

EXHIBIT 1

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2016-092658

05/01/2017

HON. ROBERT H. OBERBILLIG

CLERK OF THE COURT
I. Ostrander
Deputy

PUEBLO HERMOSO COMMUNITY
ASSOCIATION

MICHAEL C LAMB

v.

LESLIE ENGLE WEBB

JONATHAN A DESSAULES

JUDGMENT SIGNED

The Court has read the following:

- *Amended Motion and Application for Award of Attorney Fees* electronically filed on March 10, 2017;
- *Affidavit of Michael C. Lamb in Support of Application for Award of Attorney Fees* electronically filed on March 10, 2017;
- *Amended Statement of Costs* electronically filed on March 10, 2017;
- *Affidavit of Sum Certain* electronically filed on March 10, 2017;
- *Notice of Lodging Amended Proposed Form of Judgment* electronically filed on March 10, 2017;
- *Response to Plaintiff's (Second) Amended Application for Award of Attorneys' Fees* electronically filed on March 22, 2017
- *Response to Plaintiff's Amended Statement of Costs* electronically filed on March 22, 2017;

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2016-092658

05/01/2017

- *Objection to Plaintiff's Amended Proposed Form of Judgment* electronically filed on March 22, 2017;
- *Reply in Support of Plaintiff's Application for Attorneys' Fees* electronically filed on April 10, 2017; and
- *Reply in Support of Plaintiff's Statement of Costs* electronically filed on April 10, 2017.

- *Defendant's Application for Award of Attorneys' Fees* electronically filed on March 22, 2017;
- *Declaration of Jonathan A. Dessaulles in Support of Defendant's Application for Attorneys' Fees* electronically filed on March 22, 2017;
- *Statement of Costs* electronically filed on March 22, 2017;
- *Notice of Lodging* electronically filed on March 22, 2017;
- *Response in Opposition to Defendant's Application for Attorneys' Fees* electronically filed on April 10, 2017; and
- *Defendant's Reply in Support of Application for Award of Attorneys' Fees* electronically filed on April 24, 2017.

THE COURT FINDS per the totality of litigation and net winner analysis, the Defendant is the successful party to this litigation. The Plaintiff should have ended the litigation and submitted a fee application once the assessments were paid. Litigating over foreclosure was completely unnecessary.

As to the amount of fees, the Court has considerable discretion.

IT IS ORDERED awarding the Defendant fees of \$4,750.00 and costs of \$331.90, all in accordance with formal written *Judgment* signed by the Court, as modified, on May 1, 2017.

IT IS FURTHER ORDERED denying Plaintiff's Application for Fees and Costs and any alleged additional sums certain.

IT IS FURTHER ORDERED denying the Plaintiff's form of Judgment.

IT IS FURTHER ORDERED approving and settling the formal written *Judgment* against Plaintiff signed by the Court, as modified, on May 1, 2017, and filed [entered] by the clerk on May 1, 2017.

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2016-092658

05/01/2017

PLEASE NOTE: The Court has signed a paper copy of the judgment that was originally provided electronically; therefore, self-addressed, stamped envelopes and copies of the Judgment and are not available for mailing to the parties. After the Judgment has been scanned and docketed by the Clerk of Court, copies of this Judgment will be available through the ECR online at www.clerkofcourt.maricopa.gov or www.AZTurboCourt.gov and from the public access terminals at the Clerk of Court's offices located throughout Maricopa County.

EXHIBIT 2

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2015-095519

09/13/2016

HON. DAVID K. UDALL

CLERK OF THE COURT

K. Tiero

Deputy

SIGNAL BUTTE RANCH COMMUNITY
ASSOCIATION

QUINTEN T CUPPS

v.

SCOTT RITCHIE

JONATHAN A DESSAULES

SUMMARY JUDGMENT RULING

The Court received and reviewed Plaintiff's Motion for Summary Judgment, filed July 12, 2016, the Defendant's Response, and Plaintiff's Reply.

IT IS ORDERED denying Plaintiff's Motion for Summary Judgment.

The Court also received and reviewed Defendant's Counterstatement of Material Facts, filed August 12, 2016, the Plaintiff's Response and Defendant's Objection to Supplemental Declaration.

IT IS ORDERED denying Defendant's Objection to Supplemental Declaration.

Dated this 13th day of September, 2016

/ s / HONORABLE DAVID K. UDALL

HONORABLE DAVID K. UDALL
JUDICIAL OFFICER OF THE SUPERIOR COURT