Attachment D Objection and Response by Nomad Village Mobile Home Park to Petition for Arbitration and Exhibits Attached

1 JAMES P. BALLANTINE Attorney at Law 2 329 East Anapamu Street Santa Barbara, California 93101 3 (805) 962-2201 4 State Bar No. 152015 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 IN RE NOMAD VILLAGE MOBILE HOME PARK) OBJECTION AND RESPONSE 14 BY NOMAD VILLAGE MOBILE HOME PARK 15 TO PETITION FOR ARBITRATION 16 17 18 19 20 21 22

FACTUAL BACKGROUND

Nomad Village Mobile Home Park is located at 4326 Calle Real, Santa Barbara, CA 93110, between El Sueño Road and San Marcos Pass. Nomad Village is a 150-space mobile home park, in which the mobilehomes are all owned by homeowners who rent their Spaces from the Park. The Park was developed in the late 1950's

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and from 1958 to 2008, was operated by Nomad Village, Inc., which leases the land on which the Park is located under a ground lease which expired in 2008. The fee interest in the ground on which the Park is located is owned by the Bell Trust, the long-time owner of the land.

Nomad Village Mobile Home Park is operated by Waterhouse Managemet Company, the management company for Lazy Landing, LLC, which entered into a long-term Ground Lease for the Park commencing August 1, 2008. The term of the Ground Lease is 34 The Ground Lease requires that the Park operator pay property taxes and maintain the Park and make all necessary improvements to the Park. The Ground Lease requires that the Park operator pay rent to the property owner in the amount of 20% of the gross space rents paid, which is double the amount of rent that was charged to the prior operator, Nomad Village, Inc., which paid rent in the amount of 10% of the gross space rents paid.

There are no leases between the Park and any homeowner; all of the homeowners are on month-to-month tenancies, all of which are subject to the Santa Barbara County Rent Control Ordinance.

There has not been any space rent increases in Nomad Village Mobile Home Park at all since the current management took over.

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On January 26, 2011, the Park delivered to all homeowners in the Park two separate notices with respect to rent, as follows:

- A Notice of Increase in Monthly Rent Effective May 1, 2011, dated January 26, 2011, to all homeowners of Nomad Village Mobile Home Park. The same Notice was sent to all homeowners of This Notice stated that the homeowner's Base Rent the Park. would be increased by 75% of CPI for the period of May 1, 2009 through May, 1, 2011. The Notice stated that in addition to the Base-Rent increase, the homeowner's 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, beginning May 1, 2011, and terminating April 30, 2011. This increase was accordance with the terms of the Ordinance for recoupment of expenses incurred by Park management for increased operating expenses by park management for increased property taxes, and increased ground lease payments, as well as for capital expenses being incurred by the Park. The Notice stated that it was being issued pursuant to the Santa Barbara County Rent Ordinance (referred to as "Ordinance" herein). A copy of this Notice is attached hereto as Exhibit A.
- 2. A Notice of Amount of Space Rent Commencing May 1, 2011, constituting a ninety-day Notice of Rent Increase in the Base Rent for each of the Spaces in the Park, dated January 26,

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2011; the increases were in the exact amount of .75% of the CPI of the existing Base Rent for each of the Spaces, for the period May 1, 2009 through May, 1, 2011, with the rent increase effective May 1, 2011. The amount of Base Rent, obviously, differs from Space to Space; but for each given space, Base Rent was increased by 75% of CPI, for the period. An example of such a Notice (with the name a space number redacted) is attached hereto as Exhibit B.

Homeowners of the Park were also provided with a Spreadsheet, entitled Nomad Village Space Rent Increase (May, 2011) setting forth in detail the amounts of the space rent and the charges on which they were based. A copy of the Spreadsheet is attached hereto as Exhibit C.

As set forth in the Notice of Increase in Monthly Rent, Park management provided the homeowners with an informational meeting with Park management about the rent increase on February 16, 2011, at 6:00 P.M. at the Park recreation room. The Park management set a Meet and Confer for February 16 at 7:30 P.M. at the Park recreation room, for designated representatives of the homeowners to attend, pursuant to the terms of the Ordinance.

Four representatives of the Park management attended the Meet Confer. In addition, Park management electrical engineer, John Maloney, available for any questions

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by the homeowner representatives. Four persons who indicated that they were designated representatives of the homeowners attended, however, they indicated that they were not empowered to enter into negotiations with Park management at that time. Park management provided a number of financial and other documents supporting the rent increase at the time of the Meet and Confer, was well as before and after the Meet and Confer. follow up Meet and Confer was held on March 8, 2011, at the Park recreation room. Three representatives of Park management attended. Two of the representatives of the homeowners attended, however, they again indicated that they were not empowered to enter into negotiations with Park management at that time.

The Homeowner representatives, and all homeowners in the Park, were provided with a statement of income and expenses for the Park for the past 5 years (i.e. 2006-2010). A copy of the Nomad Village MHP Income and Expense Summary 2006-2010 is attached as Exhibit D.

In addition, the Homeowner representatives, and all homeowners in the Park, were also provided with various other documents supporting the rent increase, including a copy of the Ground showing the amount of ground rent payable by Park management and the fact that the Park management is responsible for real estate taxes, a property tax statement showing the

property tax increase, and the CPI Index published by the Federal government showing the CPI increases on which the Base Rent increase was based. A copy of these additional documents is attached as Exhibit E. A variety of other documents have been provided to the homeowners representatives as well.

April, 2011, Park management was notified that Petition challenging the Park's rent increase had been filed with Santa Barbara County. It was purported that the Petition was made by a majority of homeowners, as required by the Santa Barbara County Code. The Petition states that it is challenging the rent increase, although the Petition does not properly identify the basis of the Petition.

The Petition was represented to be brought under the Santa Barbara County Rent Control Ordinance ("Ordinance"), which is set forth in Chapter 11A of the Santa Barbara County Code.

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THE EXPRESS TERMS OF THE ORDINANCE MANDATE THAT THE PETITION FOR HEARING MUST BE DENIED

Section 11A-5 of the Ordinance is entitled "Increases in Maximum Rent Schedule," and deals with permissible rent increases and the operation of arbitration hearings regarding rent increases.

Sub-section (d) of Section 11A-5 specifies that the arbitrator must deny a hearing upon finding, inter-alia, that the petition was not supported by a homeowner majority, or that the noticed rent increase is not in excess of seventy-five percent of CPI, and provides as follows, emphases added:

- (d) The arbitrator **shall** deny a hearing on a noticed increase:
- (1) Where management has not waived its right to object and proves by a preponderance of evidence that:
- (A) The homeowners' petition for hearing was not supported by a homeowner majority or was untimely filed. For purposes of this determination, management may require the testimony of the clerk but may not require the production of homeowner's petitions or copies thereof, except that said petitions may be examined by the arbitrator; or
- (B) The noticed increase is not in excess of seventy-five

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As to subsection (B), the noticed increase in rent is not in excess of seventy-five percent of CPI, and therefore the petition must be denied as to the Base rent increase. The increase in base rent, as set forth in the Park's January 26, 2011 Notice, is seventy-five percent of CPI, and therefore, by definition, not in excess of seventy-five percent of CPI. The pass-through for capital improvement expenses and the increases for increased operating expenses for ground lease rent and property taxes is a proper separate basis for a rent increase, as set forth herein.

The Notice of Increase in Rent and the Notice of Amount of Space Rent Commencing May 1, 2011 (Exhibits A and B) clearly set forth that the Base Rent is being increased by seventy-five percent of CPI for the period at issue, May 1, 2009 through May 1, 2011. The last rent increase at the Park was May 1, 2008.

The reference in the Ordinance to the CPI index is as follows:

...the percentage by which the most recently published edition of the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for Urban Wage Earners and Clerical Workers, Los Angeles-Long Beach-Anaheim area, all items, Base Index 1967=100, shows that such index has increased during

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the immediately preceding twelve months for which said index has been published at the time notice of said increase was given or since the last rent increase ... (Ordinance, § 11A-5(a)(2).)

The Base Rent increase employed the 12-month increase for December, the month before the rent increase notice was given, and did it for each of the relevant years in question. Ordinance specifically contemplates that the increase may cover a period for longer than one year since the last increase, by providing that the CPI adjustment is either for the CPI increase over the last year OR since the last increase. The calculations of the base rent increase may be seen in Exhibit B.

Accordingly, the annual Base Rent increase was 75% of CPI, so that under the terms of the Ordinance, it is mandatory that the Petition be denied as to the challenge of the increase in the base rent.

As to subsection (A), it is unknown whether the Petition in fact is supported by a homeowner majority. The Ordinance and the Rules under the Ordinance make clear that the Park may not be provided with any of the signatures on which the Petition is allegedly based, and is not allowed to even see copies of the Petition with any of the purported signatures. There is no evidence that the Clerk of the Mobilehome Rent Control Ordinance made no effort to independently verify the authenticity of any

of the signatures on the Petition, whether or not any of the signatures were actually verified, or whether the Clerk simply engaged in a counting exercise as to the number of signatures.

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RESPONSE TO PETITION

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THE ORDINANCE PROVIDES FOR RENT INCREASES FOR INCREASED PARK OPERATING COSTS

The Ordinance provides for rent increases for increased Park operating costs. As set forth in the Notice on Rent Increase and the Nomad Village Space Rent Increase Spreadsheet, part of the rent increase component is for recoupment of expenses incurred by Park management increased operating expenses by park management increased property taxes, and increased ground payments. Property taxes for the Park were doubled effective August 1, 2008. In addition, at that time, lease payments for the ground lease for the Park also doubled. The Spreadsheet sets forth, in detail, the amounts of these increases, and how the rent increase was calculated based upon these increased operating costs.

Section 11A-5 of the Ordinance, deals with Increases in the Maximum Rent Schedule, and section 11-A(f) provides in pertinent part as follows:

[T]he arbitrator shall consider all relevant factors to the extent evidence thereof is introduced by either party or produced by either party on request of the arbitrator.

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(1) Such relevant factors may include, but are not limited to, increases in management's ordinary and necessary maintenance and operating expenses, insurance and repairs; increases in property taxes and fees and expenses in connection with operating the park; capital improvements; capital expenses; increases furnishings, services, living space, equipment or other amenities; and expenses incidental to the purchase of the park except that evidence as to the amounts of principal and interest on loans and depreciation shall not be considered.

Accordingly, the rent increase based upon increased operating costs due to the property tax increases and ground lease increases are properly the bases for the rent increase, in addition to the capital expenses, discussed below.

II

THE CHARGES FOR CAPITAL EXPENSES AND CAPITAL IMPROVEMENTS MAY BE PASSED THROUGH TO THE HOMEOWNERS

As set forth in the Notice on Rent Increase and the Nomad Village Space Rent Increase Spreadsheet, part of the temporary rent increase component is for capital expenses and improvements to be made to the Park, from a reserve fund that the Park has funded to an escrow account of \$320,000, as well as additional

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fees incurred in connection with Park improvements. These improvement projects will be ongoing, as bids are obtained and work is performed.

The Ordinance expressly provides that the costs of capital improvements and capital expenses may properly be passed on to homeowners in the form of a rent increase, including for work to be performed in the future.

Section 11A-2 of the Ordinance defines Capital Improvements and Capital Expenses as follows:

- "Capital improvement" is any addition or betterment made to a mobilehome park which consists of more than mere repairs replacement or of existing facilities or improvements and which has a useful life of five or more years.
- (b) "Capital expense" repair or replacement is a existing facilities or improvements which has an expected life of more than one year.

Section 11A-6 of the Ordinance, which deals with Capital Improvements, provides as follows:

- (a) Capital Improvements
- (3) Notwithstanding any other provision to the contrary, the cost of capital improvements required by a change in governmental law or regulation may be automatically passed on to homeowners at the time of an annual increase. Any

hearing on such costs shall be **solely** for the purpose of determining whether management's plan for compliance or for recoupment of costs is unreasonable if so alleged by homeowners.

Subsection (b) Section 11A-6 of the Ordinance, is entitled "Capital Expenses," and has the same provisions for Capital Improvements.

The ordinance also makes clear that these expenses may include those to be incurred in the future.

Section 11A-6(b)(1)-(2) states:

- (b) Capital Expenses.
- (1) The cost of capital expenses incurred or proposed, including reasonable financing costs, may be passed on to homeowners at the time of an annual increase.

As noted above, capital expenses set forth in a rent increase notice may be "current or proposed" The Park then has a six-month window to begin construction with the money after the rent increase is approved:

(5) If management fails to begin construction of a capital expense item within six months after approval of the cost of the capital expense, then management shall discontinue the increase for the capital expense and shall credit any amount collected

to each homeowner. If management fails to automatically discontinue such increase, then such increase shall be considered an increase in the maximum rent schedule and shall be subject to all the provisions of this chapter, including, but not limited to, amount and frequency of increase.

CONCLUSION

For the foregoing reasons, the Nomad Village rent increase was in accordance with the terms of the Ordinance, and the Petition should be denied.

Dated: April 26, 2011

JAMES P. BALLANTINE

Attorney for

NOMAD VILLAGE MOBILE HOME

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DECLARATION OF SERVICE BY U.S. MAIL

I, LISA M. PAIK, declare:

I am, and was at the time of the service hereinafter mentioned, over the age of 18 years and not a party to the within action. My business address is 329 East Anapamu Street, Santa Barbara, California 93101, and I am a resident of Santa Barbara County, California.

On April 26, 2011, I served the foregoing document described as OBJECTION AND RESPONSE BY NOMAD VILLAGE MOBILE HOME PARK TO PETITION FOR ARBITRATION on the interested parties in this action by placing a true and correct copy thereof enclosed in a sealed envelope addressed as follows:

Bruce E. Stanton Law Offices of Bruce E. Stanton 6940 Santa Teresa Blvd., Suite 3 San Jose, California 95119

I caused such document to be mailed in a sealed envelope, by first-class mail, postage fully prepaid. I am readily familiar with the firm's business practices with respect to the collection and the processing of correspondence, pleadings, and other notices for mailing with the United States Postal Service. In accordance with that practice, it would be deposited with the United States Postal Service on that same day with postage thereon fully prepaid at Santa Barbara, California in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on April 26, 2011, at Santa Barbara, California.



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:

4326 Calle Real # Santa Barbara, CA 93110

Space #

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

	Α	В	С	D	E	F	G	Н	ı
1	NC	MA	D V	VILLAGE SPACE RE	NT INCREAS	SE (May, 20)11)		
2						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
3	PER	MAN	ENT	INCREASES:					
4						2008	2009	Increase	Notes
5	1	Prope	erty	Tax Increase	-				
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	Pay	ment Increase	Rental Income	549,053	563,090		
11					Rate	10%	20%		
12					Lease Payment	54,905	113,527	58,622	2
13		Total	Peri	manent Increases				104,692	
14									
15									
<u> </u>	TEN	1POR	ARY	'INCREASES:	•				
17									
18		Amor	tiza	tion:	rate:	0.09	years:	7	3
19			ļ!						
20	3	Capit	al In	nprovements					
21				A&E Fees	90,000				4
22				Professional Fees	50,000				5
23				Infrastructure	320,000				6
24				Total	460,000			04 200	
25			ļ	Amortization:				91,398	
26 27	Λ	Llnaa		ensated Increases	Annual	Monthly	Total		
28	-4	UNCO		oplemental Tax Increase	Annual 46,070		130,531		7
29			-	reased Land Lease	58,622	4,885.15	166,095		8
30			-	compensated for (X) mont	l	4,003.13	296,626		9
31				Amortization:		(was and area special	230,020	58,937	
32			-						
33	5	Antic	ipate	ed professional fees relation	ng to Property Ta	ixes	50,000		10
34			Ĺ	Amortization:				9,935	
35				•					
36	6	Antic	ipat	ed professional fees relatii	ng to rent increas	se	125,000		11
37				Amortization:				24,836	
38		Total	Ten	nporary Increases	931,626			185,105	
39		•							
40		Total	Per	manent and Temporary In	creases			289,797	
41									
42	TOT	AL PE	RМ	ONTH PER SPACE - PERMA	NENT	(150 spaces)		58.16	12
43	TOT	AL PE	RМ	ONTH PER SPACE - TEMPC	RARY	(150 spaces)		102.84	13
44	TOT	AL PE	RМ	ONTH PER SPACE - PERMA	NENT AND TEM	PORARY		161.00	
45									



	Α	В	С	D	E	F	G	Н	1
46									
47	гои	ES:						-	
48	1	See ta	x b	lls. Note: property tax incr	ease will be chal	lenged. If challe	enge is succes	sful,	
49			this	amount will not be passe	d through to resi	dents.			
50	2	2008	figu	re is calculated because ch	ange came at tir	me of sale, mid-	year.		
51			200	9 figure is from books of r	ecord.				
52	3	Amor	tiza	tion rate and term.					
53	4	Archi	tect	ural and Engineering fees t	for infrastructure	improvements	5.		
54				nal fees in connection with					
55	6	Estim	ated	d cost of infrastructure imp	provements - 201	L1 and 2012.			
56	7	Suppl	eme	ental tax increase from dat	e of sale to time	of increase. Ta	x increase pai	d in advance	<u> </u>
57			of a	Illowed space rent increas	e should be reim	bursed.			
58	8	Ditto	for	ncreased land lease paym	ents.				
59	9	The n	ew	ease was signed at the en	d of July, 2008. T	he temporary i	ncrease for th	ese two	
60		categ	orie	s should be computed to t	he date space re	nt increases be	gin.		
61				ed cost of appeal to S.B. Co					
62				ed cost of professional fee			ed space rent	increase.	
63	_			nt increases that will increa					
64	13	Space	rer	t increase that should be	imposed as a ten	nporary surcha	rge.		
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—	NOMAD VILLAGE MHP	-						
2	Income & Expense Summary	2006 -	2010					
3								
4			Nomad Village, Inc.			Lazy Landing LLC	ding LLC	
2		2006	2007	2008	2008	2008	2009	2010
9		-		Jan-June	July-Dec			
_			-					
	INCOME							
6	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
7	Utility Income							
12	Electric Income	58,122.37	55,861.63	33,898.88	22,367.20	56,266.08	55,011.02	56,143.53
13	Gas Income	54,447.29	53,157.45	39,808.77	20,442.99	60,251.76	42,688.28	47,546.22
14	Sewer Income	28,790.78	30,199.32	17,616.27	15,852.11	33,468.38	50,549.74	54,230.04
15	Water Income	31,174.61	32,960.72	19,566.54	14,623.32	34,189.86	34,361.48	33,805.52
16	Other Income							
17	Credit Checks	210.00	210.00	90.00		90.00		
18	Late / Bounce Ck Charges	838.30	-165.11	16.00	381.03	397.03	1,944.77	1,327.00
19	Laundry Income	2,243.70	4,014.65	1,339.63	1,776.40	3,116.03	3,225.21	2,775.30
20	Misc./ Other income	480.00	209.70	733.63		733.63	1,375.59	1,213.67
21	Recycle Fee		120.00	20.00		20.00		
22	Refund		29.00	-100.00		-100,00		
23	Surcharge-Road Work	13,147.16	4,751.93	815,81		815.81		
24	Total Income	718,978.61	717,376.87	428,497.50	309,803.68	738,301.18	752,246.25	761,369.18
26 C	OPERATING EXPENSES				-			
27	Administrative Expenses							
78	Accounting						1,915.00	
29	Accounting & Legal	35,041.79	84,290.47	133,884.67		133,884.67		
တ္တ	Advertising	-						126.70
31	Bank Charges	26.92	71.60	72.00	194.51	266.51	660.47	781.59
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		6,001.59	51,045.00
41	Licenses & Permits	-			2,990.00	2,990.00	948.00	2,379.00

1 NOMAD VILLAGE MHP Nomad VILLAGE MHP Nomad VILLAGE MHP Income & Expense Summary 2006 - 2010 2010 Lazy Landing LLC 2009 20		A B C	Q	Ш	ш	9	I		7
Income & Expense Summary 2006 - 2010 Income & Expense Summary 2006 Income & In		NOMAD VILLAGE MHP							
Marcellaneous Nome of the color Nome of			2006 -	010					
Models & Entertainment 2006 2007 2008 2009 200	3					•			
Measing & Entertainment	4			nad Village, Inc.			Lazy Lan	ding LLC	
Miscalianeous	2		2006	2007	2008	2008	2008	2009	2010
Miscale & Entertalinment Miscale & Entertalinment Miscale & Entertalinment Miscale & Entertalinment Miscale Secure Miscale & Entertalinment	9				Jan-June	July-Dec			
Miscaliameous	- (I C							
NSTE Cite & Colifice Equipment	47	Weals & Entertainment						60.90	80.97
Office Equipment 1,429.22 1,243.85 1,684.43 1,683.2 196.32 197.33 Office Equipment 1,429.22 1,243.85 1,684.43 1,688.8 3,523.22 874.33 Postage Provisional Services 302.46 201.00 291.00 868.70 1,159.76 1,788.83 Provisional Services 20.46.26 1,897.50 1,897.50 1,697.60 1,637.60 Promotional 4,570.37 4,958.42 3,299.14 1,441.56 4,740.70 2,979.28 Title Search Total Admin 64,002.80 113,700.85 150,161.90 28,934.20 171,091.98 46,476.86 9 Fmoloyee Expenses PIR Tax-Medicare 473.74 1,099.81 473.74 4,702.63 PIR Tax-Medicare 14,361.39 12,666.77 3,800.48 716.45 988.11 PIR Tax-Suta 14,361.39 12,666.77 3,800.48 716.45 988.11 Wages-Maintenance 108,828.31 113,98.81 74,500.26 15,769.44 15,769.44 45,760.74 <th>4</th> <th>NSF Cks & Coll Fees</th> <th>417 70</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	4	NSF Cks & Coll Fees	417 70						
Office Supplies	45	Office Equipment				196.32	196.32		
Payroll Service Payroll Service Postsige Professional Services 302.46 201.00 291.00 888.70 1,185.70 1,185.66 Professional Services 4,570.37 4,958.42 3,299.14 1,441.56 4,740.70 2,979.28 Telanet Expense/Services 4,570.37 4,958.42 3,299.14 1,441.56 4,740.70 2,979.28 Telanet Expense/Services 4,570.37 4,958.42 3,299.14 1,441.56 4,740.70 2,979.28 Title Search Total Admin 64,002.80 113,700.65 150,161.90 29,934.20 171,091.98 46,476.86 98.11 Employee Expenses PIR Tax-FutA 1,099.81 1,266.77 1,266.77 1,266.77 1,266.77 1,266.77 1,266.77 1,266.77 1,266.26 1,276.26 1,276.26 1,276.26 1,276.26 1,276.26 1,276.26 1,276.26 1,276.26 1,276.26 1,276.20 1,276.26 1,276.20 1,276.26 1,276.20	46	Office Supplies	1,429.22	1,243.83	1,884.43	1,638.89	3,523,32	874.33	1.006.68
Postage Postage 302.46 201.00 291.00 868.70 1,159.70 1,635.66	47	Payroll Service				411.90	411.90	1,788.83	1,710.40
Professional Services 2.546.26 1,897.50 1,897.50 1,897.50 1,897.50 1,897.50 1,897.50 1,897.50 1,897.50 1,897.50 1,997.28 1,997.27 1,997.28 1,997.2	48	Postage	302.46	201.00	291.00	868.70	1,159.70	1,635.66	1,826.93
Promotional	49			2,546.26	1,897.50		1,897.50		
Telephone	20	Promotional		•					
Title Search	51	Telephone	4,570.37	4,958.42	3,299.14	1,441.56	4,740.70	2,979.28	3,476.17
Title Search Title Search Title Search 25.00 25.02.10 <t< th=""><th>52</th><th>Tenant Expense/Services</th><th>116.71</th><th>112.06</th><th></th><th></th><th></th><th>57.60</th><th></th></t<>	52	Tenant Expense/Services	116.71	112.06				57.60	
Pik Tax-Fut Admin 64,002.80	53	Title Search				25.00	25.00		
PIN Tax-FUTA FEMPLOYEE Expenses 165.56 165.56 223.39 PIN Tax-FUTA PIN Tax-Medicare 165.56 165.56 223.39 PIN Tax-Medicare PIN Tax-Medicare 473.74 473.74 1099.81 PIN Tax-Medicare 2,025.54 4,702.63 4,702.63 PIN Tax-Suta 716.45 716.45 988.11 Taxes - Payroll 14,361.39 12,665.77 9,800.48 716.45 988.11 Wages-Managers 108,828.31 113,198.81 74,506.26 4,702.63 988.11 Wages-Managers 108,828.31 113,198.81 74,506.26 74,506.26 42,519.71 3 Wages-Managers 1241 125,855.58 84,306.74 36,004.46 15,004.46 33,236.42 4 Wages-Managers 2,886.85 6,382.80 1,676.30 16,900.46 1,000.46 33,236.42 4 Auto Expense 897.00 1,348.50 1,225.00 1,273.00 1,273.00 1,273.00 1,273.00 Clubhouse Supplies 26,776.	57	Total Admin	64,002.80	113,700.65	150,161.90	29,934.20	171,091.98	46,476.86	97,245.29
Employee Expenses Fight Tax-FurA 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.56 165.57 165.57 165.57 165.57 165.56 17 176.66 17 176.66 17 176.66 17 176.66 17 176.66 17 17 17 17 17 17 17 17 17 17 17 17 17 17 17	22								
P/R Tax-FUTA P/R Tax-FUTA 165.56 165.56 165.56 223.99 P/R Tax-Medicare P/R Tax-Soc Sec 473.74 473.74 1,099.81 P/R Tax-Suc Sec P/R Tax-Suc Sec 4,702.63 4,702.63 P/R Tax-Suc Sec 108,828.31 12,656.77 9,800.48 716.45 9,80.14 4,702.63 Wages-Maintenance 108,828.31 113,198.81 74,506.26 74,506.26 42,519.71 3 Wages-Maintenance 123,189.70 125,855.88 84,306.74 36,051.19 16,00.46 32,564.2 4 Auto Expense 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,778 1,778 65.21	29	Employee Expenses							
P/R Tax-Medicare P/R Tax-Medicare 473.74 473.74 1,099.81 P/R Tax-Soc Sec P/R Tax-Soc Sec 2,025.54 2,025.54 4,702.63 4,702.63 P/R Tax-Suta Taxes - Payroll 14,361.39 12,656.77 9,800.48 716.45 988.11 Wages-Maintenance 108,828.31 113,198.81 74,506.26 74,506.26 42,519.71 3 Wages-Maintenance 108,828.31 113,198.81 74,506.26 74,506.26 42,519.71 3 Wages-Maintenance 108,828.31 113,198.81 74,506.26 74,606.26 42,519.71 3 Wages-Maintenance 108,004.6 16,900.46 16,900.46 33,236.42 4 Wages-Maintenance 123,189.70 125,855.88 84,306.74 36,051.19 120,357.33 82,770.67 8 Auto Expense 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,778 1,778 1,778 1,778 1,778 1,778 <th>27</th> <th>P/R Tax-FUTA</th> <th></th> <th></th> <th></th> <th>165.56</th> <th>165.56</th> <th>223.99</th> <th>167.99</th>	27	P/R Tax-FUTA				165.56	165.56	223.99	167.99
P/R Tax-Soc Sec P/R Tax-Soc Sec 2,025.54 2,025.54 4,702.63 P/R Tax-Suta Taxes - Payroll 14,361.39 12,656.77 9,800.48 716.45 716.45 988.11 Wages-Maintenance 108,828.31 113,198.81 74,506.26 15,769.44 15,769.44 42,519.71 3 Wages-Maintenance 108,828.31 113,198.81 74,506.26 16,900.46 33,236.42 4 Wages-Maintenance 123,189.70 125,855.88 84,306.74 16,900.46 15,769.44 42,519.71 3 Operating Expenses 2,886.95 6,382.80 1,676.30 1,676.30 82,770.67 8 Auto Expense 2,986.95 6,382.80 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,778 1,789.85 1,59.85 1,59.85 <th>28</th> <th>P/R Tax-Medicare</th> <th></th> <th></th> <th></th> <th>473.74</th> <th>473.74</th> <th>1,099.81</th> <th>1,169.38</th>	28	P/R Tax-Medicare				473.74	473.74	1,099.81	1,169.38
P/R Tax-Suta 12,656.77 9,800.48 716.45 716.45 988.11 Wages-Maintenance 108,828.31 12,656.77 9,800.48 74,506.26 9,800.48 9,800.48 Wages-Maintenance 108,828.31 113,198.81 74,506.26 74,506.26 26 Wages-Maintenance 108,828.31 113,198.81 74,506.26 42,519.71 Wages-Managers 123,189.70 125,855.88 84,306.74 16,900.46 42,519.71 Operating Expenses 123,189.70 125,855.88 84,306.74 36,051.19 120,357.93 82,770.67 Auto Expense 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 1,676.30 1,778 660.00 Castual Labor 590.00 500.00 660.00 660.00 660.00 1,778 652.1 Clubhouse Supplies 897.00 1,348.50 1,225.00 660.00 797.80 797.80 777.18 Common Area Supplies 26,476.22 26,799.88 9,979.67 9,979.67 32,850.69	29	P/R Tax-Soc Sec				2,025.54	2,025.54	4,702.63	4,999.78
Names Payroll 14,361.39 12,666.77 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.48 9,800.46 15,769.44 42,519.71 17,769.44 42,519.71 17,769.44 42,519.71 17,769.44 42,519.71 17,769.44 42,519.71 17,769.44 42,519.71 17,769.44 42,519.71 17,769.44 42,519.71 17,769.44 42,519.71 17,769.44 42,519.71 17,769.42 17,769.42 17,769.42 17,769.42 17,769.42 17,769.42 17,769.42 17,769.42 17,769.42 17,769.43 17,718	8	P/R Tax-Suta				716.45	716.45	988.11	730.30
Wages-Maintenance 108,828.31 113,198.81 74,506.26 75,709.44 75,709.44 75,709.46 75,709.46 75,709.42 75,709.46 75,709.42 75,709.46 75,709.42 75,709.42 75,709.46 75,709.42 75,709.42 75,709.46 75,709.42 75,709.46 75,709.42 75,709.75 75,709.75 75,709.75 75,709.75	6	Taxes - Payroll	14,361.39	12,656.77	9,800.48		9,800.48		
Wages-Maintenance Wages-Maintenance 15,769.44 15,769.44 42,519.71 Wages-Managers Total Employee 123,189.70 125,855.58 84,306.74 36,051.19 120,357.93 82,770.67 Operating Expenses 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 82,770.67 Auto Expense 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 82,770.67 Casual Labor 590.00 500.00 660.00 660.00 660.00 660.00 Clabhouse Supplies 897.00 1,348.50 1,225.00 797.80 777.8 Common Area Supplies 897.00 1,348.50 1,225.00 797.80 797.80 777.18 Management Fees 26,476.22 26,799.88 9,979.67 7,902.75 5,028.76 Management Fees 26,476.22 26,799.88 7,902.75 7,902.75 5,028.76	62	Wages	108,828.31	113,198.81	74,506.26		74,506.26		
Wages-Managers 16,900.46 16,900.46 16,900.46 33,236.42 Poperating Expenses 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 2,286.00 Auto Expense 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 2,600.00 Casual Labor 590.00 500.00 660.00 660.00 660.00 660.00 Cleaning Expense 897.00 1,348.50 1,225.00 1,225.00 65.21 Clubhouse Supplies 897.00 1,348.50 1,225.00 17.78 17.78 Common Area Supplies 797.80 797.80 797.80 797.80 797.80 Management Fees 26,476.22 26,799.88 9,979.67 7,902.75 7,902.75 5,028.76	63	Wages-Maintenance			,	15,769.44	15,769.44	42,519.71	39,680.68
Operating Expenses Total Employee 123,189.70 125,855.58 84,306.74 36,051.19 120,357.93 82,770.67 Operating Expenses Auto Expense 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,676.30 1,225.00	64	Wages-Managers				16,900.46	16,900.46	33,236.42	40,960.34
Operating Expenses 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 Auto Expense 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 Casual Labor 590.00 500.00 660.00 660.00 660.00 Cleaning Expense 897.00 1,348.50 1,225.00 17.78 17.78 65.21 Clubhouse Supplies 797.80 797.80 797.80 797.80 797.80 797.80 Janitorial Supplies 26,476.22 26,799.88 9,979.67 32,850.69 69.02.75 5,022.75 5,028.76	65	Total Employee	123,189.70	125,855.58	84,306.74	36,051.19	120,357.93	82,770.67	87,708.47
Operating Expenses 2,886.95 6,382.80 1,676.30 1,778 1,777 1,778 1,778 1,777 1,778 1,777 1,778 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777 1,777	99								
Auto Expense 2,886.95 6,382.80 1,676.30 1,676.30 1,676.30 Casual Labor 590.00 500.00 660.00 660.00 660.00 Clubhouse Supplies 897.00 1,348.50 1,225.00 17.78 65.21 Common Area Supplies 797.80 797.80 797.80 777.18 Janitorial Supplies 26,476.22 26,799.88 9,979.67 9,979.67 32,850.69 Outside Services 7,902.75 5,028.76	29	Operating Expenses							
Casual Labor 590.00 500.00 660.00 660.00 Cleaning Expense 897.00 1,348.50 1,225.00 1,225.00 55.21 Clubhouse Supplies 797.80 797.80 797.80 797.80 797.80 Janitorial Supplies 797.80 797.80 797.80 797.80 498.35 Management Fees 26,476.22 26,799.88 9,979.67 32,850.69 Outside Services 7,902.75 7,902.75 5,028.76	89	Auto Expense	2,886.95	6,382.80	1,676.30		1,676.30		
Clubhouse Supplies 897.00 1,348.50 1,225.00 1,225.00 Clubhouse Supplies 77.78 77.78 77.78 65.21 Common Area Supplies 797.80 797.80 777.18 Janitorial Supplies 767.80 797.80 777.18 Management Fees 26,476.22 26,799.88 9,979.67 9,979.67 32,850.69 Outside Services 7,902.75 7,902.75 5,028.76	69	Casual Labor	290.00	200.00	00.099		00.099		
Clubhouse Supplies 17.78 17.78 65.21 Common Area Supplies 797.80 797.80 177.18 Janitorial Supplies 26,476.22 26,799.88 9,979.67 32,850.69 Management Fees 26,476.22 26,799.88 9,979.67 32,850.69 Outside Services 7,902.75 7,902.75 5,028.76	2	Cleaning Expense	897.00	1,348.50	1,225.00		1,225.00		
Common Area Supplies Common Area Supplies 797.80 797.80 177.18 Janitorial Supplies 26,476.22 26,799.88 9,979.67 9,979.67 32,850.69 Outside Services Outside Services 7,902.75 7,902.75 5,028.76	7	Clubhouse Supplies				17.78	17.78	65.21	862.41
Janitorial Supplies 159.85 159.85 498.35 Management Fees 26,476.22 26,799.88 9,979.67 32,850.69 Outside Services 7,902.75 7,902.75 5,028.76	72	Common Area Supplies				797.80	797.80	177.18	619.63
Management Fees 26,476.22 26,799.88 9,979.67 9,979.67 9,979.67 32,850.69 Outside Services 7,902.75 7,902.75 5,028.76	23	Janitorial Supplies				159.85	159.85	498.35	369.48
Outside Services 7,902.75 7,902.75 5,028.76	74	Management Fees	26,476.22	26,799.88		9,979.67	9,979.67	32,850.69	35,309.73
	75	Outside Services				7,902.75	7,902.75	5,028.76	11,245.79

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-	NOMAD VILLAGE MHP							
2	Income & Expense Summary	2006 -	2010					
က								
4			Nomad Village, Inc.			Lazy Landing LLC	ding LLC	
2		2006	2007	2008	2008	2008	2009	2010
9 2				Jan-June	July-Dec			
76	Drofootive Society	A GGG EO	02 000 0	0 440	0000	00000		1
2/2	Dont (cambouch bouring)	4,000.30	3,230.30	2,440.00	920.00	3,380.00	8,621.50	5,998.50
+	Kein (employee nousing)				1,392.60	1,392.60	3,446.30	3,342.24
2	Rent (land lease)	52,689.61	53,614.70	36,421.60	46,866.82	83,288.42	113,526.95	113,340.74
62	Taxes - Corporation	4,507.00	1,617.00	1,788.00		1,788.00		
8	Taxes & Licenses	37,121.97		10,196.23		10,196.23		
8	Taxes - Property		37,966.32		21,199.58	21,199.58	59,255.26	82,252.82
82	Total Operating	129,835.25	131,459.70	54,407.13	89,236.85	143,643.98	223,470.20	253,341.34
83								
84	Repair and Maintenance							
85	Equipment Gas				20.00	20.00	232.43	679.46
98	Pool/Spa Supplies						21.50	
87	R&M-Common Areas				493.45	493.45	974.39	1.728.34
88	R&M-Dump Runs				1,912.66	1,912.66		
89	R&M-Electrical				256.66	256.66	28,970.69	1.417.92
90	R&M-Fences				15,617.50	15,617.50	21.73	
91	R&M-Gas System				566.96	566.96	10,017.01	930.06
92	R&M-Landscape				205.48	205.48	364.17	248.02
93	R&M-Laundry,Showers, etc.							49.89
94	R&M-Lights				29.92	29.92	173.25	1,365.49
92	R&M-Park Owned Homes/Bidgs	S			531.71	531.71	4,808.81	43.95
96	R&M-Pest Control				16.14	16.14		
97	R&M-Pool & Spa				1,403.96	1,403.96	3,621.93	5,228.53
88	R&M-Sewer System				11,200.00	11,200.00	14,637.58	2,706.44
8	R&M-Street Sweeping						935.00	2,340.00
9	R&M-Streets						117.26	327.22
101	R&M-Tools & Equip.				1,322.63	1,322.63	876.78	145.80
102	R&M-Vehicles				679.95	679.95	1,400.21	1,198.62
103	R&M-Water System				2,088.07	2,088.07	4,410.67	566.53
104	Repair & Maintenance	40,723.06	13,882.85	18,374.43		18,374.43		
105	Supplies	4,007.04	1,578.16	1,168.70		1,168.70		
90	Tools, Equip, Vehicles				1,010.70	1,010.70		79.20
107	Vehicle Gas				610.78	610.78	1,207.15	1,724.04
8	Total R&M	44,730.10	15,461.01	19,543.13	37,966.57	57,509.70	72,790.56	20,779.51
109								

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1	NOMAD VILLAGE MHP							
2	Income & Expense Summary	2006 -	2010		•			
3								
4			Nomad Village, Inc.			Lazy Landing LLC	ding LLC	
2	-	2006	2007	2008	2008	2008	2009	2010
9				Jan-June	July-Dec			
_								
110	Utility Expenses			•				
11	Cable TV				288.12	288.12	640.99	666.45
112	Electricity	51,376.25	48,071.14	33,419.92	17,494.89	50,914.81	49,296.45	47,467.92
113	Gas Expense	35,923.92	31,514.01	33,589.20	11,092.20	44,681.40	20,850.16	25,649.72
114	Garbage Expense	12,220.08	11,179.93	7,131.69	1,434.35	8,566.04	9,343.99	11,144.53
115	Park Utility	2,728.71	527.92	344.02		344.02		
116	Sewer Expense	30,892.36	33,854.31	18,408.13	25,072.31	43,480.44	52,366.27	54,587.92
117	Water Expense	33,502,41		28,261.30	15,061.46	43,322.76	43,200.73	38,905.57
118	Total Utilities	166,643.73	163,926.43	121,154.26	70,443.33	191,597.59	175,698.59	178,422.11
119								
120	Total Operating Expenses	528,401.58	550,403.37	429,573.16	263,632.14	684,201.18	601,206.88	637,496.72
121								
122	Net Operating Income	190,577.03	166,973.50	-1,075.66	46,171.54	54,100.00	151,039.37	123,872.46
123								
124 C	124 OTHER INCOME		-					
125	Interest Income	679.77	736.16	236.96				
126	Miscellaneous Income	1,000.00		114,621.76				
127	Gain - Sales of Assets						-	
128	Loss-Abandoned Assets			-57,777.24				
129	Non-Deductible Penalty							
130	Total Other Income	1,679.77	736.16	57,081.48	0.00	0.00	0.00	00.00
131								
	OTHER EXPENSE							
133	Amortization Expense	1,961.00	457.00	343.00	6,964.00	7,307.00	18,863.00	
134	Cash <over>/Short</over>						0.54	3.02
135	Interest - Capmark			39,930.00	6,161.94		200,697.41	198,496.92
136	Interest - Lipscomb						2,000.00	
137	Officers' Salary	17,083.78	16,760.12		4.			
138	Depreciation	1,803.00	4,577.00	2,399.00	10,910.00	13,309.00	3,105.00	
139	Travel/Lodging	•			8,417.80	8,417.80	2,651.02	1,048.00
140	Total Other Expense	20,847.78	21,794.12	42,672.00	32,453.74	29,033.80	227,316.97	199,547.94
141							and the second s	
142 C	OVERALL CASH FLOW	171,409.02	145,915.54	13,333.82	13,717.80	25,066.20	-76,277.60	-75,675.48
143								



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NEIGHBORHOODS & HOUSING | HEALTH & ENVIRONMENT | PUBLIC SAFETY & JUSTICE | TRAFFIC & TRANSPORTATION | RECREATION | COUNTY GOVERNMENT

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SITE SEARCH

Welcome

Property Tax

Sales & Use Tax

Transient Occupancy Motor Vehicle in Lieu

Help

Where your property taxes go...

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

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

)	
Fund		Amount
Basic 1% Property Taxes		
0001 GENERAL		4,242.79
2120 COUNTY SERVICE AREA NUMBE	ER 3	471.28
2230 - COUNTY SERVICE AREA NUMBE	ER 32	0.00
2280 - S B CO FIRE PROTECTION DIST		2,531.71
2400 SB CO FLD CTRLAWTR CONS DS	TMT	57.38
2610 - SOUTH COAST FLOOD ZONE 2		246.01
3050 SANTA BARBARA CO WATER AG	SENCY	73.71
3270 GOLETA CEMETERY DISTRICT		56.85
4090 SANTA BARBARA MET TRANSIT	DIST	51.21
4160 SB COASTAL VECTOR CONTROL	LDIST	39.40
4500 - CACHUMA RESOURCE CONS DI	ST	0.00
4640 - GOLETA SAN DIST RUNNING EX	P	51.24
5500 - GOLETA COUNTY WATER DISTR	ICT	0.00
7001 HOPE ELEM SCH DIST-GEN		3,580.55
8201 - SANTA BARBARA HI SCH DIST-G	EN	3,211.49
9610 SBCC DISTRICT GENERAL		1,123.74
9801 COUNTY SCHOOL SERVICE FUN	ID	771.85
9802 - EDUCATION REVENUE AUGMEN	TATION	2,512.25
Total Ba	sic 1% Property Taxes	19,021.46
Bonds		
7051 HOPE ELEM SCH BOND 1995		169.67
8251 - SANTA BARBARA HIGH BOND 20	100	237.39
	Total Bonds	407.06
Fixed Charges		
2126 CO SVC AREA 3 BENEFIT ASSMT	Г	73.00
2127 - CSA 3 LIBRARY SPECIAL TAX		87.22
2611 - SO COAST FLD ZN2 BENEFIT AS	SMT	356,28
4161 - VECTOR MGMT DIST ASSMT-ZN	1	11.01
4785 - GOLETA SANITARY SERVICE CH	ARGE -	36,816.25
	Total Fixed Charges	37.343.76
1		,

TOTAL TAX

56,772.28

9/25/2010



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

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Where your property taxes go...

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Sales & Use Tax

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Situs 4326 CALLE REAL	Tax Rate Area / Jurisdiction 69006 / County	Net Assessed V \$1,940	alue
Fund		Amount	100
Basic 1% Property Taxes		Amount	
0001 GENERAL		4,327.65	
2120 COUNTY SERVICE	ADEA NUMBER 3	4,327.65 480.71	
2230 - COUNTY SERVICE		0.00	
2280 - S B CO FIRE PROTE		2,582.34	
2400 - SB CO FLD CTRL/W		58.53	
2610 - SOUTH COAST FLO		250.93	
3050 SANTA BARBARA C		75.18	
3270 GOLETA CEMETER		57.99	
4090 SANTA BARBARA M		52.24	
4160 - SB COASTAL VECTO	OR CONTROL DIST	40.18	
4500 - CACHUMA RESOUR	RCE CONS DIST	0.00	
4640 GOLETA SAN DIST I	RUNNING EXP	52.27	
5500 - GOLETA COUNTY V	VATER DISTRICT	0.00	
7001 - HOPE ELEM SCH DI	ST-GEN	3,652.16	
8201 SANTA BARBARA H	I SCH DIST-GEN	3,275.72	
9610 SBCC DISTRICT GE		1,146.21	
9801 - COUNTY SCHOOL S		787.28	
9802 - EDUCATION REVEN	IUE AUGMENTATION	2,562.49	
	Total Basic 1% Property Taxes	19,401.88	٠
Bonds			
7051 HOPE ELEM SCH BO		171.32	
8251 - SANTA BARBARA H	IGH BOND 2000	242.14	
9621 - SBCC BOND 2008		164.92	
	Total Bonds	578.38	
Fixed Charges			
2126 - CO SVC AREA 3 BEI		73.00	
2127 - CSA 3 LIBRARY SPE		20.82	
2611 - SO COAST FLD ZN2		367.94	
4161 - VECTOR MGMT DIS		11.34	
4785 – GOLETA SANITARY	SERVICE CHARGE	50,144.62	
1	Total Fixed Charges	50,617.72	
	TOTAL TAX	70,597.98	



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2009 Secured Property	Taxes For Assessor Parcel Numb	er (APN): 059-240-006
Situs	Tax Rate Area / Jurisdiction	Net Assessed Value
4326 CALLE REAL	69006 / County	\$6,350,000
Fund	А	mount
Basic 1% Property Taxes		

· and		,
Basic 1% Property Taxes		
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
Total Basic 1% Pro	perty Taxes	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
	Total Bonds	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
	ed Charges	55,718.18
	TOTAL TAX	121,111.12
•		





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Situs Tax Rate Area / Jurisdiction Net Assessed Value 4326 CALLE REAL 69006 / County \$6,334,950 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 Total Basic 1% Property Taxes 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 Total Bonds 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 Total Fixed Charges 55,798.46

TOTAL TAX

121,036.40

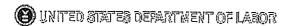
Ground Lease Agreement

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,



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Consumer Price Index - Urban Wage Earners and Clerical Workers

Series Id:

CWURA421SA0, CWUSA421SA0

Not Seasonally Adjusted

Area:

Los Angeles-Riverside-Orange County, CA

Item:

All items Base Period: 1982-84=100

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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													

12-Month Percent Change

CWURA421SA0, CWUSA421SA0. Series Id:

Not Seasonally Adjusted

Area: Los Angeles-Riverside-Orange County, CA

All items

Base Period: 1982-84=100

Download: M.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

Bureau of Labor Statistics Data 1/20/11 11:45 AM

1	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
ĺ	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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