

HART KIENLE PENTECOST

4 Hutton Centre Drive, Suite 900, Santa Ana, CA 92707
Ph 714.432.8700 | www.hkplawfirm.com | Fx 714.546.7457
Tax ID #33-0019409

June 30, 2023

Billed Through 06/30/2023

Investment Property Group
legalinvoices@ipgliving.com

Invoice Number 169378
Client Number 38555
Matter Number 00386

Mill Villa/Linnell, Sp. 107

Balance of last bill dated: 05/31/2023 \$82.50

Net balance forward \$82.50

Prepaid balance brought forward \$0.00

FOR PROFESSIONAL SERVICES RENDERED

06/07/2023	RJE	PREPARE EMAIL RE STATUS OF HEIR LETTER; CONFERENCE RE SERVICE OF SAME / MILL VILLA / LINNELL / SP 107	0.30 hrs	88.50
06/12/2023	RJE	CONFERENCE RE PREPARATION OF HEIR LETTER / MILL VILLA / LINNELL / SP 107	0.30 hrs	88.50
06/20/2023	RJE	CONFERENCE RE STATUS OF DECEASED AND LIVING HEIRS; CONFERENCE RE RESPONSE TO CLIENT AND FINALIZING HEIR LETTER RE SAME / MILLA VILLA / LINNELL / SP 107	0.30 hrs	88.50
06/20/2023	JNR	DRAFT EMAIL CORRESPONDENCE TO PARK REQUESTING RENT LEDGER NEEDED TO FINALIZE HEIR LETTER; DRAFT MEMO TO FILE MILL VILLA/LINNELL/SP 107	0.20 hrs	30.00
Total fees for this matter			1.10 hrs	\$295.50

004095

BILLING SUMMARY

Rosario, Julie N.	0.20 hrs	150.00 /hr	\$30.00
Egan, Ryan J.	0.90 hrs	295.00 /hr	\$265.50
TOTAL FEES	1.10 hrs		\$295.50
TOTAL CHARGES FOR THIS BILL			\$295.50
NET BALANCE FORWARD			\$82.50
LESS TRUST FUNDS APPLIED*			\$0.00 CR
TOTAL BALANCE NOW DUE			\$378.00
ENDING TRUST ACCOUNT BALANCE		\$0.00	

**Please make checks payable to
Hart Kienle Pentecost**

**For your convenience, we accept all major credit cards
Go to <https://www.hkplawfirm.com/online-bill-pay/>**

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4 Hutton Centre Drive, Suite 900, Santa Ana, CA 92707
Ph 714.432.8700 | www.hkplawfirm.com | Fx 714.546.7457
Tax ID #33-0019409

July 31, 2023

Billed Through 07/31/2023

Investment Property Group
legalinvoices@ipgliving.com

Invoice Number 169933
Client Number 38555
Matter Number 00386

Mill Villa/Linnell, Sp. 107

Balance of last bill dated: 06/30/2023	\$378.00
Payments received since last bill	<u>\$82.50</u>

Net balance forward	\$295.50
Prepaid balance brought forward	\$0.00

FOR PROFESSIONAL SERVICES RENDERED

07/12/2023	RJE	REVISE AND FINALIZE HEIR LETTER; ANALYZE RESIDENT LEDGER; LEGAL RESEARCH RE IDENTIFICATION OF HEIRS; DRAFT CORRESPONDENCE TO CLIENT RE SAME/ MILL VILLA / LINNELL / SP 107	0.30 hrs	88.50
07/12/2023	JNR	CALCULATE PAST DUE AMOUNTS OWING; DRAFT HEIR LETTER FOR PARK TO SERVE; PREPARE CERTIFIED MAILING PROOF OF SERVICE FOR PARK; DRAFT CORRESPONDENCE TO PARK WITH SERVICE INSTRUCTIONS; DRAFT MEMO TO FILE MILL VILLA/LINNELL/SP 107	0.50 hrs	75.00
Total fees for this matter			0.80 hrs	<u>\$163.50</u>

DISBURSEMENTS

CERTIFIED MAIL	<u>\$34.12</u>
Total disbursements for this matter	\$34.12

004093

BILLING SUMMARY

Rosario, Julie N.	0.50 hrs	150.00 /hr	\$75.00
Egan, Ryan J.	0.30 hrs	295.00 /hr	\$88.50
TOTAL FEES	0.80 hrs		\$163.50
TOTAL DISBURSEMENTS			\$34.12
INTEREST BILLED			\$0.83
TOTAL CHARGES FOR THIS BILL			\$198.45
NET BALANCE FORWARD			\$295.50
LESS TRUST FUNDS APPLIED*			\$0.00 CR
TOTAL BALANCE NOW DUE			\$493.95
ENDING TRUST ACCOUNT BALANCE		\$0.00	

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004094

HART KIENLE PENTECOST

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Ph 714.432.8700 | www.hkplawfirm.com | Fx 714.546.7457
Tax ID #33-0019409

August 31, 2023

Billed Through 08/31/2023

Investment Property Group
legalinvoices@ipgliving.com

Invoice Number 170506
Client Number 38555
Matter Number 00128

Mill Villa/General

Balance of last bill dated: 04/30/2023	\$420.00
Payments received since last bill	<u>\$420.00</u>

Net balance forward	\$0.00
Prepaid balance brought forward	\$0.00

FOR PROFESSIONAL SERVICES RENDERED

08/15/2023	RJE	REVIEW EMAIL FROM CLIENT KATIE RE WATER CHARGES FOR LONG TERM LEASE AND MONTH TO MONTH LEASE; REVIEW LONG TERM LEASE PROVISIONS RE UTILITIES AND WATER CHARGES; PREPARE EMAIL TO COUNSEL RE STRATEGY RE OPTIONS ON WATER CHARGES / MILL VILLA / GENERAL	0.30 hrs	97.50
Total fees for this matter			0.30 hrs	<u>\$97.50</u>

BILLING SUMMARY

Egan, Ryan J.	0.30 hrs	325.00 /hr	\$97.50
TOTAL FEES	0.30 hrs		<u>\$97.50</u>
TOTAL CHARGES FOR THIS BILL			\$97.50
LESS TRUST FUNDS APPLIED*			<u>\$0.00 CR</u>
TOTAL BALANCE NOW DUE			\$97.50
ENDING TRUST ACCOUNT BALANCE		\$0.00	

004091

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Tax ID #33-0019409

August 31, 2023

Billed Through 08/31/2023

Investment Property Group
legalinvoices@ipgliving.com

Invoice Number 170535
Client Number 38555
Matter Number 00386

Mill Villa/Linnell, Sp. 107

Balance of last bill dated: 07/31/2023 \$493.95

Net balance forward \$493.95

Prepaid balance brought forward \$0.00

FOR PROFESSIONAL SERVICES RENDERED

08/01/2023	JNR	DRAFT EMAIL CORRESPONDENCE TO PARK MANAGER AND/OR CLIENT RE RESPONSES TO HEIR LETTER; DRAFT MEMO TO FILE MILL VILLA/LINNEL/SP 107	0.20 hrs	30.00
Total fees for this matter			0.20 hrs	<u>\$30.00</u>

BILLING SUMMARY

Rosario, Julie N.	0.20 hrs	150.00 /hr	\$30.00
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TOTAL FEES	<u>0.20 hrs</u>	<u>\$30.00</u>
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INTEREST BILLED		<u>\$2.96</u>
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TOTAL CHARGES FOR THIS BILL		\$32.96
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NET BALANCE FORWARD		\$493.95
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LESS TRUST FUNDS APPLIED*		<u>\$0.00 CR</u>
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TOTAL BALANCE NOW DUE		\$526.91
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ENDING TRUST ACCOUNT BALANCE	\$0.00	
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004089

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LOFTIN | BEDELL
ATTORNEYS AT LAW

Loftin|Bedell, P.C.

2121 Palomar Airport Road, Ste 200
Carlsbad, CA 92011
US
accounting@loftinbedell.com
www.loftinbedell.com
O: (760) 431-2111

INVOICE

Invoice No.	7369
Issue Date	8/26/2024
Due Date	9/18/2024
Matter	IPG - MV General Counsel
Email	legalinvoices@ipgliving.com

Bill To:

IPG - MV Mill Villa
18717 Mill Villa Road
Jamestown, CA 95327

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
7/23/2024 Space 614 - Review and draft response letter regarding solar panels; receive approval of letter and send same to attorney	AB	\$440.00	0.40	\$176.00
8/13/2024 143 - Emails with management regarding heir and questions on occupants	AB	\$440.00	0.20	\$88.00
8/14/2024 Kapple: Email to client with copy of permit and information from contractor	AB	\$440.00	0.20	\$88.00

Time Entries Total 0.80 \$352.00

004087

Total (USD)	\$352.00
Paid	\$0.00
Balance	\$352.00
Total Outstanding	\$352.00

Invoice Notes:

****PLEASE NOTE** our new address: 2121 Palomar Airport Road, Suite 200, Carlsbad, CA 92011 ****Contact** accounting@loftinbedell.com for an updated W-9.

Thank you for your confidence in our work and our commitment to serving you. **Please include Invoice Number and Client/Matter Name on payment when paying by Check.**

If you would like to pay online, you may do so securely by clicking the Pay Now button. If receiving this invoice by mail only, please email accounting@loftinbedell.com for the link to pay via credit card or e-check.

Trust Account Balance

Date	Item	Amount	Balance
9/10/2024	Current Balance		\$0.00



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Carlsbad, CA 92011
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www.loftinbedell.com
O: (760) 431-2111

INVOICE

Invoice No.	7488
Issue Date	9/27/2024
Due Date	10/18/2024
Matter	143 Newton
Email	legalinvoices@ipgliving.com

Bill To:

IPG - MV Mill Villa
18717 Mill Villa Road
Jamestown, CA 95327

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
8/31/2024 Finalize letter to attorney for estate and send same; email to clients with update	AB	\$440.00	0.30	\$132.00
9/3/2024 Emails with management regarding applications and occupants	AB	\$440.00	0.10	\$44.00
Time Entries Total			0.40	\$176.00

004085

Total (USD)	\$176.00
Paid	\$0.00
Balance	\$176.00
Total Outstanding	\$176.00

Invoice Notes:

****PLEASE NOTE** our new address: 2121 Palomar Airport Road, Suite 200, Carlsbad, CA 92011 ****Contact** accounting@loftinbedell.com for an updated W-9.

Thank you for your confidence in our work and our commitment to serving you. **Please include Invoice Number and Client/Matter Name on payment when paying by Check.**

If you would like to pay online, you may do so securely by clicking the Pay Now button. If receiving this invoice by mail only, please email accounting@loftinbedell.com for the link to pay via credit card or e-check.

Trust Account Balance

Date	Item	Amount	Balance
10/7/2024	Current Balance		\$0.00

Payable to: IPG
GL: 6210 Legal

Memo: Reimb Loftin/Bedell 9.27 \$ 88.00 \$ 5.18 **\$ 88.00**

Camarillo	\$	5.18
Fairwav Estates	\$	5.18
Garden Terrace	\$	5.18
King Arthur	\$	5.18
Lamplighter	\$	5.18
Laurel	\$	5.18
Mill Villa	\$	5.18
Prado	\$	5.18
Rancho	\$	5.18
Royal Garden	\$	5.18
Skandia	\$	5.18
Summerset	\$	5.18
Sundance	\$	5.18
Sunset	\$	5.18
Starlite	\$	5.18
The Crest	\$	5.18
Woodland Park	\$	5.12
	\$	88.00



Loftin|Bedell

2121 Palomar Air
Carlsbad, CA 920
US
accounting@loftin
www.loftinbedell.c
O: (760) 431-2111

Bill To:

IPG Investment P
18006 Sky Park C
Suite 200
Irvine, CA 92614

Time Entries

Time Entries

8/31/2024

Review and revi
Agreement; ema

<https://ann.practiconanther.com/sale>

004083

edell, P.C.

port Road, Ste 200
111

bedell.com
com
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INVOICE

Invoice No.	7493
Issue Date	9/27/2024
Due Date	10/18/2024
Matter	General Counsel
Email	Legalinvoices@ipg living.com

Property Group
Circle

	Billed By	Rate	Hours	Sub
	AB	\$440.00	0.20	\$88.00
se Storage				
ail to client				

Payable to: IPG

GL: 6210 Legal

Memo: Reimb Loftin/Bedell 8.3 & 8.26

\$ 1,012.00 \$ 59.53 **\$ 1,012.00**

Camarillo	\$ 59.53
Fairwav Estates	\$ 59.53
Garden Terrace	\$ 59.53
King Arthur	\$ 59.53
Lamplighter	\$ 59.53
Laurel	\$ 59.53
Mill Villa	\$ 59.53
Prado	\$ 59.53
Rancho	\$ 59.53
Royal Garden	\$ 59.53
Skandia	\$ 59.53
Summerset	\$ 59.53
Sundance	\$ 59.53
Sunset	\$ 59.53
Starlite	\$ 59.53
The Crest	\$ 59.53
Woodland Park	\$ 59.52
	\$ 1,012.00

Loftin|Bedell, P.C.

2121 Palomar Airport Road, Ste 200
Carlsbad, CA 92011
US
accounting@loftinbedell.com
www.loftinbedell.com
O: (760) 431-2111

INVOICE

Invoice No.	7259
Issue Date	8/3/2024
Due Date	8/19/2024
Matter	General Counsel
Email	Legalinvoices@ipgliving.com

Bill To:

IPG Investment Property Group
18006 Sky Park Circle
Suite 200
Irvine, CA 92614

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
6/24/2024 Call with clients regarding Lender Origination and Servicing requirements, procedures and documents	AB	\$440.00	0.70	\$308.00
7/2/2024 Call and follow up emails with clients regarding heirs, storage agreements and various items.	AB	\$440.00	0.40	\$176.00
Time Entries Total			1.10	\$484.00

004080

Loftin|Bedell, P.C.

2121 Palomar Airport Road, Ste 200
Carlsbad, CA 92011
JS
accounting@loftinbedell.com
www.loftinbedell.com
O: (760) 431-2111

INVOICE

Invoice No.	7375
Issue Date	8/26/2024
Due Date	9/18/2024
Matter	General Counsel
Email	Legalinvoices@ipgliving.com

Bill To:

PG Investment Property Group
18006 Sky Park Circle
Suite 200
Irvine, CA 92614

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
8/3/2024 Review and revise form Rules and Regulations based on comments from client; research Solar Panel rules and permitting information; verify updated statutory provisions; email to client with comments	AB	\$440.00	1.20	\$528.00
Time Entries Total			1.20	\$528.00

004082



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2540 Gateway Road
Carlsbad, CA 92009
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accounting@loftinbedell.com
www.loftinbedell.com
O: (760) 431-2111

INVOICE

Invoice No.	7090
Issue Date	6/27/2024
Due Date	7/17/2024
Matter	223 Nicolson
Email	legalinvoices@lpgliving.com

Bill To:

IPG - MV Mill Villa
18717 Mill Villa Road
Jamestown, CA 95327

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
5/31/2024 Write default notice and send draft to client for review and approval	AB	\$440.00	0.60	\$264.00
6/12/2024 Finalize letter re default and send same via mail and email	AB	\$0.00	0.10	\$0.00
6/12/2024 Mail Notice of Breach of Storage Agreement, 15-Day Notice to Comply to D. Nicolson at 19324 Donora Avenue, Torrance, CA 90503 at the request of A. Bedell.	WN	\$100.00	0.20	\$20.00
Time Entries Total			0.90	\$284.00

Expenses

Expenses	Price	Qty	Sub
Postage 6/12/2024 Postage to mail Notice of Breach of Storage Agreement, 15-Day Notice to Comply to D. Nicholson at 19324 Donora Avenue, Torrance, CA 90503	\$0.64	1.00	\$0.64
Copying and Printing 6/19/2024 3 Copies and Prints at \$.14 per page	\$0.42	1.00	\$0.42

Total (USD)	\$285.08
Paid	\$0.00
Balance	\$285.08
Total Outstanding	\$285.08

Invoice Notes:

Thank you for your confidence in our work and our commitment to serving you. Please include Invoice Number and Client/Matter Name on payment when paying by Check.

If you would like to pay online, you may do so securely by clicking the Pay Now button. If receiving this invoice by mail only, please email accounting@loftinbedell.com for the link to pay via credit card or e-check.

Trust Account Balance

Date	Item	Amount	Balance
6/29/2024	Current Balance		\$0.00



EMPLOYER IDENTIFICATION NUMBER: 43-0602162

Wells Fargo (Commercial Mortgage Servicing)
550 S. Tryon Street, 23rd Floor
Charlotte, NC 28202
Attn: Kevin McCabe

May 30, 2024
Invoice #1002425466
Client # 1761900.002261
Payment is due upon
Receipt

STATEMENT OF ACCOUNT

CURRENT CHARGES FOR MATTER:

File #1761900.002261
Mill Villa MHC, LP (Mill Villa Estates)
WF Matter ID Number: WF2024006791

Legal fees and expenses incurred in connection with a request for completion of additional manufactured housing sites.

TOTAL CHARGES THIS INVOICE	\$	4,750.00
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To avoid delays in confirming receipt of payment, please make payment by wire transfer as follows:

Wells Fargo Bank, N.A.
420 Montgomery Street
San Francisco, CA 94104
ABA #121 000248
Acct Name: Bryan Cave Leighton Paisner LLP Operating Account
Account # 4125519140
Reference: Mill Villa MHC, LP; Invoice #1002425466

PAYMENT INSTRUCTIONS

Check Payment Instructions:

Bryan Cave Leighton Paisner LLP
P.O. Box 503089
St. Louis, MO 63150-3089

Please return Remittance Advice with
payment.

ACH Payment Instructions:

ACH to: Wells Fargo Bank, N.A.
420 Montgomery Street
San Francisco, CA 94104
Routing # 121000248
Account # 4125519140

Wire Instructions:

Wire to: Wells Fargo Bank, N.A.
420 Montgomery Street
San Francisco, CA 94104
ABA # 121000248
Account # 4125519140

Federal Wire Code:
WFBIUS6S

Please include the Client, Matter, or Invoice Number with all payments.

004076

From: [Andrew S. Fritz](#)
To: [Alexandra Hollen](#); [Jeff Fisher](#)
Cc: [Stephanie Pearl](#); [Legal Invoices](#)
Subject: RE: Mill Villa Estates - Additional Site Completion
Date: Friday, June 14, 2024 1:09:10 PM
Attachments: [image001.png](#)

Yes, go ahead.

From: Alexandra Hollen <ahollen@ipgliving.com>
Sent: Friday, June 14, 2024 2:08 PM
To: Andrew S. Fritz <afritz@ipgliving.com>; Jeff Fisher <jfisher@ipgliving.com>
Cc: Stephanie Pearl <spearl@ipgliving.com>; Legal Invoices <legalinvoices@ipgliving.com>
Subject: RE: Mill Villa Estates - Additional Site Completion

Hi Andrew,

Would you like me to submit this invoice for payment, or hold off for now?

Thank you,



Alex Hollen
Junior Paralegal
D: 949-486-7170 | O: 949-440-2300 | ipgliving.com

From: Andrew S. Fritz <afritz@ipgliving.com>
Sent: Friday, May 31, 2024 11:36 AM
To: Kevin.Mccabe1@wellsfargo.com; Jeff Fisher <jfisher@ipgliving.com>
Cc: Stephanie Pearl <spearl@ipgliving.com>
Subject: FW: Mill Villa Estates - Additional Site Completion

Hi Kevin, can you please tell us what this is for? We do not recall authorizing it. Was it authorized in the loan docs?

From: Eric Spose <eric.spose@bclplaw.com>
Sent: Friday, May 31, 2024 12:26 PM
To: Stephanie Pearl <spearl@ipgliving.com>; Andrew S. Fritz <afritz@ipgliving.com>
Cc: McCabe, Kevin <Kevin.Mccabe1@wellsfargo.com>
Subject: Mill Villa Estates - Additional Site Completion

Good day,

Attached please find our invoice for legal services provided to Wells Fargo for this request. Please advise when payment is sent so that we can promptly confirm receipt.

Best,



Eric T. Spose
Associate
eric.spose@bclplaw.com
T: +1 704 749 8977

Bryan Cave Leighton Paisner LLP
301 S. College Street, Suite 2150, Charlotte, NC 28202
bclplaw.com

004077



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2540 Gateway Road
Carlsbad, CA 92009
US
accounting@loftinbedell.com
www.loftinbedell.com
O: (760) 431-2111

INVOICE

Invoice No.	6997
Issue Date	5/27/2024
Due Date	6/14/2024
Matter	223 Nicolson
Email	legallinvoices@lpgiliving.com

Bill To:

IPG - MV Mill Villa
18717 Mill Villa Road
Jamestown, CA 95327

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
5/8/2024 Review request for legal action regarding storage agreement; email recommendation for warehouse lien and ask for confirmation on timing for auction	AB	\$440.00	0.20	\$88.00
5/9/2024 Email with management regarding received payment for the rent and breach of storage agreement	AB	\$440.00	0.10	\$44.00
Time Entries Total			0.30	\$132.00

Total (USD)	\$132.00
Paid	\$0.00
Balance	\$132.00
Total Outstanding	\$132.00

Invoice Notes:

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Trust Account Balance

Date	Item	Amount	Balance
6/3/2024	Current Balance		\$0.00



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accounting@loftinbedell.com
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INVOICE

Invoice No.	6602
Issue Date	3/25/2024
Due Date	4/15/2024
Matter	632 Gates
Email	legalinvoices@ipgliving.com

Bill To:

IPG - MV Mill Villa
18717 Mill Villa Road
Jamestown, CA 95327

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
2/29/2024 Preliminary review of tenant file and email to manager with request for full lease and signed Proof of Service	AB	\$440.00	0.20	\$88.00
3/4/2024 Call and email with agent for homeowner; emails with client to confirm ability to sell home to remain on site	AB	\$440.00	0.20	\$88.00
3/5/2024 Call from resident seeking another month to sell; email to agent to obtain update; update clients	AB	\$440.00	0.30	\$132.00
3/13/2024 Review tenant file; prepare UD Complaint Package; drafting attachments to Complaint; completing Complaint, Civil Case Cover Sheet, Plaintiff's Mandatory Cover Sheet and Summons; Verification; pull exhibits to documents; send to client for review and verification	AB	\$440.00	0.80	\$352.00
Time Entries Total			1.50	\$660.00

Expenses

Expenses	Price	Qty	Sub
Copying and Printing 3/19/2024 88 Copies and Prints at \$.14 per page	\$12.04	1.00	\$12.04

Total (USD)	\$672.04
Paid	\$0.00
Balance	\$672.04
Total Outstanding	\$672.04

Invoice Notes:

****Please note this invoice includes dates from our previous billing period that has not been sent, rather than the typical 25-30 day cycle.**

Thank you for your confidence in our work and our commitment to serving you. Please include Invoice Number and Client/Matter Name on payment when paying by Check.

If you would like to pay online, you may do so securely by clicking the Pay Now button. If receiving this invoice by mail only, please email accounting@loftinbedell.com for the link to pay via credit card or e-check.

Trust Account Balance

Date	Item	Amount	Balance
4/30/2024	Current Balance		\$0.00

Mill Villa Assistant Manager

From: Mill Villa
Sent: Tuesday, April 30, 2024 10:33 AM
To: Mill Villa Assistant Manager
Subject: Process Legal Invoice - Mill Villa
Attachments: Invoice #6602 - Mill Villa.pdf

"Legal - Laura R" and the GL code is Legal Expense

Kind regards,



Melissa Montgomery
Mill Villa Estates Park Office
O: 209-533-3151 | millvilla@ipgliving.com

From: Alexandra Hollen <ahollen@ipgliving.com>
Sent: Tuesday, April 30, 2024 7:59 AM
To: Mill Villa <millvilla@ipgliving.com>
Cc: Valerie Avila <vavila@ipgliving.com>
Subject: Legal Invoice - Mill Villa

Please see attached legal invoice to be submitted for payment.

Thank you,



Alex Hollen
Legal Secretary
D: 949-486-7170 | O: 949-440-2300 | ipgliving.com



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2540 Gateway Road
Carlsbad, CA 92009
US
accounting@loftinbedell.com
www.loftinbedell.com
O: (760) 431-2111

INVOICE

Invoice No.	6901
Issue Date	4/28/2024
Due Date	5/21/2024
Matter	632 Gates
Email	legallinvoices@ipgliving.com

Bill To:

IPG - MV Mill Villa
18717 Mill Villa Road
Jamestown, CA 95327

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
3/21/2024 Emails with agent and managers regarding potential applicant	AB	\$440.00	0.20	\$88.00
3/22/2024 Return call from V. Gates on behalf of A. Bedell. Take message and inform A. Bedell of resident's request to move forward with the purchaser approval process.	VN	\$75.00	0.30	\$22.50
3/25/2024 Emails with regional and onsite manager regarding prospective buyer for space, attorneys fees	AB	\$440.00	0.20	\$88.00
3/27/2024 Finalize and save UD Complaint; research Court's website for New UD forms; prepare mandatory new UD forms; call the Court clerk about forms	VH	\$125.00	1.20	\$150.00
3/27/2024 Email to client to confirm status of approval of buyer and escrow	AB	\$0.00	0.10	\$0.00
Time Entries Total			2.00	\$348.50

Expenses

Expenses	Price	Qty	Sub
Uncategorized 4/18/2024 9 Copies and Prints at \$.14 per page	\$1.26	1.00	\$1.26

Total (USD)	\$349.78
Paid	\$0.00
Balance	\$349.78
I-8802 Previous Balance	\$872.04
Total Outstanding	\$1,021.80

Invoice Notes:

Thank you for your confidence in our work and our commitment to serving you. Please include Invoice Number and Client/Matter Name on payment when paying by Check.

If you would like to pay online, you may do so securely by clicking the Pay Now button. If receiving this invoice by mail only, please email accounting@loftinbedell.com for the link to pay via credit card or e-check.

Trust Account Balance

Date	Item	Amount	Balance
5/1/2024	Current Balance		\$0.00

Mill Villa Assistant Manager

From: Mill Villa
Sent: Wednesday, May 1, 2024 3:12 PM
To: Mill Villa Assistant Manager
Subject: FW: Legal Invoices - Mill Villa
Attachments: Loftin Bedell, P.C. - Mill Villa - Invoice #6902 - MV General.pdf; Loftin Bedell, P.C. - Mill Villa - Invoice #6901 - 632 Gates.pdf

Kind regards,



Melissa Montgomery
Mill Villa Estates Park Office
O: 209-533-3151 | millvilla@ipgliving.com

From: Alexandra Hollen <ahollen@ipgliving.com>
Sent: Wednesday, May 1, 2024 2:26 PM
To: Mill Villa <millvilla@ipgliving.com>
Cc: Valerie Avila <vavila@ipgliving.com>; Legal Invoices <legalinvoices@ipgliving.com>
Subject: Legal Invoices - Mill Villa

Please see attached legal invoices to be submitted for payment.

Thank you,



Alex Hollen
Legal Secretary
D: 949-486-7170 | O: 949-440-2300 | ipgliving.com



LOFTIN | BEDELL
ATTORNEYS AT LAW

Loftin|Bedell, P.C.

2540 Gateway Road
Carlsbad, CA 92009
US
accounting@loftinbedell.com
www.loftinbedell.com
O: (760) 431-2111

INVOICE

Invoice No.	6902
Issue Date	4/28/2024
Due Date	5/21/2024
Matter	IPG - MV General Counsel
Email	legalinvoices@ipgliving.com

Bill To:

IPG - MV Mill Villa
18717 Mill Villa Road
Jamestown, CA 95327

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
3/21/2024	AB	\$440.00	0.10	\$44.00
Email with clients regarding water rate change notice				
Time Entries Total			0.10	\$44.00

Total (USD)	\$44.00
Paid	\$0.00
Balance	\$44.00
Total Outstanding	\$44.00

Invoice Notes:

Thank you for your confidence in our work and our commitment to serving you. Please include Invoice Number and Client/Matter Name on payment when paying by Check.

If you would like to pay online, you may do so securely by clicking the Pay Now button. If receiving this invoice by mail only, please email accounting@loftinbedell.com for the link to pay via credit card or e-check.

Trust Account Balance

Date	Item	Amount	Balance
5/1/2024	Current Balance		\$0.00

Payable to: IPG

GL: 6210 Legal

Memo: Reimb Loftin/Bedell 2.2024 & 4.2024 \$ 1,094.64 \$ 64.39 **\$ 1,094.64**

Camarillo	\$ 64.39
Fairwav Estates	\$ 64.39
Garden Terrace	\$ 64.39
King Arthur	\$ 64.39
Lamplighter	\$ 64.39
Laurel	\$ 64.39
Mill Villa	\$ 64.39
Prado	\$ 64.39
Rancho	\$ 64.39
Royal Garden	\$ 64.39
Skandia	\$ 64.39
Summerset	\$ 64.39
Sundance	\$ 64.39
Sunset	\$ 64.39
Starlite	\$ 64.39
The Crest	\$ 64.39
Woodland Park	\$ 64.40
	\$ 1,094.64

DATE DUE	TYPE	REF NO.	INSTALLMENT REF NO.
5/8/2024	Bill	6604	
5/8/2024	Bill	6906	

ORIG. AMT.	AMT. DUE	DISC. DAT
139.14	139.14	
955.50	955.50	

HART KIENLE PENTECOST

4 Hutton Centre Drive, Suite 900, Santa Ana, CA 92707
Ph 714.432.8700 | www.hkplawfirm.com | Fx 714.546.7457
Tax ID #33-0019409

February 29, 2024

Billed Through 02/29/2024

Investment Property Group
legalinvoices@lpgliving.com

Invoice Number 174094
Client Number 38555
Matter Number 00128

Mill Villa/General

Balance of last bill dated: 01/31/2024	\$390.00
Payments received since last bill	<u>\$390.00</u>
Net balance forward	\$0.00
Prepaid balance brought forward	\$0.00

FOR PROFESSIONAL SERVICES RENDERED

02/06/2024	MTN	MILL VILLA: REVIEW EMAIL FROM KATIE POMARES RE RENT CONTROL PORTION OF MILL VILLA AND REVIEW THE EXEMPLAR BILLING STATEMENT FROM SONORA WATER FOR THE PARK. EMAIL RESPONSE TO KATIE REGARDING COUNTY OF TUOLUMNE'S RENT CONTROL ORDINANCE, AND RUBS CALCULATION OF THE WATER BILL.	0.50 hrs	162.50
Total fees for this matter			0.50 hrs	<u>\$162.50</u>

BILLING SUMMARY

Nguyen, Mai T.	0.50 hrs	325.00 /hr	\$162.50
TOTAL FEES	0.50 hrs		<u>\$162.50</u>
TOTAL CHARGES FOR THIS BILL			\$162.50
LESS TRUST FUNDS APPLIED*			<u>\$0.00 CR</u>
TOTAL BALANCE NOW DUE			\$162.50
ENDING TRUST ACCOUNT BALANCE		\$0.00	

004063

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Hart Klenle Pentecost**

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Payable to: IPG
GL: 6210 Legal

Memo: Reimb Hart Kienle 2/2024 \$ 495.00 \$ 29.12 **\$ 495.00**

Camarillo	\$ 29.12
Fairwav Estates	\$ 29.12
Garden Terrace	\$ 29.12
King Arthur	\$ 29.12
Lamplighter	\$ 29.12
Laurel	\$ 29.12
Mill Villa	\$ 29.12
Prado	\$ 29.12
Rancho	\$ 29.12
Royal Garden	\$ 29.12
Skandia	\$ 29.12
Summerset	\$ 29.12
Sundance	\$ 29.12
Sunset	\$ 29.12
Starlite	\$ 29.12
The Crest	\$ 29.12
Woodland Park	\$ 29.08
	\$ 495.00

HART KI

4 Hutt
Ph 714.4

Investment Property Group
legalinvoices@ipgliving.com

General

Balance of last bill dated: 01/31/2024
Payments received since last bill

Net balance forward

Prepaid balance brought forward

FOR PROFESSIONAL SERVICES RE

02/12/2024 JHP PREPARE DETAIL
JULIE RODRIGUE
MUNGUIA-BROW
CLASS ACTION II
FEES / IPG / GEN

Total fees for this

004061

ENLE PENTECOST

on Centre Drive, Suite 900, Santa Ana, CA 92707
432.8700 | www.hkplawfirm.com | Fx 714.546.7457
Tax ID #33-0019409

February 29, 2024

Billed Through 02/29/2024

Invoice Number 174092
Client Number 38555
Matter Number 00001

\$747.50

\$747.50

\$0.00

\$0.00

ORDERED

ILED EMAIL TO IPG - ANDREW FRITZ AND
EZ RE LATE FEE CASE OF
IN VS. EQUITY RESIDENTIAL CASE RE
MPlication ON IPG CA PARKS - LATE
IERAL

1.00 hrs 495.00

s matter 1.00 hrs \$495.00

004062

Payable to: IPG
GL: 6210 Legal

Memo: Reimb Hart Kienle 12/2023

\$ 747.50 \$ 43.97 **\$ 747.50**

Camarillo	\$ 43.97
Fairwav Estates	\$ 43.97
Garden Terrace	\$ 43.97
King Arthur	\$ 43.97
Lamplighter	\$ 43.97
Laurel	\$ 43.97
Mill Villa	\$ 43.97
Prado	\$ 43.97
Rancho	\$ 43.97
Royal Garden	\$ 43.97
Skandia	\$ 43.97
Summerset	\$ 43.97
Sundance	\$ 43.97
Sunset	\$ 43.97
Starlite	\$ 43.97
The Crest	\$ 43.97
Woodland Park	\$ 43.98
	\$ 747.50

H

Investment Property
legalinvoices@ipgliv

General

Balance of last bill d
Payments received :

Net balance forward
Prepaid balance bro

FOR PROFESSION

01/22/2024 JHP

01/23/2024 JHP

01/23/2024 JHP

01/23/2024 JHP

004059

MART KIENTLE PENTECOST

4 Hutton Centre Drive, Suite 900, Santa Ana, CA 92707
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Tax ID #33-0019409

January 31, 2024

Billed Through 01/31/2024

/ Group
ving.com

Invoice Number 173486
Client Number 38555
Matter Number 00001

lated: 12/31/2023	\$97.50
since last bill	\$97.50
f	\$0.00
ought forward	\$0.00

IAL SERVICES RENDERED

PREPARE DRAFT GUEST/ COMPANION SUBLEASE AGREEMENT FOR IPG USE; RESEARCH AND ANALYSIS / GENERAL	1.50 hrs	487.50
TELEPHONE CALL WITH NAOMI DECKER RE OCCUPANCY AGREEMENT WITHIN CALIFORNIA / GENERAL	0.20 hrs	65.00
FINALIZE DRAFT OF I.P.G. OCCUPANCY AGREEMENT / GENERAL	0.30 hrs	97.50
PREPARE DETAILED EMAIL TO NAOMI DECKER AND TERI BRISSAE RE OCCUPANCY AGREEMENT AND USE / GENERAL	0.30 hrs	97.50
Total fees for this matter	2.30 hrs	\$747.50

004060

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Tax ID #33-0019409

January 31, 2024

Billed Through 01/31/2024

Investment Property Group
legalinvoices@ipgliving.com

Invoice Number 173487
Client Number 38555
Matter Number 00128

Mill Villa/General

Balance of last bill dated: 12/31/2023	\$1,040.00
Payments received since last bill	<u>\$1,040.00</u>

Net balance forward	\$0.00
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Prepaid balance brought forward	\$0.00
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FOR PROFESSIONAL SERVICES RENDERED

01/04/2024	JHP	COORDINATE STRATEGY RE WATER BILLING AT MILL VILLA ESTATE; RE ALTERNATIVE FOR BILLING WATER / MILL VILLA / GENERAL	0.30 hrs	97.50
01/04/2024	MTN	MILL VILLA: DISCUSS MATTER WITH CO-COUNSEL JOHN PENTECOST REGARDING THE RUBS AND CALCULATION OF WATER WITHOUT SUB METER.	0.20 hrs	65.00
01/10/2024	MTN	MILL VILLA: FINALIZE LEGAL ANALYSIS RE WATER CHARGES. EMAIL TO CLIENT FOR REVIEW.	0.70 hrs	227.50
Total fees for this matter			1.20 hrs	<u>\$390.00</u>

004057

BILLING SUMMARY

Pentecost, John H.	0.30 hrs	325.00 /hr	\$97.50
Nguyen, Mai T.	0.90 hrs	325.00 /hr	\$292.50
TOTAL FEES	<u>1.20 hrs</u>		<u>\$390.00</u>
TOTAL CHARGES FOR THIS BILL			\$390.00
LESS TRUST FUNDS APPLIED*			\$0.00 CR
TOTAL BALANCE NOW DUE			\$390.00
ENDING TRUST ACCOUNT BALANCE		\$0.00	

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December 31, 2023

Billed Through 12/31/2023

Investment Property Group
legalinvoices@ipgliving.com

Invoice Number 172912
Client Number 38555
Matter Number 00128

Mill Villa/General

Balance of last bill dated: 11/30/2023	\$554.46
Payments received since last bill	<u>\$554.46</u>
Net balance forward	\$0.00
Prepaid balance brought forward	\$0.00

FOR PROFESSIONAL SERVICES RENDERED

12/20/2023	RJT	IPG MILL VILLA / EVALUATE STATUS OF ANALYSIS OF PARK'S OPTIONS FOR BILLING RESIDENTS FOR WATER USE; EMAILS WITH CO-COUNSEL M. NGUYEN AND KATIE POMARES RE SAME (0.3).	0.30 hrs	97.50
12/20/2023	MTN	MILL VILLA: REVIEW LONG TERM LEASE(.5), SHORT TERM LEASE(.5), CITY OF JAMESTOWN ORDINANCE(.4), COUNTY OF TUOLUMNE ORDINANCE(.5), CIVIL CODE SECTION 1954.202 AND THE MRL REGARDING RUBS(.5). DRAFT ANALYSIS TO JOHN FOR REVIEW(.5).	2.90 hrs	942.50
Total fees for this matter			3.20 hrs	<u>\$1,040.00</u>

004055

BILLING SUMMARY

Nguyen, Mai T.	2.90 hrs	325.00 /hr	\$942.50
Thommarson, Ronald J.	0.30 hrs	325.00 /hr	\$97.50
TOTAL FEES		3.20 hrs	\$1,040.00
TOTAL CHARGES FOR THIS BILL			\$1,040.00
LESS TRUST FUNDS APPLIED*			\$0.00 CR
TOTAL BALANCE NOW DUE			\$1,040.00
ENDING TRUST ACCOUNT BALANCE		\$0.00	

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004056

Payable to: IPG
GL: 6210 Legal

Memo: Reimb Hart Kienle 11/2023

\$ 395.00 \$ 23.24 **\$ 395.00**

Camarillo	\$ 23.24
Fairwav Estates	\$ 23.24
Garden Terrace	\$ 23.24
King Arthur	\$ 23.24
Lamplighter	\$ 23.24
Laurel	\$ 23.24
Mill Villa	\$ 23.24
Prado	\$ 23.24
Rancho	\$ 23.24
Royal Garden	\$ 23.24
Skandia	\$ 23.24
Summerset	\$ 23.24
Sundance	\$ 23.24
Sunset	\$ 23.24
Starlite	\$ 23.24
The Crest	\$ 23.24
Woodland Park	\$ 23.16
	\$ 395.00

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Investment Proper
legalinvoices@ipgl

General

Balance of last bill
Payments received
Adjustments made

Net balance forward
Prepaid balance brought forward

FOR PROFESSIONAL SERVICES

11/02/2023 MON

11/03/2023 MON

11/30/2023 JHP

004053

HART KIENLE PENTECOST

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Ph 714.432.8700 | www.hkplawfirm.com | Fx 714.546.7457
Tax ID #33-0019409

November 30, 2023

Billed Through 11/30/2023

ty Group
living.com

Invoice Number 172331
Client Number 38555
Matter Number 00001

dated: 08/31/2023	\$722.15
d since last bill	\$715.00
since last bill	-\$7.15

rd	\$0.00
rought forward	\$81.25

NAL SERVICES RENDERED

VI DRAFT 3/60-DAY NOTICES FOR PARK USE (0.3); PREPARE EMAIL TO CLIENT RE 3/60-DAY NOTICES FOR CA MOBILEHOME PARKS (0.2); DRAFT MEMO TO FILE IPG	0.50 hrs	75.00
VI PREPARE EMAIL TO CLIENT RE ADDITIONAL 3/60-DAY NOTICE FOR CA MOBILEHOME PARK USE AND INCLUDING ADDITIONAL MONTHS ON NOTICES (0.4); DRAFT MEMO TO FILE IPG	0.40 hrs	60.00
RESPOND TO NAOMI DECKER'S QUESTION RE MHP LONG-TERM LEASE RE INSURANCE PASS-THROUGH; IPG GENERAL PER NAOMI DECKER	0.80 hrs	260.00
Total fees for this matter	1.70 hrs	\$395.00

004054

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Tax ID #33-0019409

November 30, 2023

Billed Through 11/30/2023

Investment Property Group
legalinvoices@ipgliving.com

Invoice Number 172332
Client Number 38555
Matter Number 00128

Mill Villa/General

Balance of last bill dated: 10/31/2023	\$98.48
Payments received since last bill	<u>\$97.50</u>

Net balance forward	\$0.98
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Prepaid balance brought forward	\$0.00
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FOR PROFESSIONAL SERVICES RENDERED

11/08/2023	RJT	MILL VILLA / REVIEW CORRESPONDENCE FROM IPG AND EVALUATE CLIENT'S QUESTIONS CONCERNING OPTIONS FOR HANDLING WATER CHARGES AT MILL VILLA (0.2); CONFER WITH CO-COUNSEL M. NGUYEN RE SAME (0.2); EMAIL TO K. POMARES (0.1).	0.50 hrs	162.50
11/27/2023	MTN	MILL VILLA: REVIEW EMAIL FROM CO-COUNSEL RON THOMMARSON RE WATER CHARGES AND POTENTIALLY USING A RATIO UTILITY BILLING SYSTEM (RUBS). REVIEW LEASE AGREEMENTS (MTM AND LONG TERM); REVIEW 798.40, 798.41, 798.32.	0.70 hrs	227.50
11/27/2023	MTN	MILL VILLA: DISCUSS MATTER WITH CO-COUNSEL ROBERT WILLIAMSON REGARDING OPTIONS FOR THE CLIENT OUTSIDE OF SUBMETERING.	0.50 hrs	162.50
Total fees for this matter			1.70 hrs	<u>\$552.50</u>

004051

BILLING SUMMARY

Nguyen, Mai T.	1.20 hrs	325.00 /hr	\$390.00
Thommanson, Ronald J.	0.50 hrs	325.00 /hr	\$162.50
TOTAL FEES	1.70 hrs		\$552.50
INTEREST BILLED			\$0.98
TOTAL CHARGES FOR THIS BILL			\$553.48
NET BALANCE FORWARD			\$0.98
LESS TRUST FUNDS APPLIED*			\$0.00 CR
TOTAL BALANCE NOW DUE			\$554.46
ENDING TRUST ACCOUNT BALANCE		\$0.00	

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