

10/2015 - 6/2016

:sort oper-detsv with vend# s0024 inv# date trans-desc vendor tot amt id-supp (p
Page 1 oper-detsv

inv#	date	trans-desc	vendor	amt
300638-002	10/13/15	A/P CK# 1290	STRADLING, YOCCA, CARL	28,423.00
0 0009			SON & RAUTH	
300638-002	10/13/15	A/P CK# 1290	STRADLING, YOCCA, CARL	12,777.00
5 0029 003			SON & RAUTH	
7 0040				
300622-004	10/13/15	A/P CK# 1290	STRADLING, YOCCA, CARL	770.00
3			SON & RAUTH	
300623-004	10/13/15	A/P CK# 1290	STRADLING, YOCCA, CARL	280.00
6			SON & RAUTH	
301350-000	11/24/15	A/P CK# 1324	STRADLING, YOCCA, CARL	140.00
0			SON & RAUTH	
301400-000	11/24/15	A/P CK# 1324	STRADLING, YOCCA, CARL	1,588.97
0			SON & RAUTH	
301424-000	11/24/15	A/P CK# 1324	STRADLING, YOCCA, CARL	32,288.04
9 & 0020			SON & RAUTH	
301424-002	11/24/15	A/P CK# 1324	STRADLING, YOCCA, CARL	3,622.25
9			SON & RAUTH	
301424-004	11/24/15	A/P CK# 1324	STRADLING, YOCCA, CARL	1,119.50
0			SON & RAUTH	
303031	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	11,875.02
0			SON & RAUTH	
303031	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	700.00
0			SON & RAUTH	
303031	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	16,135.00
0			SON & RAUTH	
302797	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	3,570.00
0			SON & RAUTH	
302797	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	1,038.00
0			SON & RAUTH	
302797	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	10,405.86
0			SON & RAUTH	
302371	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	14,976.78
0			SON & RAUTH	
302371	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	3,150.00
0			SON & RAUTH	
302371	01/27/16	A/P CK# 1377	STRADLING, YOCCA, CARL	9,606.75
0			SON & RAUTH	
2998140020	02/09/16	A/P CK# 1379	STRADLING, YOCCA, CARL	28,579.00
0			SON & RAUTH	
305685	05/25/16	A/P CK# 1430	STRADLING, YOCCA, CARL	1,260.00
0			SON & RAUTH	
XXX	05/25/16	A/P CK# 1430	STRADLING, YOCCA, CARL	7,380.00
0			SON & RAUTH	
XXX	05/25/16	A/P CK# 1430	STRADLING, YOCCA, CARL	5,692.50
0			SON & RAUTH	
XXX	05/25/16	A/P CK# 1430	STRADLING, YOCCA, CARL	1,872.00
0			SON & RAUTH	
306310	05/25/16	A/P CK# 1430	STRADLING, YOCCA, CARL	836.45
0			SON & RAUTH	
306418	05/25/16	A/P CK# 1430	STRADLING, YOCCA, CARL	1,708.20
0			SON & RAUTH	

inv#	date	trans-desc	vendor	amt
306418	05/25/16	A/P CK# 1430	SON & RAUTH STRADLING, YOCCA, CARL	5,472.00
308952	06/29/16	A/P CK# 1439	SON & RAUTH STRADLING, YOCCA, CARL	1,008.00
308953	06/29/16	A/P CK# 1439	SON & RAUTH STRADLING, YOCCA, CARL	504.00
308953	06/29/16	A/P CK# 1439	SON & RAUTH STRADLING, YOCCA, CARL	567.00
309514	06/29/16	A/P CK# 1439	SON & RAUTH STRADLING, YOCCA, CARL	503.80
308953	06/29/16	A/P CK# 1439	SON & RAUTH STRADLING, YOCCA, CARL	4,032.00
309514	06/29/16	A/P CK# 1439	SON & RAUTH STRADLING, YOCCA, CARL	3,132.00
309514	06/29/16	A/P CK# 1439	SON & RAUTH STRADLING, YOCCA, CARL	1,842.25
				216,855.37

[4051] 33 items listed.

[401] no items present.

1290

1290

101315 022 2500 42610	092083	300622-0043	770.00
101315 022 2500 42610	092083	300623-0046	280.00
101315 022 2500 42610	092083	300638-0025 0029 0037 0040	12,777.00
101315 022 2554 42610	092083	300638-0020 0009	28,423.00
092815		TOTAL	42,250.00

09/28/15

****\$42,250.00

Pay Exactly Forty Two Thousand Two Hundred Fifty and 00/100 Dollars

STRADLING, YOCCA, CARLSON
 & RAUTH
 P.O. BOX 7680
 NEWPORT BEACH, CA 92660

DUPLICATE COPY

STRADLING YOCCA CARLSON & RAUTH

A PROFESSIONAL CORPORATION
 ATTORNEYS AT LAW
 660 NEWPORT CENTER DRIVE, SUITE 1600
 NEWPORT BEACH, CALIFORNIA 92660-6441
 TELEPHONE (949) 725-4000
 FAX (949) 725-4100

RECEIVED

SEP 21 2015

FINANCE
 CITY OF GARDEN GROVE

CITY OF GARDEN GROVE, ACTING AS SUCCESSOR AGENCY
 TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 11222 Acacia Parkway
 Garden Grove, CA 92840

Date: 08/31/15
 Client: 200392
 # 0020

ATTN: Kingsley Okereke, Finance Director

Balance from Previous Statement: 60,616.36

Balance Forward: 60,616.36

Charges for Period Ending 07/31/15

2554	0009 MCWHINNEY DDA	2,765.00
2554	0020 MARINA LIMON v. GARDEN GROVE AGENCY FOR	25,658.00
290	0025 LAND & DESIGN, INC. (SITE C)	2,940.00
290	0029 BROOKHURST TRIANGLE	8,437.00
250	0037 HENNESSEY GROUP	420.00
250	0040 B-2	980.00

Total Charges this Period: 41,200.00

Balance Due: 101,816.36

A DESCRIPTION OF THESE CHARGES IS SHOWN ON THE FOLLOWING PAGES

022	2554	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
300638-0020 300638-0009			092083		
INVOICE #			PO #		
S 0024		\$ 28,423 ⁰⁰			
VENDOR #		AMOUNT			
Jim DellaTonga		9/25/15			
APPROVED		DATE			

W

022	2500	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
300638 - 0025 0024 0037 0040			092083		
INVOICE #			PO #		
S 0024		\$ 12,777 ⁰⁰			
VENDOR #		AMOUNT			
Jim DellaTonga		9/25/15			
APPROVED		DATE			

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 300638-0009

DESCRIPTION OF SERVICES RENDERED

07/07/15	VSL	Review and analysis of RFP for Waterpark Tax Allocation Bonds; telephone conference with J. DellaLonga re same; draft financing schedule	.60	210.00
07/08/15	VSL	Prepare schedule for proceeding with tax allocation bond financing and DOF approvals under McWhinney DDA; telephone conference with J. DellaLonga re same and re financing approvals	.60	210.00
07/17/15	TPC	Email exchanges with staff re schedule; telephone conferences and email exchanges with A. Rienhardt re expansion and related financing issues; review DDA re same	1.80	630.00
07/29/15	VSL	Review and analysis of DDA re expansion of Waterpark Hotel Project; attend telephone conference with McWhinney representatives and Successor Agency Staff re potential Hotel Expansion, timing, DDA requirements, and required approvals, if any	1.70	595.00
07/30/15	TPC	Prepare for and attend all hands conference call; conference with staff; review and revise Notice; telephone conferences and email exchanges with A. Rienhardt re same	2.10	735.00
07/30/15	VSL	Telephone conference with McWhinney staff and City staff re schedule and tasks needed to issue tax allocation bonds	1.10	385.00

Total Fees:

2,765.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 300638-0009

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	3.90	350.00	1,365.00
V. S. LOCKLIN	4.00	350.00	1,400.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 300638-0020

DESCRIPTION OF SERVICES RENDERED

07/02/15	MJH Document preparation and review; communications with client and conference with C. Brady regarding execution, provide signature page approving as to form	1.10	385.00
07/02/15	CSB Review redline of second draft of ground lease, review in context with prior markup and requested changes provided to Rutan, prepare summary of issues and missing requested changes; multiple telephone conferences and email exchanges with client, and with A.LeMoine-Bui re same and re Rutan/JHC's final review and approval of HOME Agreement, coordination of re-execution of same with City Clerk's office	3.10	1085.00
07/06/15	CSB Review email and agenda memorandum from JHC for financing of UMC project, review attachments re same for closing/development of Limon replacement housing units	.60	210.00
07/09/15	CSB Review and respond to multiple emails from JHC, Boston Capital/TCI, US Bank and CCRC and begin review of series of attachments and folders of documents re financing	2.20	770.00
07/14/15	CSB Exchanges and discussion with A.LeMoine-Bui and A.Mills re final HOME Agreement for Limon Replacement housing units for preparation of originals by City Clerk	.30	105.00
07/15/15	CSB Attorney conference with A. Burns and review/respond to email and attachment re RPTTF funds released for payments to Limon plaintiffs	.40	140.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 300638-0020

07/15/15	CSB	Telephone conference with and email exchanges with A.Mills and J.DellaLonga re Limon settlement documents, Sacramento court ruling, authority to place EO on ROPS for replacement housing; additional discussion with A. Burns re same	1.20	420.00
07/15/15	AEB	Multiple exchanges with J. Dellalonga re release of funds by county and logistics re payment of same to former occupants; review and analyze file re same; telephone conference to opposing counsel C. Castellanet; review and analyze file re contact information from relocation files	1.30	455.00
07/15/15	AEB	Conference with C. Brady re JHC/UMC project implementing Limon replacment units	.60	NO CHARGE
07/16/15	CSB	Complete review of additional documents posted to dropbox by lenders' counsels, prepare for and participate in all-hands conference call; review file and re-execute original and prepare transmittal to client	3.10	1085.00
07/16/15	AEB	Telephone conference with opposing counsel C. Castellanet re payments to former tenants; review and analyze file re same; follow up with Public Counsel re same; review and analyze file re same	.80	280.00
07/16/15	KEC	Review original tenant files from Overland Pacific and create database of last known address and phone numbers for tenants; create excel spreadsheet re same; conference with A. Burns re same	4.00	640.00
07/17/15	CSB	Multiple telephone conferences and email exchanges with financing team with their questions re Limon judgment and ruling, obligations under HOME Agreement related to tenant selection, replacement housing, offers	2.20	770.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 300638-0020

to displaced households; attorney conference with A. Burns re same and re need for transmittal of approved HOME Agreement to be transmitted to Plaintiffs' counsels; re-review of June ruling from Sacramento Superior Court re judgment as enforceable obligation; conference call with client re same, next steps for ROPS 15-16B listing for funding of housing project and attorneys' fees

07/17/15	KEC	Continue review original RV Park tenant files from Overland Pacific and create database of last known address and phone numbers for tenants post-move; create excel spreadsheet re same; conference with A. Burns re same	3.00	480.00
07/20/15	CSB	Review Limon documents in preparation for and participate in conference call with housing and finance staff re implementation of Limon judgment per Sacto court ruling, listing replacement housing HOME Agreement costs to satisfy Limon judgment and legal and consulting fees for negotiating and preparing HOME Agreement to construct and operate 46 units of low and very-low income replacement housing on ROPS 15-16B, making adjustment in prior ROPS 15-16A for legal and consulting fees for replacement housing HOME Agreement	1.60	560.00
07/20/15	AEB	Telephone conference with A. Cowan re Settlement; review and analyze file re same	.40	140.00
07/21/15	CSB	Multiple telephone conferences and email exchanges with C.Cadman, P.McCalla, A.LeMoine-Bui re bond documents, ground lease, crossover issues with HOME Agreement; begin review of CMFA approving resolution; Master Agency Agreement; Master Pledge and Assignment; and Bond Regulatory Agreement	3.40	1190.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 300638-0020

07/22/15	CSB	Continue review of initial drafts of bond documents for Limon replacement housing units; review agenda for all-hands conference; telephone conference to staff re status of final executed agreement for transmittal to Limon counsels	2.20	770.00
07/23/15	CSB	Complete review and redraft of bond regulatory agreement, prepare and review blackline and transmittal with explanation of changes	1.90	665.00
07/23/15	AEB	Telephone conference with J. Eggert re distribution of relocation proceeds; review and analyze file re same; review and revise matrix information	.40	140.00
07/23/15	AEB	Telephone conference with opposing counsel Cowing and Vyas re distribution of relocation funds and requirements re same	.30	105.00
07/24/15	CSB	Further exchanges and discussion among P.McCalla/UMC counsel, C. Cadman/CMFA counsel, S.Emery re open issues under bond regulatory agreement; begin review of draft lender documents	2.60	910.00
07/24/15	KEC	Continue to review tenant files from Overland Pacific re last known address; continue to prepare database of same	2.90	464.00
07/25/15	CSB	Complete review and revisions to next revised draft UMC Ground Lease for Limon replacement housing units, prepare and review blackline, prepare transmittal of same to working group	3.60	1260.00
07/25/15	CSB	Review of CCRC draft loan documents from N.Clapp, including: Construction and Permanent Leasehold Deed of Trust; Assignment of Deed of Trust; Environmental and ADA Indemnification Agreement; Assignment of Partnership Interests;	3.70	1295.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 300638-0020

Collateral Assignment of Contract Rights;
Assignment and Subordination of Construction
Contract; Assignment and Subordination of
Architect's Contract; Assignment and
Subordination of Engineering Contracts;
Assignment and Subordination of Property
Management Agreement; Assignment of Development
Services Agreement; California Judicial
Reference Agreement; Partnership Borrowing
Authorization; and Certificate of Guarantor

07/26/15 CSB Review initial draft of Construction Loan 4.40 1540.00
Agreement and additional CCRC financing
documents; email exchanges with N.Clapp re
same, and re status of her preparing and
transmitting initial draft of subordination
agreement; begin review of initial draft of
General Contractor Construction contract

07/27/15 CSB Multiple telephone conferences and email 5.50 1925.00
exchanges with P.McCalla re Ground Lease for
UMC affordable housing replacement housing
units, financing issues; review email
attachment and prepare revisions to next
version of Ground Lease, and transmittal to
working group; exchanges with N.Clapp/CCRC
counsel re subordination issues, pending draft
agreement for initial review; follow up with
S.Emery, A.Mills re bond regulatory agreement,
CMFA draft bond documents; multiple telephone
conferences and email exchanges with re HUD
contractor requirements, draft construction
contract, exchanges with D.Solomon re HUD
circulars re same; continue review and comments
to draft bond, loan, and investor documents

07/27/15 KEC Begin to prepare draft merge letter re 3.50 560.00
settlement payments to remaining plaintiffs
and former tenants; conference with A. Burns
re same; prepare information re distribution
of same

07/27/15 AEB Review and revise letter to former occupants of .60 210.00
RV Park; conference with K. Curran re same

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 300638-0020

07/28/15	CSB	Complete review and comments to initial draft of General Contractor contract for development of replacement housing units, review HOME regulations, issues re HUD regulations, applicable labor standards	2.60	910.00
07/28/15	AEB	Review and revise letter to displacees; multiple exchanges with J. Dellalonga re letter to displacees; review and analyze file re same	1.10	385.00
07/29/15	CSB	Exchanges with N.Clapp/CCRC lender's counsel; review of Repayment and Completion Guaranty for replacement housing units; Subordination Agreement ; Promissory Note; Bond Purchase Agreement; Delivery Assurance Fee Promissory Note; and Delivery Assurance Fee Deed of Trust; prepare and review blacklines; prepare transmittal to working group	3.90	1365.00
07/29/15	AEB	Multiple exchanges with J. Dellalonga re payments to displacees	.30	105.00
07/30/15	CSB	Exchanges with A.Mills re request for breakouts of HOME Agreement for Limon replacement housing units; exchanges with C.Cadman, N.Clapp; begin review of revised bond documents, revised lender documents; prepare for and participate in all-hands conference call; preparation of breakout (11) documents and transmittal to working group	7.40	2590.00
07/30/15	AEB	Multiple discussions with J. Dellalonga re W9/W8 requirements; review and analyze file re same	.40	140.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 300638-0020

07/31/15 CSB	Continued exchanges and discussion with C.Cadman, P.McCalla re revised bond regulatory agreement, other CMFA authorizing documents, with N.Clapp re CCRC lender docs; further review and revisions to same; follow up re HOME Agreement breakouts with lenders' and investor's counsels; continue review of revised financing and investor documents	2.90	1015.00
07/31/15 CSB	Review and comments to further revised umc/JHC Ground Lease from Rutan/JHC counsel for Limon replacement housing units affordable housing project	1.10	385.00
07/31/15 AEB	Telephone conference with opposing counsel Vyas re W8/W9 issue and satisfaction of judgment form; email N Vyas re same	.30	105.00

Total Fees: 25,559.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
Word Processing	99.00
Total Disbursements:	99.00
Total Due This Matter:	<u>25,658.00</u>

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 300638-0020

Recap of Attorney Time


	Hours	Rate	Amount
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Shareholder			
M. J. HUEBSCH	1.10	350.00	385.00
C. S. BRADY	59.90	350.00	20,965.00
A. E. BURNS	.00	.00	.00
A. E. BURNS	5.90	350.00	2,065.00
Paralegal			
K. E. CURRAN	13.40	160.00	2,144.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 300638-0025

DESCRIPTION OF SERVICES RENDERED

07/17/15	TPC Prepare for and attend all hands conference call re DDA as enforceable obligation;	2.80	980.00
			
07/20/15	TPC Telephone conferences and email exchanges with staff re enforceability of DDA; review and revise TOT/TI projections on City/Agency scenarios; review DDA	3.40	1190.00
07/23/15	TPC Revise PowerPoint presentation; revise supplemental report; telephone conferences and email exchanges with staff re same	1.80	630.00
07/30/15	VSL Conference with J. DellaLonga and G. Blodgett re procedure to place Site C payments on ROPS and amend LRPMP to reflect Site C DDA and enforceable obligation and legal analysis re same	.40	140.00

Total Fees:

2,940.00
=====

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 300638-0025

Recap of Attorney Time

	Hours	Rate	Amount
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Shareholder			
T. P. CLARK	8.00	350.00	2,800.00
V. S. LOCKLIN	.40	350.00	140.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 300638-0029

DESCRIPTION OF SERVICES RENDERED

07/01/15	TPC	Telephone conferences and email exchanges with staff re closing issues	2.90	1015.00
07/02/15	VSL	Conference with T. Clark and prepare break out documents for phase 1 closing	.50	175.00
07/07/15	VSL	Revise closing documents; review and analysis of DDA and preliminary title report	.60	210.00
07/08/15	VSL	Continue drafting break-out documents and transmit to G. Blodgett; review and analysis of DDA closing requirements	1.50	525.00
07/10/15	TPC	Prepare for and attend conference with staff re closing issues; telephone conference with staff re same	2.80	980.00
07/21/15	TPC	Review Management Plan; telephone conferences and email exchanges with staff re closing issues and council hearing; revise staff report; telephone conferences and email exchanges with staff re staff report	3.80	1330.00
07/24/15	TPC	Further revisions to PowerPoint presentation and supplemental staff reports; telephone conferences and email exchanges with staff re same	2.70	945.00
07/27/15	TPC	Telephone conferences and email exchanges with staff re final recommendations to Council	1.60	560.00
07/28/15	TPC	Telephone conferences and email exchanges with staff re PowerPoint slides; prepare for and attend conference with Council re DDA waivers and miscellaneous matters; review KMA analysis; telephone conferences and email exchanges with staff re same	7.50	2625.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 300638-0029

Total Fees: 8,365.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
Word Processing	37.50
Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	17.25
Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	17.25

Total Disbursements: 72.00

Total Due This Matter: 8,437.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 300638-0029

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	21.30	350.00	7,455.00
V. S. LOCKLIN	2.60	350.00	910.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0037 Re: HENNESSEY GROUP
Invoice: 300638-0037

DESCRIPTION OF SERVICES RENDERED

07/21/15 TPC Telephone conferences and email exchanges with staff re extension; review agreement re same	1.20	420.00
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Total Fees:		<u>420.00</u>
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STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0037 Re: HENNESSEY GROUP
Invoice: 300638-0037

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	1.20	350.00	420.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0040 Re: B-2
Invoice: 300638-0040

DESCRIPTION OF SERVICES RENDERED

07/30/15 TPC Prepare for and attend conference with staff; review CC&Rs and Tract Map	2.80	980.00
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Total Fees:		<u>980.00</u>
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STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 200392-0040 Re: B-2
Invoice: 300638-0040

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	2.80	350.00	980.00

STRADLING YOCCA CARLSON & RAUTH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

660 NEWPORT CENTER DRIVE, SUITE 1600

NEWPORT BEACH, CALIFORNIA 92660-6441

TELEPHONE (949) 725-4000

FAX NUMBER (949) 725-4100

RECEIVED

SEP 21 2015

FINANCE
CITY OF GARDEN GROVE

CITY OF GARDEN GROVE
11222 Acacia Parkway
Garden Grove, CA 92840

Date: 08/31/15
Client: 022046
0020

ATTN: Kingsley Okereke, Finance Director

Balance from Previous Statement: 6,685.00

Balance Forward: 6,685.00

Charges for Period Ending 07/31/15

0000 GENERAL	805.60
0043 SITE C	770.00

Total Charges this Period: 1,575.60

Balance Due: 8,260.60

A DESCRIPTION OF THESE CHARGES IS SHOWN ON THE FOLLOWING PAGES

111	5520	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
300622-0000			092083		
INVOICE #			PO #		
74310		#805.60			
VENDOR #		AMOUNT			
Maria Skipe				9/25/15	
APPROVED				DATE	

022	2500	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
300622-0043			092083		
INVOICE #			PO #		
S 0024		\$770.00			
VENDOR #		AMOUNT			
Jim Dellabona				9/25/15	
APPROVED				DATE	

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 022046-0000 Re: GENERAL
Invoice: 300622-0000

DESCRIPTION OF SERVICES RENDERED

07/01/15	AEB	Multiple telephone calls and emails with D. Barlag re findings and minutes of admin hearing; review and revise same	.80	280.00
07/06/15	CSB	Conference with A. Burns re denial letter	.20	NO CHARGE
07/06/15	AEB	Review and revise minutes and denial letter; review and analyze file re same; conference with C. Brady with update	.90	315.00
07/08/15	AEB	Multiple telephone conferences and emails with D. Barlag re management of future cases; review and analyze file re same	.30	NO CHARGE
07/09/15	AEB	Conference with D. Barlag re evidence presentation; review and analyze file re same; telephone conference to J. McEwen re same	.60	210.00
Total Fees:				805.00

DESCRIPTION OF DISBURSEMENT

AMOUNT

Duplication

0.60

Total Disbursements:

0.60

Total Due This Matter:

805.60
=====

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 022046-0000 Re: GENERAL
Invoice: 300622-0000

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
C. S. BRADY	.00	.00	.00
A. E. BURNS	.00	.00	.00
A. E. BURNS	2.30	350.00	805.00

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 022046-0043 Re: SITE C
Invoice: 300622-0043

DESCRIPTION OF SERVICES RENDERED

07/23/15 TPC	[REDACTED] telephone conferences and email exchanges with staff re same; further analysis re City DDA vs. Agency DDA as enforceable obligation	2.20	770.00
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Total Fees:	770.00
	=====

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 022046-0043 Re: SITE C
Invoice: 300622-0043

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	2.20	350.00	770.00

RECEIVED

SEP 21 2015

FINANCE
CITY OF GARDEN GROVE

STRADLING YOCCA CARLSON & RAUTH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

660 NEWPORT CENTER DRIVE, SUITE 1600

NEWPORT BEACH, CALIFORNIA 92660-6441

TELEPHONE (949) 725-4000

FAX NUMBER (949) 725-4100


CITY OF GARDEN GROVE
11222 Acacia Parkway
Garden Grove, CA 92840

Date: 08/31/15
Client: 022046
0020

ATTN: Kingsley Okereke, Finance Director

Balance from Previous Statement:		0.00
Balance Forward:		0.00
Charges for Period Ending 07/31/15		
0046 B-2	280.00	
Total Charges this Period:		280.00
Balance Due:		280.00

A DESCRIPTION OF THESE CHARGES IS SHOWN ON THE FOLLOWING PAGES

1022	2900	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
300623-0046			092093		
INVOICE #			PO #		
S 0024		\$280.00			
VENDOR #		AMOUNT			
 APPROVED			9/25/15		
APPROVED			DATE		

STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 022046-0046 Re: B-2
Invoice: 300623-0046

DESCRIPTION OF SERVICES RENDERED

07/30/15 VSL Conference with J. DellaLonga and G. Blodgett re Site B2 project financial feasibility, potential for deferral and payment over time of HOME moneys, and other potential project funding sources and revenue sharing strategies	.80	280.00
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Total Fees:		280.00 =====
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STRADLING YOCCA CARLSON & RAUTH

August 31, 2015

File No: 022046-0046 Re: B-2
Invoice: 300623-0046

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
V. S. LOCKLIN	.80	350.00	280.00

1324

1324

112415 022 2500 42610	301400-0000	1,588.97
112415 022 2553 42610	301350-0000	140.00
112415 022 2553 42610	301424-0040	1,119.50
112415 022 2554 42610	301424-0009 & 0020	32,288.04
112415 022 2562 42610	301424-0029	3,622.25
110615	TOTAL	38,758.76



11/06/15

****\$38,758.76

Pay Exactly Thirty Eight Thousand Seven Hundred Fifty Eight and 76/100 Dollars

STRADLING, YOCCA, CARLSON
 & RAUTH
 P.O. BOX 7680
 NEWPORT BEACH, CA 92660

DUPLICATE COPY

111	5510	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
INVOICE #			PO #		
			# 2,467.25		
VENDOR #		AMOUNT			
GMM [Signature]		11/26			
APPROVED		DATE			

022	2500	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
INVOICE #			PO #		
301400-0000					
VENDOR #		AMOUNT			
50024		# 1,588.97 ✓			
GMM [Signature]		11/26			
APPROVED		DATE			

022	2554	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
INVOICE #			PO #		
301424-0009 0020					
VENDOR #		AMOUNT			
50024		# 32,288.04 ✓			
GMM [Signature]		11/26			
APPROVED		DATE			

106	2600	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
INVOICE #			PO #		
301424-0025					
VENDOR #		AMOUNT			
		# 6,142.25			
GMM [Signature]		11/26			
APPROVED		DATE			

022	2562	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
INVOICE #			PO #		
301424-0029					
VENDOR #		AMOUNT			
50024		# 3,622.25 ✓			
GMM [Signature]		11/26			
APPROVED		DATE			

022	2593	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
INVOICE #			PO #		
301424-0040					
VENDOR #		AMOUNT			
50024		# 1,119.50 ✓			
GMM [Signature]		11/26			
APPROVED		DATE			

(W)

STRADLING YOCCA CARLSON & RAUTH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

660 NEWPORT CENTER DRIVE, SUITE 1600

NEWPORT BEACH, CALIFORNIA 92660-6441

TELEPHONE (949) 725-4000

FAX NUMBER (949) 725-4100

CITY OF GARDEN GROVE, ACTING AS SUCCESSOR AGENCY
 TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 11222 Acacia Parkway
 Garden Grove, CA 92840

Date: 09/30/15
 Client: 200392
 # 0020

ATTN: Kingsley Okereke, Finance Director

Balance from Previous Statement: 101,816.36

Payments Received Through 10/01/15 - Thank you (41,200.00)

Balance Forward: -----
 60,616.36

Payments for Period Ending 08/31/15

GENERAL
 MCWHINNEY DDA
 MARINA LIMON v. GARDEN GROVE AGENCY FOR
 LAND & DESIGN, INC. (SITE C)
 BROOKHURST TRIANGLE
 HENNESSEY GROUP
 3-2

1,203.97 ⁴⁵⁵/₇₃₅ -
 3,815.00 ⁷/₂₅₅₄
 28,473.04
 6,142.25 - 100-2600
 3,622.25 - 022-2542
 ✓ 840.00 - 022-2500 -
 1,119.50 ²⁵⁵³

Charges this Period: 45,216.01

Balance Due: 105,832.37
 =====

0**
 1,588.97+
 32,288.04+
 3,622.25+
 1,119.50+
 38,618.76*

A DESCRIPTION OF THESE CHARGES IS SHOWN ON THE FOLLOWING PAGES

FND	PKG	OBJECT	GP	TSK	PROJ
INVOICE #		PO #			
VENDOR #		AMOUNT			
APPROVED		DATE			

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0000 Re: GENERAL
 Invoice: 301424-0000

DESCRIPTION OF SERVICES RENDERED

08/25/15 VSL Telephone conference with C. Marquez and J. DellaLonga re various properties to be included in amendment to LRPMP and potential sale of OCTA remnant site currently occupied by Hyundai and Kia	.70	✓ 245.00	<i>622-2500</i>
08/26/15 VSL Review file and research and analysis re enforceable obligations signed after AB x1 26 enactment	.30	✓ 105.00	<i>622-2500</i>
08/31/15 TPC Telephone conferences and email exchanges with staff re Simpson Chevrolet; revise DDA and related documents; telephone conferences and email exchanges with Attorney Rasmussen	1.30	455.00	<i>111-5510</i>
08/31/15 VSL Revise Staff Report and draft Successor Agency and Oversight Board resolutions re approval of amendment to LRPMP; review file re same	1.10	✓ 385.00	<i>622-2500</i>
Total Fees:		1,190.00	

DESCRIPTION OF DISBURSEMENT

AMOUNT

Word Processing	12.00	
Telecommunications	1.97	
Total Disbursements:		✓ 13.97 ⁷

Total Due This Matter:		1,203.97
		=====

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 301424-0000

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	1.30	350.00	455.00
V. S. LOCKLIN	2.10	350.00	735.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 301424-0009

DESCRIPTION OF SERVICES RENDERED

08/02/15	VSL	Review and analysis of draft letter from McWhinney re schedule for completion of construction, opening and Certificate of Occupancy	.30	105.00
08/03/15	TPC	Review and revise notice letter from McWhinney; telephone conferences and email exchanges with A. Rienhardt re same	2.30	805.00
08/03/15	TPC	Conference with V. Locklin re notice	.30	NO CHARGE
08/03/15	VSL	Revise McWhinney notice re schedule for completion of water park hotel; review and analysis of DDA and Implementation Agreement re same	1.10	385.00
08/03/15	VSL	Conference with T. Clark re notice issue	.30	NO CHARGE
08/04/15	VSL	Revise notice of anticipated Waterpark Hotel opening date and transmit to A. Reinhardt	.20	70.00
08/13/15	VSL	Telephone conference with financing and development team	.70	245.00
08/19/15	TPC	Telephone conferences and email exchanges with staff and consultants re Successor Agency issues associated with underwriting DDA obligation; review prior documents re same	1.80	630.00
08/20/15	TPC	Email exchanges with staff and consultants re responses to underwriters on refinancing DDA obligations	.60	210.00
08/27/15	TPC	Telephone conferences and email exchanges with staff re eligible expenses for net ROPs period; research re same	1.60	560.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 301424-0009

08/28/15 TPC Telephone conferences and email exchanges with A. Rienhardt re expansion issues; prepare memo re effect of force majeure on expansion rights; research re same; email exchanges with staff re same	2.30	805.00
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Total Fees:		3,815.00 =====
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STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 301424-0009

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	.00	.00	.00
T. P. CLARK	8.60	350.00	3,010.00
V. S. LOCKLIN	.00	.00	.00
V. S. LOCKLIN	2.30	350.00	805.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

DESCRIPTION OF SERVICES RENDERED

08/03/15	CSB	For development of Limon litigation/judgment replacement housing units: multiple exchanges with developer, investor and lenders' counsels of financing team, additional comments from CCRC re subordination agreement, revisions to same; review initial comments from lender to HOME Agreement breakouts; conference with C.Cadman/bond counsel with additional background information on Limon judgment	2.40	840.00
08/03/15	CSB	Conferences with A. Burns re Limon judgement implementation with HOME Agreement	.50	NO CHARGE
08/03/15	AEB	Attorney conferences and emails with C. Brady re Jamboree HOME Agreement; review and analyze file re same; multiple emails with N. Vyas re transmittal of Agreement per Paragraph 11 of Limon Interlocutory Judgment; review and analyze file re same	.80	280.00
08/04/15	CSB	Review three part-construction contract and supplement agreement with General Contractor for development of UMC project Limon replacement housing units; prepare and review blacklines and transmittal to P.McCalla and working group	2.60	910.00
08/04/15	AEB	Re-email and discussion with opposing counsel Vyas re HOME Agreement and compliance with Judgment paragraph 11 for development of replacement housing units in implementation of Limon judgment	.50	175.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

08/05/15	CSB	For development of Limon litigation/judgment replacement housing units: begin review of Boston Financial Equity documents; review comments from P.McCalla to revised Construction Contract, continue review of revised CCRC/US Bank documents; review initial comments and markup to HOME Agreement breakouts from A.Hodgkins/Tax Credit Investor counsel	3.40	1190.00
08/05/15	AEB	Follow up with re Replacement housing agreement and relocation payments; review and analyze file re same re same; multiple exchanges with J. Dellalonga re tax ID forms; multiple telephone conferences and exchanges with opposing counsel Vyas re correspondence to non-plaintiff displacees; review and analyze file re same	1.60	560.00
08/06/15	CSB	Continue review of first drafts of Boston Financial Equity documents for financing Limon replacement housing units; participate in all-hands conference call, and follow up discussion with client; complete review and comments to Partnership Agreement; prepare and review blackline and transmittal to A.Hodgkins and financing team	5.70	1995.00
08/06/15	AEB	Review and analyze relocation documents; review and analyze file re same telephone conference to J. Dellalonga; review and analyze file re same	.80	280.00
08/07/15	CSB	For development of Limon litigation/judgment replacement housing units: further discussion with financing team counsels re revised documents, outstanding issues re lender's review of subordination agreement; revise breakouts per comments and requested changes	3.30	1155.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

08/07/15	AEB	Multiple emails with opposing counsel Vyas re relocation communications; conference with C. Hendricks re same; review and analyze file re same	.50	175.00
08/07/15	CAH	Review and analysis of proposed letters and documents from opposing counsel re relocation payments; compare to SYCR's proposals; draft new notice and letters re same	1.30	383.50
08/10/15	CSB	Multiple telephone conferences and email exchanges with Rutan, with CMFA counsel re CDLAC approval, pending credit approval of bonds for proceeds as partial source of development of replacement housing units in implementation of Limon litigation and judgment; follow up with lenders' counsels re comments to breakouts, re Ground Lease, sublease to Head Start, etc.	2.20	770.00
08/10/15	AEB	Follow up with J. Dellalonga re relocation payments and status; review and analyze file re same	.60	210.00
08/11/15	CSB	For development of Limon litigation/judgment replacement housing units: multiple telephone conferences and email exchanges with N.Clapp re lender's documents, status of her review of revised Subordination Agreement, questions re Cooperation Agreement and funding of Additional Authority Loan; telephone conference with A.Mills re outstanding issues; begin review of and comments to revised USBank/CCRC Loan Agreement, Promissory Note, Construction and Permanent Leasehold Deed of Trust; Assignment of Deed of Trust; Repayment and Completion Guaranty; Environmental and ADA Indemnification Agreement; Assignment of Partnership Interests; Collateral Assignment of Contract Rights;	4.70	1645.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

Assignment and Subordination of Construction
Contract; Assignment and Subordination of
Architects Contract; Assignment and
Subordination of Engineering Contracts;
Assignment and Subordination of Property
Management Agreement; Assignment of Development
Services Agreement; California Judicial
Reference Agreement; and Partnership Borrowing
Authorization

08/11/15	AEB	Multiple telephone conferences and emails with J. Dellalonga re status, relocation payments, logistics and related matters; Review and analyze file re same; multiple emails with N. Watkins re meeting to discuss implementation of replacement housing obligation; multiple emails with C. Hendricks re revisions to letter to displacees ; review and revise letter	1.30	455.00
08/12/15	CSB	Telephone conference from P.McCalla re issues with Lot Line Adjustment, necessary new drawings pending from JHC civil engineer and architect; telephone conference with A.Mills and N.Watkins; continue review and comments to USBank/CCRC Loan Agreement, Promissory Note, Construction and Permanent Leasehold Deed of Trust; Assignment of Deed of Trust; Repayment and Completion Guaranty; Environmental and ADA Indemnification Agreement; Assignment of Partnership Interests; Collateral Assignment of Contract Rights; Assignment and Subordination of Construction Contract; Assignment and Subordination of Architects Contract; Assignment and Subordination of Engineering Contracts; Assignment and Subordination of Property Management Agreement; Assignment of Development Services Agreement; California Judicial Reference Agreement; and Partnership Borrowing Authorization	3.60	1260.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

08/12/15	AEB	Email opposing counsel Vyas re Settlement compliance; review and analyze documents received from opposing counsel re relocation payments; review and analyze contact information for plaintiffs and non-plaintiffs; follow up with K. Curran re same; coordinate documentation for same; review and analyze file re same	1.60	560.00
08/12/15	CAH	Conference with A. Burns re notice letters re relocation payments to plaintiff and non-plaintiffs and related attachments; review and revise same per A. Burns review; review and analysis of Tax notice	.50	147.50
08/13/15	CSB	Continue review of revised lender and investor documents; prepare for and participate in all-hands conference call; follow up call with client	2.80	980.00
08/14/15	CSB	Follow up discussions with Rutan/P.McCalla, issues re state versus federal prevailing wage obligations, HOME Program and related HUD regulations, prepare response memo to Rutan re Construction Contract, markup to same for development of replacement housing in implementation of Limon litigation and settlement judgment	1.60	560.00
08/17/15	CSB	Multiple telephone conferences and email exchanges with N.Clapp/CCRC and USBank counsel with questions re HOME Agreement, breakouts, issues under Subordination Agreement; follow up with C.Cadman with her additional questions re Limon litigation background, settlement judgment and requirements for replacement housing; review initial draft of sublease; discussion with client and JHC counsel re issues with lot line adjustment, processing of construction drawings for building permits	2.40	840.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

08/18/15	CSB	For development of Limon litigation/judgment replacement housing units: further exchanges and discussion with C.Cadman/CMFA counsel re bond documents, background questions re Limon litigation; review revised documents re same	1.40	490.00
08/19/15	AEB	Prepare for and attend meeting with N. Watkins and A. Mills re compliance with judgment re relocation benefits; review and analyze file re same; forward follow up documents re same	2.10	735.00
08/20/15	CSB	Prepare for all-hands conference call re replacement housing project, review email and attachments from JHC, including parking and joint access easement between UMC and Developer, prepare comments to same; participate in all-hands call; email exchanges with N.Clapp, C.Cadman, and A. Hogdans re financing docs, status of USBank review of subordination agreement; continue review of revised lender and investor documents	3.10	1085.00
08/20/15	AEB	Finalize letters to displacees; multiple emails with opposing counsel re same; forward JHC development documents to Maltas. counsel; update J. Dellalonga re status and checks for relocation payments	1.40	490.00
08/21/15	CSB	Multiple telephone conferences and email exchanges with Rutan/JHC counsel, N.Clapp/DWT lender counsel and HK/investor counsel re revised JHC/UMC financing documents for Limon replacement housing units; review and revise Subordination Agreement; prepare and review blackline and transmittal to N.Clapp and working group	3.60	1260.00
08/21/15	KEC	Update data re additional addresses for plaintiffs and non-plaintiff's conference with A. Burns re same	.40	64.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

08/21/15	CAH	Finalize distribution for additional relocation payment and confirm with A. Elam re spanish translation; exchanges with plaintiffs' counsel re same	.80	236.00
08/24/15	CSB	For development of Limon litigation/judgment replacement housing units: review and comments to Access and Parking Joint Use Agreement and Easements; follow up with N.Clapp re revised Subordination Agreement, outstanding issues; telephone conference with A.Mills to schedule execution of originals	2.20	770.00
08/24/15	CAH	Review and respond to e-mails from client re questions with check and distribution; review and analysis of prior correspondence	.50	147.50
08/25/15	CSB	Additional revisions to GG breakouts for implementation of Limon litigation judgment for replacement housing units; review and comments to further revised Subordination Agreement from N.Clapp; review further revised Ground Lease, Sublease, Access/Joint Agreement; multiple telephone conferences and email exchanges with counsels in working group re same	3.30	1155.00
08/26/15	CSB	Review additional comments from Rutan to GG breakouts, crossover issues to edits requested by tax credit investor; telephone conference with and email exchanges with A.Mills re same	1.40	490.00
08/26/15	KEC	Prepare mail merge data table for merge letters to non-plaintiffs in English and Spanish; revise letter re same	2.40	384.00
08/26/15	CAH	Review and analysis of status of Non-plaintiff letters; conference with K. Curran re same	.30	88.50

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

08/27/15	CSB	For development of Limon litigation/judgment replacement housing units: review and comments to revised CCRC/US Bank documents, tax credit investor partnership agreement, sublease, joint parking and easement; participate in all-hands conference call	2.60	910.00
08/27/15	KEC	Update and create mail merge data table for merge letters to non-plaintiffs; prepare merge letters in English and Spanish (50 total) to non-plaintiff's re settlement; conference with C. Hendricks re same	3.80	608.00
08/28/15	CSB	Implementation of Limon judgment for replacement housing units review and comments to revised draft ALTA map; exchanges with developer, lender and investor counsels; review and comments to revised Partnership Agreement; begin additional revisions to breakouts per comments from working group	5.20	1820.00
08/28/15	KEC	Finalize mailing of letters to non-plaintiffs re settlement	4.20	672.00
08/28/15	CAH	Review and sign all letters and translated letters to non-plaintiffs; conference with K. Curren re service and attachments and remaining tasks	.80	236.00
08/31/15	CSB	Continued review of further revised investor and lender documents, Ground Lease, Sublease with Head Start for preschool to implement replacement housing units required by Limon litigation and settlement judgment; revise GG breakouts per additional comments from working group; prepare comments and response to Rutan re not making certain changes as the provisions were added by tax credit investor counsel; multiple telephone conferences and email	3.80	1330.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

exchanges with with working group counsels re
same; provide direction on execution originals
package; review ALTA update and revisions

Total Fees: 28,342.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
Ground Messenger Service	11.86
Word Processing	27.00
Lexis Research	12.18
Duplication	80.00
Total Disbursements:	131.04
Total Due This Matter:	----- 28,473.04 =====

LIMON

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 301424-0020

Recap of Attorney Time


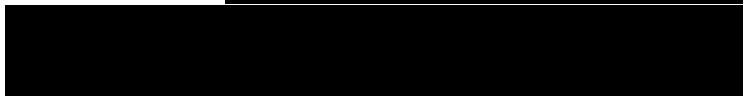
	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
C. S. BRADY	.00	.00	.00
C. S. BRADY	61.30	350.00	21,455.00
A. E. BURNS	11.20	350.00	3,920.00
Associate			
C.A. HENDRICKS	4.20	295.00	1,239.00
Paralegal			
K. E. CURRAN	10.80	160.00	1,728.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 301424-0025

DESCRIPTION OF SERVICES RENDERED

08/11/15	VSL Telephone conference with G. Blodgett and draft email re steps for designating the Site C DDA as an enforceable obligation	.30	105.00
08/19/15	TPC Review revised Schedule of Performance; telephone conferences and email exchanges with staff re same; review staff report re Closed Session item	1.30	455.00
08/20/15	TPC Prepare for and attend all hands conference call with City Attorney re Closed Session and miscellaneous matters; prepare for and attend conference call with staff re Schedule of Performance;  	4.60	1610.00
08/21/15	TPC Telephone conferences and email exchanges with staff re closed session iszsues; redraft power point presentation	3.20	1120.00
08/24/15	TPC Telephone conferences and email exchanges with staff re Staff Report; revise same; email exchanges with City Attorney re Staff Report	2.60	910.00
08/25/15	TPC Telephone conferences and email exchanges with staff re Closed Session; prepare for and attend meeting with staff; prepare for and attend Closed Session	4.10	1435.00
08/26/15	TPC Further research re enforceability of DDA; email exchanges with Mayor et al. re same	1.40	490.00

Total Fees:

6,125.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 301424-0025

DESCRIPTION OF DISBURSEMENT	AMOUNT
Local Travel - THOMAS P CLARK, JR. - MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	17.25
Total Disbursements:	17.25
Total Due This Matter:	6,142.25

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 301424-0025

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	17.20	350.00	6,020.00
V. S. LOCKLIN	.30	350.00	105.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 301424-0029

DESCRIPTION OF SERVICES RENDERED

08/17/15 TPC Telephone conferences and email exchanges with staff re letter of compliance and closing issues; review letter of compliance	1.40	490.00
08/21/15 TPC Email exchanges with City Attorney re compliance letter; review same; telephone conferences and email exchanges with staff re same; review and revise first American GAP coverage agreement	2.80	980.00
08/26/15 VSL Review Seller's escrow documents	1.50	525.00
08/27/15 TPC Telephone conferences and email exchanges with V. Locklin and staff re GAP indemnity; review and revise same; email exchanges with Kris Klask re same	2.10	735.00
08/27/15 VSL Review and provide comments to Seller's escrow documents	1.10	385.00
08/31/15 TPC Review revised Preliminary Title Report and supporting documents; email exchanges with staff re same	1.40	490.00

Total Fees: 3,605.00

DESCRIPTION OF DISBURSEMENT

AMOUNT

Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	17.25
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Total Disbursements: 17.25

Total Due This Matter: 3,622.25

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 301424-0029

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	7.70	350.00	2,695.00
V. S. LOCKLIN	2.60	350.00	910.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0037 Re: HENNESSEY GROUP
Invoice: 301424-0037

DESCRIPTION OF SERVICES RENDERED

08/03/15 TPC Telephone conferences and email exchanges with staff re waiver; review and revise same	1.30	455.00
08/31/15 VSL Review and analysis of file and draft Grant Deed for conveyance to Hennessey Group; review and analysis of legal descriptions for three parcels being conveyed to Hennessey Group and email to title officer re same	1.10	385.00

Total Fees: 840.00
=====

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0037 Re: HENNESSEY GROUP
Invoice: 301424-0037

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	1.30	350.00	455.00
V. S. LOCKLIN	1.10	350.00	385.00

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0040 Re: B-2
Invoice: 301424-0040

DESCRIPTION OF SERVICES RENDERED

08/19/15 TPC Prepare for and attend conference with staff re Site B2 and miscellaneous matters	3.10	1085.00
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Total Fees:		1,085.00
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DESCRIPTION OF DISBURSEMENT	AMOUNT
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Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	17.25
Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- CLOSED SESSION	17.25

Total Disbursements:	34.50
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Total Due This Matter:	1,119.50
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STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 200392-0040 Re: B-2
Invoice: 301424-0040

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	3.10	350.00	1,085.00

STRADLING YOCCA CARLSON & RAUTH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

660 NEWPORT CENTER DRIVE, SUITE 1600

NEWPORT BEACH, CALIFORNIA 92660-6441

TELEPHONE (949) 725-4000

FAX NUMBER (949) 725-4100

GARDEN GROVE HOUSING AUTHORITY
 11222 Acacia Parkway
 Garden Grove, CA 92842

Date: 09/30/15
 Client: 022627
 #0020

ATTN: Kingsley Okereke, Finance Director

Balance from Previous Statement:		770.00
Balance Forward:		----- 770.00
Charges for Period Ending 08/31/15 0000 GENERAL	140.00	
Total Charges this Period:		----- 140.00 -----
Balance Due:		=====

A DESCRIPTION OF THESE CHARGES IS SHOWN ON THE FOLLOWING PAGES

RECEIVED

OCT 18 2015

FINANCE
 CITY OF GARDEN GROVE

022	2553	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
301350 - 0000					
INVOICE #			PO #		
50024		#140.00			
VENDOR #		AMOUNT			
[Signature]		10/26			
APPROVED		DATE			

(Handwritten mark)

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 022627-0000 Re: GENERAL
Invoice: 301350-0000

DESCRIPTION OF SERVICES RENDERED

08/28/15 TPC Review and revise HUD letter; telephone conferences and email exchanges with staff re same	.40	140.00
---	-----	--------

SAC B-2

Total Fees:

140.00

=====

STRADLING YOCCA CARLSON & RAUTH

September 30, 2015

File No: 022627-0000 Re: GENERAL
Invoice: 301350-0000

Recap of Attorney Time

TPC	T. P. CLARK	0.40 hours at	\$350.00 =	140.00
-----	-------------	---------------	------------	--------

1377

1377

012716	022	2500	42610	092083	302371	14,976.78
012716	022	2500	42610	092083	303031	11,875.02
012716	022	2510	42610	092083	302797	10,405.86
012716	022	2553	42610	092083	302371	9,606.75
012716	022	2553	42610	092083	302797	3,570.00
012716	022	2553	42610	092083	303031	16,135.00
012716	022	2554	42610	092083	302371	3,150.00
012716	022	2554	42610	092083	302797	1,038.00
012716	022	2554	42610	092083	303031	700.00
012516						
					TOTAL	71,457.41

01/25/16

****\$71,457.41

Pay Exactly Seventy One Thousand Four Hundred Fifty Seven and 41/100 Dollars

STRADLING, YOCCA, CARLSON
 & RAUTH
 P.O. BOX 7680
 NEWPORT BEACH, CA 92660

DUPLICATE COPY

09-2083

STRADLING YOCCA CARLSON & RAUTH

A PROFESSIONAL CORPORATION
 ATTORNEYS AT LAW
 660 NEWPORT CENTER DRIVE, SUITE 1600
 NEWPORT BEACH, CALIFORNIA 92660-6441
 TELEPHONE (949) 725-4000
 FAX NUMBER (949) 725-4100

November
 expenses #2

CITY OF GARDEN GROVE, ACTING AS SUCCESSOR AGENCY
 TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 11222 Acacia Parkway
 Garden Grove, CA 92840

2555 Date: 12/08/15

ATTN: Kingley Okereke, Finance Director

022	2550	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
303031			092083		
INVOICE #			PO #		
50024		11,875.02			
VENDOR #		AMOUNT			
[Signature]		1/11/16			
APPROVED		DATE			

106-2554	42610				
FND	PKG	OBJECT	GP	TSK	PROJ
303031					
INVOICE #			PO #		
50024		2,187.25			
VENDOR #		AMOUNT			
[Signature]		1/11/16			
APPROVED		DATE			

Balance From Previous Statement: 143,565.16

Balance Forward: 143,565.16

Charges for Period Ending 11/30/15

2500	0000	GENERAL	11,769.00
2554	0009	MCWHINNEY DDA	700.00
106-2555	0025	LAND & DESIGN, INC. (SITE C)	2,187.25
2500	0029	BROOKHURST TRIANGLE	106.02
2555	0040	B-2	16,135.00

Total Charges this Period: 30,897.27

Balance Due: 174,462.43

A DESCRIPTION OF THESE CHARGES IS SHOWN ON THE FOLLOWING PAGES

022	2554	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
303031			092083		
INVOICE #			PO #		
50024		700.00			
VENDOR #		AMOUNT			
[Signature]		DATE			
APPROVED		DATE			

022	2553	42610			
FND	PKG	OBJECT	GP	TSK	PROJ
303031					
INVOICE #			PO #		
50024		16,135.00			
VENDOR #		AMOUNT			
[Signature]		DATE			
APPROVED		DATE			

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 303031-0000

DESCRIPTION OF SERVICES RENDERED

11/06/15	TPC	Conference with C. Brady re DOF issues	.60	NO CHARGE
11/06/15	CSB	Review DOF preliminary decision letter on ROPS 15-16B, denial of line items re implementation of Limon Judgment, Brookhurst Triangle and Site C/Land & Design; multiple attorney conference with T. Clark, A. Burns and V.Locklin re meet/confer application; review file and provide additional supporting documentation re Limon replacement housing being constructed per requirements of judgment	1.50	525.00
11/09/15	MJH	Review of materials; initiate preparation of meet and confer request re Site C and Limon matters.	1.60	560.00
11/09/15	VSL	Review materials for meet and confer re Site C and Limon Settlement	1.20	420.00
11/10/15	MJH	Ongoing review and drafting re meet and confer request; disseminate to T. Clark and V. Locklin.	.80	280.00
11/10/15	CSB	Multiple attorney conferences with M. Huebsch, V.Locklin, T. Clark re draft ROPS 15-16B meet/confer application	1.20	420.00
11/11/15	TPC	Review and revise meet and confer; prepare for and attend all hands telephone conference with M. Huebsch re same	1.80	630.00
11/11/15	MJH	Receive comments from T. Clark; revise draft request for meet and confer.	1.60	560.00
11/11/15	MJH	Conference with T. Clark re draft request for meet and confer	.40	NO CHARGE

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015


File No: 200392-0000 Re: GENERAL
 Invoice: 303031-0000

11/12/15	TPC	Review and revise meet and confer analysis; telephone conferences and email exchanges with staff re same; prepare for and attend all hands telephone conference staff and M. Huebsch re same; conference with V. Locklin re same; review Limon file re same	2.60	910.00
11/12/15	CSB	Review and comments to draft meet/confer application for ROPS 15-16B, attorney conference with V.Locklin and T. Clark re same	1.30	455.00
11/12/15	VSL	Multiple telephone conferences with G. Blodgett and K. Okereke re same; revise and send draft to K. Okereke and G. Blodgett	3.70	1295.00
11/12/15	VSL	Conferences with T. Clark and M. Huebsch re draft meet and confer request	.40	NO CHARGE
11/13/15	TPC	Further discussions with staff re meet & confer; conference with A. Burns, C. Brady and V. Locklin re Limon litigation	1.80	630.00
11/13/15	CSB	Multiple attorney conferences with V.Locklin, A. Burns re GGSA meet/confer application, questions and request from Limon counsels	.50	NO CHARGE
11/16/15	TPC	Telephone conferences and email exchanges with staff and V. Locklin, A. Burns and C. Brady re meet & confer; research and analysis re same	2.10	735.00
11/17/15	TPC	Review Meet & Confer memo to Council	.80	280.00
11/17/15	TPC	Further exchanges with staff and attorneys re meet & confer	.60	210.00
11/17/15	TPC	Conference with A. Burns and C. Brady re meet and confer	.30	NO CHARGE

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 303031-0000

11/17/15	VSL	Multiple telephone conferences and emails re meet and confer with DOF	.40	140.00
11/18/15	MJH	Preparation of materials re meet and confer.	.70	245.00
11/18/15	VSL	Revise memorandum to Successor Agency Board re meet and confer items; telephone conference with G. Blodgett re conveyance or demolition of freeway sign and various easements; draft form of Oversight Board	1.60	560.00
11/19/15	TPC	Conference with A. Burns re Limon litigation; conference with M. Huebsch re litigation expenses as enforceable obligations; conference with V. Locklin re same; email exchanges with City Attorney re same; prepare for and attend all hands telephone conference with City Manager et al. re Meet & Confer; finalize Land & Design letter	4.30	1505.00
11/19/15	MJH	Research re enforceable obligations.	.30	105.00
11/19/15	VSL	Conference with T. Clark and A. Burns re meet and confer; attend telephone conference with working group re same	1.20	420.00
11/20/15	VSL		.40	140.00
11/24/15	TPC	Follow up re meet & confer; telephone conferences and email exchanges with staff re same	1.30	455.00
11/24/15	VSL	Conference with T. Clark re meet and confer	.30	105.00
11/30/15	VSL	Telephone conference with T. Clark and O. Sandoval re DOF refusal to discuss Limon litigation and legal expenses and other matters	.50	175.00

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 303031-0000

Total Fees: 11,760.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
Word Processing	9.00
Total Disbursements:	9.00
Total Due This Matter:	11,769.00
	=====

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 303031-0000

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	.00	.00	.00
T. P. CLARK	15.30	350.00	5,355.00
M. J. HUEBSCH	.00	.00	.00
M. J. HUEBSCH	5.00	350.00	1,750.00
C. S. BRADY	.00	.00	.00
C. S. BRADY	4.00	350.00	1,400.00
V. S. LOCKLIN	.00	.00	.00
V. S. LOCKLIN	9.30	350.00	3,255.00

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 303031-0009

DESCRIPTION OF SERVICES RENDERED

11/12/15 TPC Analysis re DOF approval of bonds; research re CFD obligation	2.00	700.00
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Total Fees:		700.00 =====
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STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 303031-0009

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	2.00	350.00	700.00

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 303031-0025

DESCRIPTION OF SERVICES RENDERED

11/06/15 TPC Prepare for and attend conference with staff re DOF determination	3.50	1225.00
11/09/15 TPC Review DOF determination; telephone conferences and email exchanges with staff re same; conference with V. Locklin re same	2.10	735.00
11/18/15 TPC Telephone conferences and email exchanges with staff re DOF meet & confer relating to Land & Design; further research and analysis re same	.60	210.00
Total Fees:		2,170.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	17.25

Total Disbursements:	17.25

Total Due This Matter:	2,187.25
	=====

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 303031-0025

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	6.20	350.00	2,170.00

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 303031-0029

DESCRIPTION OF SERVICES RENDERED

11/09/15 VSL Review Gap Indemnity Agreement; email to G. Blodgett re same	.30	105.00
Total Fees:		105.00

DESCRIPTION OF DISBURSEMENT

AMOUNT

Telecommunications	1.02
Total Disbursements:	1.02
Total Due This Matter:	106.02

=====

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0029
Invoice: 303031-0029

Re: BROOKHURST TRIANGLE

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
V. S. LOCKLIN	.30	350.00	105.00

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0040 Re: B-2
Invoice: 303031-0040

DESCRIPTION OF SERVICES RENDERED

11/02/15	TPC	Revise 2008 DDA and 2008 First Amendment; telephone conferences and email exchanges with staff re same; telephone conferences and email exchanges with staff re original DDA; review files re same	3.30	1155.00
11/02/15	TPC	Conference with V. Locklin re DDA	.30	NO CHARGE
11/02/15	VSL	Review and analysis of DDA and DDA amendment for Kam Sang hotel transaction; conference with T. Clark re same	.40	140.00
11/03/15	TPC	Conference with V. Locklin re 2001 DDA; revise same; telephone conferences and email exchanges with staff re same	2.60	910.00
11/03/15	VSL	Review Site B-2 DDA and other related documents; telephone conference with G. Blodgett and T. Clark re same	.70	245.00
11/03/15	VSL	Conference with T. Clark re Site B-2 DDA and status as enforceable obligation	.30	NO CHARGE
11/05/15	TPC	Telephone conferences and email exchanges with staff re alternative funding sources; continue drafting agreement with Kam Sang	4.30	1505.00
11/06/15	TPC	Prepare for and attend conference with staff re proposed DDA; prepare for and attend conference with City Manager re same; revise Briefing Memorandum	1.80	630.00
11/06/15	VSL	Prepare to attend meeting re Site B2 DDA; travel to and from Garden Grove City Hall and attend meeting with G. Blodgett, J. DellaLonga, S. Stiles, K. Okereke and T. Clark	3.70	1295.00

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0040 Re: B-2
Invoice: 303031-0040

11/09/15	TPC Telephone conferences and email exchanges with staff re proposed transaction	1.70	595.00
11/10/15	TPC Prepare for and attend conference with staff and Developer re Briefing Memo; revise same	3.60	1260.00
11/10/15	VSL Travel to Sheraton Hotel and attend meeting with R. Lam and Agency staff	2.10	735.00
11/11/15	TPC Telephone conferences and email exchanges with staff and developer re briefing memo; review and revise same	3.20	1120.00
11/20/15	TPC Research re Orange case, San Juan Capistrano case and other related Sacramento trial court decisions in preparation for meet & confer; review and revise Land & Design letter; conference with V. Locklin re same; telephone conferences and email exchanges with staff re same	3.10	1085.00
11/20/15	VSL Conference with T. Clark re letter to Department of Finance	.20	NO CHARGE
11/23/15	TPC Prepare for and attend conference with Department of Finance re meet & confer	13.10	4585.00
11/30/15	TPC Prepare for and attend all hands telephone conference with City Attorney re closed session issues and miscellaneous items; review Arden Guthrie documents re option rights	2.50	875.00

Total Fees:

16,135.00
=====

STRADLING YOCCA CARLSON & RAUTH

December 8, 2015

File No: 200392-0040 Re: B-2
Invoice: 303031-0040

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	.00	.00	.00
T. P. CLARK	39.20	350.00	13,720.00
V. S. LOCKLIN	.00	.00	.00
V. S. LOCKLIN	6.90	350.00	2,415.00

STRADLING YOCCA CARLSON & RAUTH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

660 NEWPORT CENTER DRIVE, SUITE 1600

NEWPORT BEACH, CALIFORNIA 92660-6441

TELEPHONE (949) 725-4000

FAX NUMBER (949) 725-4100

*08/10/15
EXPENSES*

4240

CITY OF GARDEN GROVE, ACTING AS SUCCESSOR AGENCY					
11222 Acacia Parkway Garden Grove, CA 92840					
FND	PKG	OBJECT	GP	TSK	PROJ
302797					092083
INVOICE #			PO #		
50024			1038.00		
ATTN: Kingsley Okereke, Finance Director					
VENDOR #			AMOUNT		
<i>Craig Modest</i>			1/11/16		
APPROVED			DATE		

42610

CITY OF GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT					
Client: 200392					
Date: 11/30/15					
FND	PKG	OBJECT	GP	TSK	PROJ
302797					092083
INVOICE #			PO #		
50024			1038.00		
VENDOR #			AMOUNT		
<i>Craig Modest</i>			1/11/16		
APPROVED			DATE		

Balance from Previous Statement: 161,157.01

Payments Received Through 11/10/15 - Thank you (45,216.01)

Balance Forward: 115,941.00

Charges for Period Ending 10/31/15

2500	0000	GENERAL	1,190.00
2554	0009	MCWHINNEY DDA	1,038.00
106-2548	0020	MARINA LIMON v. GARDEN GROVE AGENCY FOR	6,214.30
106-2555	0025	LAND & DESIGN, INC. (SITE C)	1,050.00
2500	0029	BROOKHURST TRIANGLE	9,215.86
2553	0040	B-2	3,570.00

Total Charges this Period: 22,278.16

Balance Due: 138,219.16

A DESCRIPTION OF THESE CHARGES IS SHOWN ON THE FOLLOWING PAGES

42610

CITY OF GARDEN GROVE, ACTING AS SUCCESSOR AGENCY					
11222 Acacia Parkway Garden Grove, CA 92840					
FND	PKG	OBJECT	GP	TSK	PROJ
302797					092083
INVOICE #			PO #		
50024			10,405.86		
VENDOR #			AMOUNT		
<i>Craig Modest</i>			1/11/16		
APPROVED			DATE		

42610

CITY OF GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT					
Client: 200392					
Date: 11/30/15					
FND	PKG	OBJECT	GP	TSK	PROJ
302797					092083
INVOICE #			PO #		
50024			7,264.30		
VENDOR #			AMOUNT		
<i>Craig Modest</i>			1/11/16		
APPROVED			DATE		

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 302797-0000

DESCRIPTION OF SERVICES RENDERED

10/08/15 CSB Telephone conference with S.Ramirez re new process and proceedings under AB 2 as potential tool for certain areas	.50	175.00
10/13/15 TPC Review documents associated with Hyatt Regency transfer; telephone conferences and email exchanges with staff re same	1.30	455.00
10/29/15 TPC Telephone conferences and email exchanges with staff re sale of Hyatt; review documentation and DDA re same	1.60	560.00

Total Fees:

1,190.00

=====

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 302797-0000

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	2.90	350.00	1,015.00
C. S. BRADY	.50	350.00	175.00

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 302797-0009

DESCRIPTION OF SERVICES RENDERED

10/07/15 TPC Review and revise Oversight board Resolution; telephone conferences and email exchanges with staff re same	1.20	420.00
10/08/15 TPC Prepare for and all hands attend conference call re financing issues vis a vis DDA	.80	280.00
10/22/15 TPC Prepare for and attend all hands re DDA Implementation; review refunding analysis and resolution; conference with V. Locklin re same	.90	315.00
Total Fees:		1,015.00

DESCRIPTION OF DISBURSEMENT

Local Travel - CELESTE BRADY- MILEAGE FROM
NEWPORT BEACH TO GARDEN GROVE RE- HOTE
PRE-OPENING

	AMOUNT
	23.00
Total Disbursements:	23.00

Total Due This Matter:	1,038.00
	=====

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0009 Re: MCWHINNEY DDA
Invoice: 302797-0009

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	2.90	350.00	1,015.00

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 302797-0020

DESCRIPTION OF SERVICES RENDERED

10/01/15	KEC	Review documents received from non-plaintiff tenants re claim; update chart re same	.90	144.00
10/05/15	KEC	Attention to relocation forms and calls from non-plaintiff tenants re settlement payment; update chart re same	4.50	720.00
10/06/15	AEB	Multiple email exchanges with G. Lee re Limon Judgment	.20	70.00
10/07/15	KEC	Attention to relocation forms and calls from non-plaintiff tenants re settlement payment; update chart re same	3.80	608.00
10/08/15	CSB	Review questions from A.Mills re Limon Judgment; evaluate crossover issues to RPTTF and ROPS available funds, Union Bank and 2014 bond covenants; prepare response and direction re same, including excerpts from bond covenants	1.30	455.00
10/09/15	KEC	Attention to incoming calls re status of payment from non-plaintiffs; organize and review paperwork received re same; update chart re same	2.00	320.00
10/12/15	CSB	Exchanges and telephone conference with A.Mills re final documents, title policies	.40	140.00
10/13/15	AEB	Review and analyze file re same re Lot 120 co-tenant name issues; multiple telephone conferences and emails with K. Curran re same	.30	105.00
10/13/15	KEC	Attention to incoming calls re status of payment from non-plaintiffs; organize and review paperwork received re same; update chart re same; conference with A. Burns re same	4.80	768.00

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 302797-0020

10/14/15	AEB	Multiple emails with C. Marquez re introduction to funds distribution process, database and status; review and analyze file re same	.30	105.00
10/15/15	AEB	Multiple conferences with K. Curran re checks, tenants' names, documentation and related issues; review and analyze file re same	.40	140.00
10/15/15	KEC	Attention to incoming paperwork received from tenants re claim for settlement; update chart re same; conference with A. Burns re same	1.80	288.00
10/20/15	KEC	Attention to incoming calls from non-plaintiff tenants re settlement	.70	112.00
10/22/15	CSB	Telephone conference from A.Mills re property management plan, pending review and response from JHC, review file and resend same	.30	NO CHARGE
10/22/15	AEB	Multiple discussions with C. Marquez re Firmex document room; multiple email exchanges with C. Marquez and K. Curran re Torres and Ibarra documentation and checks; review and analyze file re same	.60	210.00
10/23/15	AEB	Telephone conference with opposing counsel Cowan re status of payments, checks, information from occupants and related matters; follow up re same and re issuance of checks; review and analyze file re same	1.20	420.00
10/23/15	KEC	Attention to issues concerning non-plaintiff without tax ID number; conference with A. Burns re same; review file re same; attention to other documentation received from other tenants; update chart re same	4.80	768.00

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
 Invoice: 302797-0020

10/28/15 CSB Multiple telephone conferences and email exchanges with A.Mills, K.Okereke re questions from DOF re Limon judgment, line items for funding on ROPS 15-16B, review file and transmit Limon court ruling and related settlement documents	1.00	350.00
10/28/15 AEB Review and revise letter to non-plaintiffs re final payment; review and analyze file re same; multiple emails with C. Marquez re same; telephone conference with G. Lee re ROPS questions; follow up with re same	.90	315.00
10/29/15 AEB Multiple emails with G. Lee re final ROPS; multiple emails with opposing counsel Castellonet re same	.40	140.00
Total Fees:		6,178.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
Duplication	1.80
Local Travel - CELESTE BRADY- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	23.00
Local Travel - CELESTE BRADY- MILEAGE FROM NEWPORT BEACH TO COSTA MESA RE- PRECLOSING	11.50
Total Disbursements:	36.30
Total Due This Matter:	----- 6,214.30 =====

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 302797-0020

Recap of Attorney Time

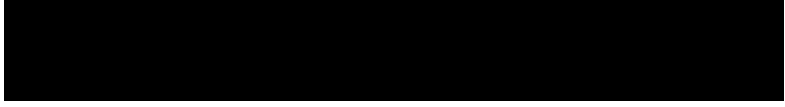
	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
C. S. BRADY	.00	.00	.00
C. S. BRADY	2.70	350.00	945.00
A. E. BURNS	4.30	350.00	1,505.00
Paralegal			
K. E. CURRAN	23.30	160.00	3,728.00

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 302797-0025

DESCRIPTION OF SERVICES RENDERED

10/22/15 TPC	Prepare for and attend all hands telephone conference; review refunding analysis and resolution; conference with V. Locklin re same	.90	315.00
10/22/15 VSL	Conference with T. Clark re Site C	.30	NO CHARGE
10/23/15 TPC		2.10	735.00

Total Fees:

1,050.00
=====

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 302797-0025

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	3.00	350.00	1,050.00
V. S. LOCKLIN	.00	.00	.00

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 302797-0029

DESCRIPTION OF SERVICES RENDERED

10/01/15	TPC Telephone conferences and email exchanges with staff re HSBC Bank letter; review and revise same; telephone conferences and email exchanges with Bank counsel re same; review and revise compliance letter	4.10	1435.00
10/02/15	TPC Telephone conferences and email exchanges with Bank Counsel re estoppel; review and revise same; telephone conferences and email exchanges with staff re same	3.50	1225.00
10/07/15	VSL Review and analysis of Owner's Certificate with Gap Indemnity; review file and draft email to escrow officer re prior comments and deletion of gap indemnity	.30	105.00
10/08/15	TPC Telephone conferences and email exchanges with title company re gap indemnity; review and revise same; prepare for and attend conference with V. Locklin re same; telephone conferences and email exchanges with staff re same; further emails and telephone conversations with staff and bond counsel re bank letter; review DDA re same	4.30	1505.00
10/09/15	TPC Telephone conferences and email exchanges with staff and bank counsel re closing documents; review and revise same	3.80	1330.00
10/12/15	TPC Telephone conferences and email exchanges with staff re closing documents; review owner's certification; final review of Estoppel Certificate	2.80	980.00

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
 Invoice: 302797-0029

10/12/15 VSL	Review and analysis of Owner's Certification and Buyer's Settlement Statement; telephone conference with G. Blodgett re same; transmit comments on Owner's Certification to escrow officer; review and provide comments to estoppel requested by construction lender	1.10	385.00
10/13/15 TPC	Email exchanges with staff and title company re closing issues; review Estoppel; telephone conferences and email exchanges with Bank counsel re closing; review executed CC&Rs; research re documentary transfer tax obligation of City; review closing statement; email exchanges with staff re same	4.60	1610.00
10/14/15 EKY	Conference with C. Brady re estoppel certificate	.20	NO CHARGE
10/14/15 CSB	Conference with E.K. Yeager re estoppel certificate for Brookhurst Triangle development	.20	NO CHARGE
10/21/15 TPC	Telephone conferences and email exchanges with staff re closing issues; telephone conferences and email exchanges with bank counsel re closing	1.80	630.00

Total Fees: 9,205.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
FedEx	10.86
Total Disbursements:	10.86
Total Due This Matter:	9,215.86

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 302797-0029

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
E. K. YEAGER	.00	.00	.00
T. P. CLARK	24.90	350.00	8,715.00
C. S. BRADY	.00	.00	.00
V. S. LOCKLIN	1.40	350.00	490.00

STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0040 Re: B-2
Invoice: 302797-0040

DESCRIPTION OF SERVICES RENDERED

10/01/15	TPC Telephone conferences and email exchanges with staff and Developer re site analysis	3.50	1225.00
10/16/15	TPC Begin drafting agreement	3.60	1260.00
10/30/15	TPC Telephone conferences and email exchanges with staff re site issues; review and revise Briefing Memo; review and revise agreement	3.10	1085.00

Total Fees:

3,570.00

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STRADLING YOCCA CARLSON & RAUTH

November 30, 2015

File No: 200392-0040 Re: B-2
Invoice: 302797-0040

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	10.20	350.00	3,570.00

STRADLING YOCCA CARLSON & RAUTH

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

660 NEWPORT CENTER DRIVE, SUITE 1600

NEWPORT BEACH, CALIFORNIA 92660-6441

TELEPHONE (949) 725-4000

FAX NUMBER (949) 725-4100

*September
expenses*

CITY OF GARDEN GROVE, ACTING AS SUCCESSOR AGENCY
TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
11222 Acacia Parkway
Garden Grove, CA 92840

Date: 10/30/15
Client: 200392
0020

ATTN: Kingsley Okereke, Finance Director

Balance from Previous Statement: 147,032.37

Payments Received Through 11/10/15 - Thank you (86,416.01)

FND	PKG	OBJECT	GP	TSK	PROJ
Balance Forward:					
Charges for Period Ending 09/30/15					
2500	0000	GENERAL			
2554	0009	MCWHINNEY DDA			
106-2548	0020	MARINA LIMON v. GARDEN GROVE AGENCY FOR			
106-2555	0025	LAND & DESIGN, INC. (SITE C)			
2500	0029	BROOKHURST TRIANGLE			
2500	0037	HENNESSEY GROUP			
2553	0040	B-2			
APPROVED					
DATE					

Total Charges this Period:

FND	PKG	OBJECT	GP	TSK	PROJ
					60,616.35
					5,363.30
					3,150.00
					24,861.11
					2,730.00
					8,064.50
					548.98
					9,606.75
APPROVED					
DATE					

55,324.64

Balance Due: 115,941.00

over

2500 86

FND	PKG	OBJECT	GP	TSK	PROJ
022	254	1290			
200392					092088
INVOICE #			PO #		
50024	\$ 14976.78				
VENDOR #			AMOUNT		
<i>Chris B...</i>			11/11/16		
APPROVED			DATE		

FND	PKG	OBJECT	GP	TSK	PROJ
106	254	1290			
200392					092088
INVOICE #			PO #		
50024	27,591.11				
VENDOR #			AMOUNT		
<i>Chris B...</i>			11/11/16		
APPROVED			DATE		

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 302371-0000

DESCRIPTION OF SERVICES RENDERED

09/09/15	KBC Review e-mail to A. Burns re audit response	.20	NO CHARGE
09/09/15	VSL Revise staff report, resolutions and transmittal letter and provide comments to LRPMP amendment to J. Dellalonga	1.10	385.00
09/10/15	TPC Telephone conferences and email exchanges with staff re Right of First Refusal with respect to 10150 Trask; telephone conferences and email exchanges with B. Rasmussen and Y. Hsieh re same; review underlying agreement; research and analysis re same	2.80	980.00 <i>JP</i>
09/10/15	VSL Telephone conference with J. Dellalonga and C. Marquez re LRPMP Amendment; revise staff report and DOF transmittal letter re same	.90	315.00
09/11/15	CSB Additional discussions and exchanges with J. Dellalonga re ROPS 15-16B, HUD 108 Loan as enforceable obligation under SB 107; attorney conference with A. Burns re her further discussions with plaintiffs' counsels re ROPS line items for Limon judgment implementation	.50	175.00
09/11/15	CSB Additional discussions and exchanges with J. Dellalonga re ROPS 15-16B, listings for Limon judgment implementation, issues re adding HUD 108 Loan, review of documents from staff related to same	1.30	455.00
09/11/15	AEB Conference with C. Brady re Limon judgment	.20	NO CHARGE
09/11/15	VSL Multiple emails with J. Dellalonga re LRPMP amendment and resolutions and staff report re same	.30	105.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 302371-0000

09/13/15	VSL	Revise Successor Agency staff report, Successor Agency and Oversight Board resolutions and transmittal letter to DOF re LRPMP amendment	1.10	385.00
09/14/15	TPC	Review and revise LRPMP amendment and staff report; conference with staff and V. Locklin re same	1.20	420.00
09/14/15	CSB	Exchanges and discussion with J. Dellalonga re revised drafts of the SA staff report, the SA and OB Resolutions, transmittal letter to DOF re the proposed LRPMP Amendment; attorney conferences with V. Locklin re same	.80	280.00
09/14/15	VSL	Revise Successor Agency Agenda Report, Successor Agency and Oversight Board resolutions and transmittal letter to Department of Finance re LRPMP Amendment	1.10	385.00
09/16/15	CSB	Conference call with J. Dellalonga, A. Mills, N. Watkins re HUD Section 108 Loan, review HUD refinancing documents related to same, request for original loan documents to determine if pledge of tax increment made as part of security for debt service	1.30	455.00
09/17/15	AEB	Conference with K. Curran re audit response	.30	NO CHARGE
09/17/15	KEC	Update litigation response for 2015 audit letter; conference with N. Chiles re same; conference with R. Saba re same; conference with A. Burns re same	2.30	368.00
09/22/15	VSL	Telephone conference and conference with J. Dellalonga and T. Clark re Amendment to LRPMP and changes to ROPS 15-16B; attend City Council meeting re same	1.40	490.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0000 Re: GENERAL
Invoice: 302371-0000

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	4.00	350.00	1,400.00
C. S. BRADY	4.30	350.00	1,505.00
A. E. BURNS	.00	.00	.00
V. S. LOCKLIN	5.90	350.00	2,065.00
Paralegal			
K. E. CURRAN	.00	.00	.00
K. E. CURRAN	2.30	160.00	368.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 302371-0020

DESCRIPTION OF SERVICES RENDERED

09/01/15	CSB	Exchanges and discussion with A. LeMoine-Bui and review of revised Ground Lease, Sublease, Joint Use Agreement and Access/Parking Agreement	2.40	840.00
09/01/15	AEB	Follow up with re status of relocation payment letters; review and analyze file re same	.30	105.00
09/02/15	CSB	Multiple telephone conferences and email exchanges with E. Luque/FATCO re lender's policy, with A. Hodgins, A. LeMoine-Bui, A. Lamming, C. Cadman re additional changes to GG breakouts, escrow/title matters for replacement housing unit in implementation of Limon litigation judgment; discussion and coordination with client re same; complete breakouts execution original documents package for client's signing	2.10	735.00
09/03/15	CSB	Prepare for and meet with S. Stiles, O. Sandoval, K. Bailor, A. Mills to review and execute UMC/JHC implementation documents for development of replacement housing units under Limon litigation judgment/settlement; all-hands conference call; exchanges and discussion with E. Luque/FATCO; review and prepare comments to Developer's escrow/title instruction letter; prepare and distribute for review draft GG escrow/title instruction letter for closing	6.90	2415.00
09/03/15	AEB	Multiple exchanges and discussions with J. Dellalonga re communications with relocated occupants; review and analyze file re same	.60	210.00
09/04/15	CSB	In implementation of Limon litigation judgment for development of replacement housing units continued exchanges and discussion with N. Clapp/US Bank counsel; review revised Promissory Note; Bond Purchase Agreement;	3.60	1260.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 302371-0020

Permanent Loan Agreement; Environmental Indemnity; Replacement Reserve Agreement; Delivery Assurance Note; Delivery Assurance Deed of Trust; and Subordination Agreement; and exchanges with C. Cadman/CMFA counsel re revised versions of the Master Agency Agreement, Master Pledge and Assignment and Regulatory Agreement; and, exchanges with R. Shupe re and review of initial draft of bond closing instructions

09/04/15	KEC	Telephone conference with former tenant R. Perez re questions about settlement payment; conference with C. Hendricks and A. Burns re same; prepare chart for J. Dellalonga re payment; scan documents received from non-plaintiff's seeking payment by mail; prepare draft e-mail for A. Burns to J. Dellalonga re same	4.70	752.00
09/07/15	CSB	Continued work on closing documents for development of replacement housing units re Limon litigation and implementation of Judgment; review revised Construction Contract, Ground Lease, HeadStart Sublease, Parking/Access easement; review and comments to CMFA closing documents from R. Shupe; review revised U.S.Bank/CCRC lender's documents, including Subordination Agreement; exchanges with A. Mills with direction re holding execution pending confirmation of credit approval	2.80	980.00
09/08/15	CSB	Continued work on financing for development of replacement housing units re Limon litigation and implementation of Judgment; follow up with A. Mills re outstanding conditions to closing, status of conditional issuance of building	4.60	1610.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 302371-0020

09/09/15	KEC	Continue to field telephone calls from former tenants re distribution of funds; conference with A. Burns re same; update chart; prepare draft e-mail for A. Burns to J. Dellalonga re same	3.50	560.00
09/10/15	CSB	Development of replacement housing units under Limon litigation judgment, continued exchanges and discussions among client, First American/escrow and title, counsels for developer, lenders and investor re conditions to closing, revised ALTA survey, revised Construction Contract, conditional building permits, issues re outstanding items due from JHC to GGHA, including management plan and form of lease/rental agreement that comply with HOME Agreement, prepare package of documents/PDFs for and review further revised final bond, loan and investor documents from N. Clapp, C. Cadman, A. Hodgens, K. Cassetta, R. Shupe; schedule closing conference call	4.10	1435.00
09/10/15	CSB	Multiple telephone conferences and email exchanges with J. Dellalonga and attorney conference with A. Burns re ROPS 15-16B listing for implementation of Limon judgment, attorneys fees, direct costs for replacement housing units, review series of documents re same and questions from plaintiffs' counsel	.80	280.00
09/10/15	KEC	Telephone conference with former tenant for Space 98 re question re distribution of payment; update chart for J. Dellalonga re receipt of forms for payment	1.60	256.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 302371-0020

09/14/15	AEB	Telephone conference with opposing counsel; review and analyze Malta file; review and analyze file re same re same	.30	105.00
09/14/15	KEC	Review Malta/Velo relocation file for A. Burns; conference re same; review incoming paperwork for claims and save same to system	2.10	336.00
09/15/15	CSB	Additional discussions with J.Dellalonga re additional items on ROPS 15-16B related to implementation of Limon judgment; attorney conference with A. Burns re same	.40	140.00
09/15/15	AEB	Conferences with C. Brady re ROPS listings for Limon	.20	NO CHARGE
09/15/15	KEC	Continue to administer to incoming mail and paperwork for claims; update chart re same	3.00	480.00
09/16/15	AEB	Multiple exchanges with C. Castellanet re ROPS	.30	105.00
09/16/15	KEC	Continue to administer to incoming mail and paperwork for claims; update chart re same; prepare letter to tenant re ITIN number	3.30	528.00
09/18/15	CSB	Continue and complete redraft of Management Plan for compliance and inclusion of provisions from HOME Agreement related to implementation of Limon Judgment; telephone conference to A. Mills and N. Watkins re same	5.70	1995.00
09/18/15	CSB	Follow up with A. Burns and review and respond to questions from C. Castelanet/plaintiffs counsels re ROPS 15-16B, listings related to implementation of Limon Judgment; telephone conference to J. Dellalonga re same	.50	175.00
09/18/15	AEB	Multiple discussions with C. Castellanet and C. Brady re ROPS listing and interest re fees award; review and analyze file re same	.70	245.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0020 Re: MARINA LIMON v. GARDEN GROVE AGENCY FOR
Invoice: 302371-0020

09/29/15 KEC Continue to draft e-mail to J. Dellalonga re check distribution and Firmex Room set up; conference with A. Burns re same	2.80	448.00
09/30/15 AEB Multiple emails with J. Dellalonga re documentation and tracking of relocation payments	.40	140.00
09/30/15 KEC Review e-mails from J. Dellalonga and A. Burns re payments	.20	NO CHARGE
Total Fees:		24,525.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
Ground Messenger Service	18.71
Word Processing	138.00
Duplication	179.40
Total Disbursements:	336.11
Total Due This Matter:	24,861.11

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0025 Re: LAND & DESIGN, INC. (SITE C)
Invoice: 302371-0025

DESCRIPTION OF SERVICES RENDERED

09/20/15 VSL Conference with T. Clark and M. Huebsch	.30	NO CHARGE
09/29/15 TPC Telephone conferences and email exchanges with staff re submittal of LRPMP amendment; review prior opinion; review DOF response; further research re same in preparation for conference with DOF	2.30	805.00
09/29/15 TPC Conference with M. Huebsch and V. Locklin	.30	NO CHARGE
09/29/15 MJH Conference with T. Clark and V. Locklin	.30	NO CHARGE
09/29/15 MJH Research re amended long range property management plans	2.10	735.00
09/29/15 VSL Prepare to attend telephone conference with DOF re amendment to LRPMP; travel to and from Garden Grove City Hall and attend DOF telephone conference; conference with Successor Agency staff re same	3.40	1190.00
Total Fees:		2,730.00 =====

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 302371-0029

DESCRIPTION OF SERVICES RENDERED

09/09/15	TPC Review Construction Loan Agreement; telephone conferences and email exchanges with staff re same	4.80	1680.00
09/11/15	TPC Telephone conferences and email exchanges with staff re Construction Loan and Budget; review Budget to confirm availability of adequate debt and equity to construct project	3.10	1085.00
09/15/15	TPC Telephone conferences and email exchanges with staff re Budget and source of equity gap financing	2.20	770.00
09/16/15	TPC Telephone conferences and email exchanges with staff and Kam Sang re Agency Purchase Option; telephone conferences and email exchanges with attorney for lender re same; revise Purchase Option and explore alternatives	3.20	1120.00
09/18/15	TPC Telephone conferences and email exchanges with staff and Kam Sang re estoppel agreements and Option agreement; research and analysis re same; review revised title report	2.60	910.00
09/18/15	VSL Review and analysis of DDA, escrow documents and construction loan agreement; conference with M. Huebsch re same	.40	140.00
09/21/15	TPC Telephone conferences and email exchanges with staff re option; prepare for and attend conference call with all hands re Option Agreement	2.60	910.00
09/24/15	TPC Multiple telephone conferences with J. Halula, attorney for lender, telephone conferences and email exchanges with K. Sang and staff re same	3.10	1085.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0029 Re: BROOKHURST TRIANGLE
Invoice: 302371-0029

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
T. P. CLARK	23.20	350.00	8,120.00
V. S. LOCKLIN	2.60	350.00	910.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0037 Re: HENNESSEY GROUP
Invoice: 302371-0037

Recap of Attorney Time

	Hours	Rate	Amount
	-----	-----	-----
Shareholder			
V. S. LOCKLIN	1.50	350.00	525.00

STRADLING YOCCA CARLSON & RAUTH

October 30, 2015

File No: 200392-0040 Re: B-2
Invoice: 302371-0040

Total Fees: 9,555.00

DESCRIPTION OF DISBURSEMENT	AMOUNT
Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	17.25
Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE	17.25
Local Travel - THOMAS P CLARK, JR.- MILEAGE FROM NEWPORT BEACH TO GARDEN GROVE RE- STAFF MEETING	17.25
Total Disbursements:	51.75
Total Due This Matter:	----- 9,606.75 =====