESUS ESCOTO
00132	GERARDO ESCOTO
00133	LINDSE DAVIS
00134	CESAR RODRIGUEZ
00135	ARACELY VILLALPANDO
00136	BARBARA GARCIA
00137	KARI CORDEIRO
00138	DIANA HAWKINS
00139	ELIZABETH WEISS
00140	FRANCES ROMERO
00141	ROGER POLAN
00142	LAURA AURDRA HACKSTEIN
00143	MADELYN BURTSFIELD
00144	ROMUALDO SANDOVAL
00145	JANE KELLY
00146	GULLERMO NAVARRO
00147	JOSE SANCHEZ
00148	IDA DAILO

00149

PATRICIA APODACA

00150

ENRIQUE MARTINEZ/JEAN BERNARD

00MISC

Totals

**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.

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:

Jered Harwin
4326 Calle Real #1
Santa Barbara, CA 93110

Space #1

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
\$ 319.89	-0.45%	1.86%	1.17%	\$ 8.29	\$ 161.00	\$ 489.18