City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Meeting Agenda

Manufactured Home Fair Practices Commission

Wednesday, April 5, 2017 | **6:30 PM** | **Council Chambers**

SPECIAL MEETING AGENDA

CITY COUNCIL CHAMBERS
Second Floor
April 5, 2017
6:30 PM

A CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Board on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Board and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. CORRESPONDENCE

F. COMMISSIONER STATEMENTS AND REQUESTS

This is an opportunity for the Commission members and staff to make comments and anouncements, to express conserns, or to request the Commission's consideration of any items a Commission Member would like to have discussed at a future meeting.

G. REGULAR AGENDA

H. PUBLIC HEARING (CONTINUED)

1. 17-0387 SUBJECT: Hold a Fair Return Hearing for Idle Wheel for Idle Wheel MHP LLC Special Adjustment Application

Staff Recommendation: Staff recommends that the Manufactured Home Fair Practices Commission take the following actions:

1. Hold a Fair Return Hearing to receive information and testimony from the owner of Idle Wheel MHP LLC, residents, and members of the public on the Special Adjustment Application submitted by Idle Wheel MHC LLC for the Idle Wheel Estates Mobile Home Park (the specific procedures are discussed below);

2. Review the expenses and revenues claimed by Idle Wheel MHC LLC and determine adjustments and amortizations where applicable;

3. Direct staff to draft a resolution and prepare findings and set a meeting date to consider the resolution and findings.

Attachments: A - Staff Report FINAL 29Mar17
B - Proof Of Service By Mail 7Mar17-c2-c1-c2-c1
C - Correspondence from Residents+Public-c1-c2-c1
D - Idle Wheel-c2-c1-c2-c1
E - Chapter 16B
F - Resident Surveys-c1-c2-c1
G - Part 1
G - Part 2
G - Part 3
G - Part 4
G - Part 5
G - Part 6
G - Part 7

I. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Manufactured Home Fair Practices Commission Special Meeting scheduled for Wednesday, April 5, 2017 was posted on April 3, 2017 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

Legislation Details (With Text)

File #:	17-0387	**Version:**	1	**Name:**	
Type:	Public Hearing Item			**Status:**	Agenda Ready
File created:	4/3/2017			**In control:**	Manufactured Home Fair Practices Commission
On agenda:	4/5/2017			**Final action:**	

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Sponsors:

Indexes:

Code sections:

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G - Part 7

Date	Ver.	Action By	Action	Result
4/5/2017	1	Manufactured Home Fair Practices Commission		

TO: MHFPC Chair and Commissioners

DATE: March 29, 2017

SUBJECT: Hold a Fair Return Hearing for Idle Wheel for Idle Wheel MHP LLC Special Adjustment Application

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1. Hold a Fair Return Hearing to receive information and testimony from the owner of Idle Wheel MHP LLC, residents, and members of the public on the Special Adjustment Application submitted by Idle Wheel MHC LLC for the Idle Wheel Estates Mobile Home Park (the specific procedures are discussed below);

2. Review the expenses and revenues claimed by Idle Wheel MHC LLC and determine adjustments and amortizations where applicable;

3. Direct staff to draft a resolution and prepare findings and set a meeting date to consider the resolution and findings.

SUMMARY: Idle Wheel MHP LLC ("Park Owner"), the owner of the Idle Wheel Estates Mobile Home Park located at 907 Bourn Drive (Yolo County Assessor's Parcel Number 027-520-064), submitted a Special Adjustment Application ("Application") on July 22, 2016 with the City of Woodland for consideration by the Manufactured Home Fair Practices Commission ("MHFPC" or "Commission"). Idle Wheel is requesting an increase in the amount of $163.29 per space per month, which is a 45.09 percent increase from the current space rent ceiling, as well as recovery of its costs for the Application. MHFPC staff reviewed the Application and determined Idle Wheel's application to be complete on January 11, 2017.

BACKGROUND OF IDLE WHEEL

Idle Wheel Mobile Estates, located at 907 Bourn Drive in Woodland, was constructed in approximately 1961 in unincorporated Yolo County. The City subsequently annexed the park. The park contains approximately 153 manufactured home spaces and other features and amenities, including a community room, pool, green space, play structure, and laundry room, on a 20.734-acre parcel. The site is bordered by single-family homes on all sides in addition to a church on the north. The current owners purchased Idle Wheel on April 23, 2015 (property transfer date) from Idle Wheel Partners LP in the amount of $6,700,000. The owners' financing for the purchase included a ten-year $5,000,000 loan through Capital One Multifamily Finance at the fixed interest rate of 4.15 percent. The loan has two years of interest-only payments, 9.5 years of yield maintenance, and a 30-year amortization payable on an actual/360 basis. A summary of Idle Wheel's past rent adjustments is detailed below.

BACKGROUND LAW

The City's voters adopted Measure T in November 2001, which added Chapter 16B to the Woodland Municipal Code, entitled Manufactured Home Space Rent Control. Measure T provided for the establishment of the Manufactured Home Fair Practices of the City of Woodland. Woodland Mun. Code § 16B-4(a). Its membership consists of five regular members and two alternate members, none of whom are permitted to be either a manufactured home owner or resident or otherwise have any interest in a manufactured home park. § 16B-4(b)(1).

Section 16B-8 specifies the procedure to increase space rents. Section 16B-8(c)(1) allows a permissive adjustment of the lesser of three percent or an increase equal to 75% of the Consumer Price Index ("CPI")

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during the twelve calendar months immediately preceding the date of the application. If the park owner receives the maximum permissive adjustment but does not believe that the permissive adjustment provides for a just and reasonable return on the property, a park owner may apply for an adjustment based on the park's net operating income ("NOI"). Net Operating Income for a manufactured home park is gross income less operating expenses. § 16B-11. Sections 16B-12 and 16B-13 define gross income and operating expenses respectively. The Ordinance also allows park owners to pass through to park residents government assessments that relate to park operation, other than federal, state, or local taxes, governmental license or registration fees, or fees required by Chapter 16B. §16B-8(d). These are referred to as "pass-through adjustments." A copy of Chapter 16B is Attachment F.

The Ordinance includes a presumption that the adjustments (permissive, NOI, and pass-through) provide all adjustments necessary for the park owner to have a just and reasonable return on investment for any given year. § 16B-9(c). However, a park owner may apply for a "special adjustment" if the owner believes that these adjustments do not provide a just and reasonable return. The park owner has the burden of presenting evidence rebutting this presumption. Commission Regulations § 9.01(d). If the Commission, after holding a hearing and considering all information and testimony presented, determines that the park owner is not receiving a just and reasonable return, the Commission "must grant an additional 'special' adjustment to the space rent ceiling to the extent necessary to ensure a fair return on investment." Regulations § 1.07.

The City's Ordinance places restrictions on rent, which is permitted under the law, but that permission is not unfettered. A city's rent restrictions may eliminate excessively high rents but must also provide the owner with a "just and reasonable" return on its investment in the property. *Birkenfeld v. City of Berkeley*, 17 Cal. 3d 129, 165 (1976). The rate of return "must be high enough to encourage good management including adequate maintenance of services, to furnish a reward for efficiency, to discourage the flight of capital from the rental housing market and to enable operators to maintain and support their credit." *Oceanside Mobilehome Park Owners' Assn. v. City of Oceanside*, 157 Cal. App. 3d 887, 907 (1984).

DISCUSSION

Idle Wheel's Application

Idle Wheel submitted its Application on July 22, 2016. The City deemed Idle Wheel's application complete on January 11, 2017. However, prior to that, Idle Wheel sued the City for its failure to deem the application complete and set a public hearing (*Idle Wheel MHP LLC v. City of Woodland*, Yolo County Superior Court Case No. PT16-2017). The litigation is currently stayed as the City deemed the application complete and set a public hearing. In its letter determining the completeness of Idle Wheel's application, the City informed Idle Wheel that its application is complete but that the City reserved its right to ask additional clarifying questions regarding the Application. The Application complies with the City's requirements and has been provided to the Commissioners and Idle Wheel residents.

The Application includes the following items, among others:

(1) Net Operating Income Worksheet. The purpose of the worksheet is to calculate both the actual net operating income for the park during the applicable 12-month period and the available percentage increase to the space rent ceiling under the Annual NOI Adjustment process. The Worksheet asks the Applicant for information on costs to determine the base year NOI (in this case April 2015 to April 2016), the Adjusted NOI, and the Available NOI Adjustment. The NOI Worksheet is a required form to be completed and filed with the Special Adjustment Application.

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(2) Fair Return Analysis, prepared by St. John & Associates and dated July 20, 2016, concluding that the Special Adjustment Application outcome of 45.1 percent in space rent increases, averaging approximately $164 per space, is necessary for Idle Wheel to receive a fair and reasonable return.

(3) Current Market Rent Estimate, prepared by Netzer & Associates concluding that the current "market rent," fee simple interest, as of July 15, 2016, is in the range of $635 to $645 per month per space.

(4) Analysis in Support of Idle Wheel MHP LLC Special Adjustment Application, prepared by the Hart King Law Firm concluding that the City must grant an upward adjustment to the space rent ceiling of $163.29 per month per space in order to assure that Idle Wheel will remain a viable, well maintained source of moderately priced housing in Woodland.

(5) Additional documents (23 total) in Support of Idle Wheel MHP LLC Analysis in Support of Special Adjustment Application, prepared by the Hart King Law Firm, many of which are Woodland City Council staff reports and meeting minutes leading up to and after the City's voters approved in November 2001 the Manufactured Home Space Rent Control Ordinance (Measure T) and the November 2002 approval of revisions to the ordinance (Measure I), and a 1993 report authored by Michael St. John, Ph.D., entitled "*Fair Return and the California Court."*

This multi-part application issued by the Manufactured Home Fair Practices Commission is completed by a park owner to rebut the presumption that none of the other adjustments (Net Operating Income, permissive, pass-through, or other regular adjustments) would result in a just and reasonable return to the park owner for the particular year. Idle Wheel did not file for a NOI adjustment but did submit a NOI Worksheet as a required part of the Application.

Idle Wheel's application requests a space rent increase of 45.1 percent, or $163.29 per space per month. The application states that the average space rent is $362.06, the average increase will be $163.29, and that the average space rent will be $525.35. The application further states that this average rent will be below the market rent of $635 per space. The fair market rent determination was made by Netzer & Associates in July 2016 and was based on sales within Idle Wheel with a caveat that the author did not visit the park but assumed the coaches are in average condition.

Idle Wheel's counsel sets forth a lengthy analysis arguing why the rent increase is necessary. Idle Wheel argues that the average rent of $362 per month is unduly low and does not allow the owner to provide reasonable maintenance to the property. Moreover, Idle Wheel argues that the lower rent results in unreasonably inflated sale prices of mobile homes within Idle Wheel and that the Ordinance's provisions for annual permissive adjustments does not fully account for the effects of inflation. Thus, Idle Wheel contends this Application and requested rent increase are necessary.

Idle Wheel states that its total investment in 2015 was $7,062,977 (purchase price and capital improvements) with actual net operating income of $331,548.65, yielding a rate of return of .0469 and that applying what Idle Wheel believes is a fair rate of return of .0893 would provide for a fair net operating income of $630,724. Achieving that rate of return would require the $163.29 per space per month rent increase. Idle Wheel claims that the new average rate of $525.35 would still be below market rent and that such conclusion is supported by the report prepared and submitted by James Netzer.

ANALYSIS OF APPLICATION

Staff and the Commission chair reviewed and analyzed the application and had a number of questions. In an

attempt to gather additional documents and get further clarification on the contents of the Application, City staff sent a letter detailing those questions via email to Idle Wheel's counsel on March 1, 2017. (See Attachment D.) As of the date of the writing of this report, the City had not received a response from Idle Wheel's counsel. The City's questions in the March 1, 2017 letter are summarized as follows:

1. Whether Idle Wheel is claiming any lost revenue from fire-related damage from the February 22, 2016 fire, whether Idle Wheel received insurance payments as a result of the fire, and whether Idle Wheel has taken any steps to improve the fire hydrants within the park. The letter also asked for written documentation, if any, in support of any such costs or payments.

2. A request to be prepared to provide written documentation beyond the general ledger information submitted with the application for all items in excess of $250 included in management expenses, normal repair and maintenance, and other administrative costs.

3. A request to explain the $5,687.04 R&M cost related to the gas system.

4. A request to explain expenses listed in Account 5710 for advertising and promotion.

5. A request to explain why the cost of LLC formation should be charged as a park operating expense.

6. A request to clarify whether the $10,745.10 of legal and expert witness costs are included in expenses used to determine the NOI.

7. A request to clarify what the term "Watman-Waterhouse" in the NOI filing refers to.

8. What the travel expenses were for and a request for documentation in support of the expenses.

9. A request to have insurance policy pages documenting annual insurance costs provided.

10. A request for invoices or other documents supporting the street repair costs.

11. A request for documents regarding the fair market value of the property.

12. A request for documents supporting the amortization costs listed in the NOI.

13. A request for confirmation of Netzer & Associates' determination of space rents that the cost of moving the mobile home from the dealer's lot to the park is not included and additional information related to that issue.

14. Request for confirmation regarding the loan to value rate, interest rate, and equity.

15. Questions related to Dr. St. John's recommendation and whether it is consistent with mobile home parks with an average rate of amenities, and how that was determined.

Section 16B14-(d) states that it is the Applicant's responsibility for a special adjustment application to provide any evidence available to the applicant upon request by the Commission. Should the Commission need additional information to complete its discussions and determination, it should ask the Applicant for that information. Section 16B-14 (d)(7) of the Ordinance and Regulation 9.04 direct the Manufactured Home Fair Practices Commission to consider all relevant, available evidence, including, a list of thirteen factors, which are

set forth below.

a. Changes to the Consumer Price Index.

Idle Wheel states in its Application that inflation (100% of CPI) from the base year 1995 through the present has increased 61% while Idle Wheel's cumulative rent increase through 2016 based on the City's Permissive Adjustment formula increased 43.65%, meaning that the rent ceiling has not kept up to inflation.

b. Rents for comparable mobile home spaces in the city of Woodland.

The following table provides a summary of the number of units, base rent (which do not include charges for utilities), and features and amenities provided at each of the five manufactured home parks located in Woodland (listed in alphabetical order).

Woodland Manufactured Home Parks

Park	Units	Base Rent	Community Room	Office On-Site	Pool	Green Space	Play Structure	RV/Trailer Parking, Storage	Laundry Room
Bell's	40	$257.92 to $323.39	No	No	No	No	No	No	Yes
Casa del Sol **(Note 1)**	157	$61 to $1025	Yes	Yes	No	Yes	Yes	No	Yes
Idle Wheel **(Note 2)**	153	$332.79 to $386.27	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Leisureville **(Note 3)**	150	$335 to $362	Yes	Yes	Yes	Yes	No	Yes	?
Royal Palm **(Note 4)**	131	$355.82 to $395.16	Yes	Yes	Yes	Yes	No	No	Yes

Note 1 - Despite the wide range in rents, the majority of residents pay base rents in the $300 range. The park provides units for very low income, low income, and moderate income households as an affordable housing development with multiple affordability covenants recorded on the property. A number of the households work in agriculture.

The Playground area includes two play structures (one for older children and one for young children) and a separate structure with swings. Adjacent to this area is a large lawn area (green space). The office/community room/laundry room area also includes a small room for children's activities. Casa del Sol underwent a comprehensive rehabilitation during the approximate period of 2008 - 2011. New utilities were installed (water, sewer, storm drain, electric, and gas), roadways were reconstructed; a community building was constructed; the East Street frontage of the development was reconstructed with new landscaping, fencing, and sidewalk/curb/gutter; and an area was cleared and improved for installation of 32 new coaches in approximately 2011. The City of Woodland and former City of Woodland Redevelopment Agency provided multiple loans for property acquisition and rehabilitation. In addition, the City received a grant through Sacramento Area Council of Governments that funded the East Street frontage improvements.

Note 2 - The community building includes a partial kitchen. A shade structure is located within the swimming pool area. A moderate-size lawn (green space) is adjacent to the swimming pool. Recently, a play structure was installed in the lawn area. As of March 5, 2017, the play structure was fenced off and not yet available for use. The recreational vehicle/trailer storage area includes two stalls for washing vehicles.

Note 3 - It is unclear whether base rent at this property includes utility charges for water, sewer, and garbage. LCA's community building includes a community room, game room, and kitchen.

In 1995, Leisureville residents purchased the park from the private owner and created a cooperative ownership (Leisureville Community Association or LCA) for Leisureville, a development limited to senior citizen households. Residents paid a membership fee of $5,000 per each manufactured home in order to join LCA. The City of Woodland provided a loan to assist LCA with the purchase and establish a revolving loan fund to assist loan income residents purchase loan shares in the cooperative. Pursuant to the LCA Regulatory Agreement, at least 51 percent of the units at Leisureville must be occupied by low income households.

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Note 4 - Small lawn areas (green space) are located adjacent to the swimming pool. A building adjacent to the swimming pool includes an office, community room, kitchen, and laundry room.

Idle Wheel argues that a fair market rent analysis is "circular" because all mobile home spaces within the City are subject to rent control except for Leisureville as it is resident-owned and exempt from the rent control ordinance.

c. The length of time since the last rent increase or rent adjustment.

Since the Manufactured Home Fair Practices Commission began meeting in 2002 to review applications for permissive adjustments to the space rent ceiling, Idle Wheel has applied for and been approved by the Commission for permissive adjustments each year with the exception of 2006. Most recently, the Commission approved a 1.58% increase in 2016. The annual increases for Idle Wheel approved by the Commission are as follows:

Idle Wheel Permissive Adjustments to the Space Rent Ceiling

Year	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**
Increase	18.2%	1.73%	1.13%	2.02%	N/A	2.32%	2.87%	0.06%
Year	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**
Increase	1.41%	1.45%	1.96%	1.50%	0.97%	0.68%	1.58%	Pending

Notes: The 2002 permissive adjustment was the initial permissive adjustment. For 2006, the park did not submit a permissive adjustment application. Had an application been filed in 2006, the park may have been eligible for an adjustment of 2.24%. The permissive adjustment in 2009 was depressed because of an extremely low inflation rate. The current owner submitted an application for 2017 for a permissive adjustment, and the application will be acted on by the Manufactured Home Fair Practices Commission later this year.

d. Capital improvements made to the park and the costs for such improvements.

Idle Wheel provided information related to improvements made to the park. Idle Wheel states that it acquired the park in April 2015 knowing that it had deferred maintenance and since then performed street paving and also expended funds for a slab repair ($6,800), pool resurfacing ($19,180), and a carwash roof ($6,750).

e. Changes in property taxes or other assessed taxes to the park.

Idle Wheel claims that its property taxes will increase over previous years due to its recent acquisition of the property. It claims annual real property taxes in the amount of $70,485.15.

f. Rent paid by park owner/applicant for leased land.

As far as staff is aware, the park owner/applicant is not paying for leased land.

g. Changes in utility charges or rates.

The residents pay their own utility bills. However, Idle Wheel does show a gas repair and maintenance expense in the documentation submitted.

h. Changes in reasonable operating and maintenance expenses.

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Idle Wheel provided information regarding its operations and maintenance expenses. The City asked for clarification and additional documentation for some of these expenses, but as of the time of this writing has not received a response. The Commission may have additional questions about these expenses. One additional item staff has noted since sending the letter is that it is unclear from the documentation submitted whether the plumbing expense is an ongoing item or whether the issue has resolved. As part of staff's review of the expenses reported by the applicant, staff identified a number of items that may require further clarification from the applicant and potential adjustments and amortizations where applicable by the Commission. These items are addressed in the following table, most of which are the same as items staff previously requested clarification from the Applicant. The Commission may have questions about expenses other than these as well.

Review of Idle Wheel Expenses

	Category/Account	Description	Amount	Comments
1	Improvements - Paving (1355)	Paving	$362,977	Applicant characterized item as investment. Amortize cost?
2	Wages, Managers (5200)	X-mas bonus (Anahid Lop)	$500	Exclude from operating expenses?
3	Repairs & Maintenance - Park Owned Homes/Bldgs	Roof Replacement (car wash roof)	$6,750	Amortize expense?
4		X-mas bonus (Byran Mull)	$200	Exclude from operating expenses?
5	Repairs & Maintenance - Pool & Spa (5510)	Swimming pool replastering	$19,180	Was condition of swimming pool factored into purchase price of Idle Wheel? Amortize expense?
6	Tools & Equipment (5650)	Riding lawnmower	$3,400.98	Amortize expense?
7	Accounting (5700)	2014 tax return	$300	Exclude from operating expenses?
8	Advertising & Promotion (5710)	Water for Reed	$235.45	Clarification needed. Exclude from operating expenses?
9		Gift for Reed	$54.22	Clarification needed. Exclude from operating expenses?
10		Employee X-mas gifts	$67.71	Exclude from operating expenses?
11	Dues, Subscription, Fees (5750)	Final notice fee from City of woodland	$11.00	Fee for late utility payment? Exclude from operating expenses?
12		Late fee from Wave Broadband	$4.75	Exclude from operating expenses?
13		LLC annual tax voucher payment for CA Franchise Tax Board	$800	Exclude from operating expenses?
14		Payment voucher for LLC e-filed returns (CA FTB)	$900	Exclude from operating expenses?
15		LLC Pen, interest	$70	Clarification needed. Exclude from operating expenses?
16	Legal General (5800)	LLC Formation	$2,104	LLC established for tax convenience of owner? Exclude from operating expenses.
17	Management Fees (5820)	Management Services	$24,522.63	Clarifications needed on how management services differ from duties of managers.
18	Meals & Entertainment (5830)	Meal for lender	$82.66	Exclude from operating expenses?

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19	Travel (5940)	Travel by owner and manager (Bryan Mull)	$22,261.76	Manager responsible for $21,333.36 of total. Unclear on reasons for travel. Exclude a portion from operating expenses?

i. The need for repairs caused by circumstances other than ordinary wear and tear.

Idle Wheel's single largest improvement to the park for asphalt resurfacing was done in 2016, at a cost of $362,977. It is unclear whether the lack of street maintenance was factored into the negotiations for the park's purchase. Staff also views this cost as one addressing normal wear and tear of the streets and a cost that should be amortized over time rather than being a one-time expense. The Commission may also wish to ask the applicant whether a civil engineer who specializes in pavement assessments or another professional with similar skills was consulted on the pavement condition and recommended the resurfacing. Furthermore, the Commission may inquire if the applicant considered any less expensive treatments, such as fog and crack sealing, slurry seal, or cape seal to extend the life of the pavement.

j. The amount and quality of services and amenities provided by the park owner applicant to the residents of the park.

The table above lists amenities provided at Idle Wheel. Park resident Bill Long noted in his letter to the Commission that Idle Wheel recently constructed a playground without the residents' approval. Either Idle Wheel or residents or perhaps both may offer testimony or provide additional documentation regarding the amount and quality of services and amenities provided at the park.

k. The park owner/applicant's investment, additional investments, appreciation, depreciation, and possible tax benefits.

Idle Wheel has provided information concerning its investments in the property, including its purchase price. The Commission may ask Idle Wheel's representatives for additional information and/or documentation to support its numbers.

l. Any particular hardship circumstances of the park owner/applicant or the residents.

Both the park owner and the park residents have made hardship claims. The Application sets forth arguments and documents explaining why the owner believes it is not receiving a fair return on its investment. Numerous park residents have sent letters to the City explaining that a rent increase in the amount proposed would be a financial burden (see Attachment C).

m. Factors related to capture by incumbent residents of a premium upon sale

The Commission's regulations also provide for the Commission to consider, if raised by the applicant, factors related to the capture by incumbent residents of a premium upon the sale of their mobile homes attributable to the net value of the benefits of space rent control, including, but not limited to: (1) whether a premium exists; (2) whether other external factors exist that prevent the capture of a premium; and (3) whether a Special Adjustment is needed to prevent the creation or capture of such a premium. Regulations §9.04(d).

Idle Wheel asserts that the current rent levels do create a premium in the selling prices of mobile homes and that the expectation of continuing to have below market rents is capitalized into the resale value of the mobile home. Idle Wheel makes this argument on pages 7 through 9 of its counsel's analysis. The United States Supreme Court explained the issue by noting that the effect of a rent control ordinance may be to increase the

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mobile home's value, and this value typically only benefits the tenant in possession of the mobile home at the time the rent control ordinance is imposed. *Yee v. City of Escondido*, 503 U.S. 519, 530 (1992). This, the Court states, is a difference between a mobile home rent control ordinance and a more typical apartment rent control ordinance as apartment dwellers typically do not sell anything to their successors. *Id.*

COMMUNICATION FROM PARK RESIDENTS

The City received numerous letters from park residents, which are included as Attachment C. Most of the residents explained the financial hardship a rent increase would have on their personal finances. One of the residents, Bill Long, wrote to the Commission about a water shut-off on March 6, 2017. He stated that while he thinks this type of shut-off will be reflected by Idle Wheel as a repair and maintenance item, he believes it is an ineffective long-term fix and that the water delivery infrastructure is deteriorating.

ITEMS OUTSIDE THE SCOPE OF THIS PUBLIC HEARING

The Commission and Commission staff have heard from Idle Wheel residents about problems with the on-site fire hydrant and asked whether the City has jurisdiction to fix the fire hydrant. The state has jurisdiction over fire protection standards in mobile home parks. Health & Safety Code § 18691(a). The City may decide to enforce its fire prevention code in mobile home parks provided that the City gives the state at least 30 days written notice. If it does so, it may then enforce fire hydrant systems as well as a number of other things. However, the City has never given that notice and, thus, does not enforce the fire hydrant system within Idle Wheel. The only fire hydrant issue that may be relevant to the Commission's fair return hearing is whether Idle Wheel invested any money in repairing the fire hydrant system.

CONDUCT OF PUBLIC HEARING

The Commission held two meetings, on January 25 and February 8, 2017 to discuss the structure of the public hearing. During the February 8, 2017 meeting, the Commission approved a general outline for the public hearing. The City Attorney's office sent the outline to Idle Wheel's counsel on February 27, 2017 and to the tenants' counsel on March 3, 2017. Neither Idle Wheel nor the tenants have provided an estimate for how much time they anticipate needing to make an initial presentation to the Commission. The City understands that the tenants and/or Idle Wheel may wish to call witnesses, and attorneys for both Idle Wheel and the tenants have been informed that they would have the right to cross-examine witnesses. As the City does not know how much time either Idle Wheel or the tenants anticipate or how many (if any) witnesses each may present, the City offers the general outline below for the Commission's consideration.

It is also important to note that both Idle Wheel and the tenants have hired counsel to represent their interests in this proceeding. The role of staff and the City Attorney are to assist the Commission in its conduct of the public hearing, to facilitate the gathering and analysis of information, and to communicate with counsel for Idle Wheel and the residents. Following the hearing and completion of the Commission's deliberations, staff will draft written findings and a resolution for adoption by the Commission.

Additionally, Idle Wheel's counsel raises issues of an unbiased decision-maker and a fair hearing. The Ordinance does not permit any person affiliated with a mobile home park to serve on the Commission, to avoid any financial interest or conflict of interest. City staff is not aware of any financial interest of any individual Commissioner in this matter and is also unaware of any specific non-financial bias that would prevent the Commission from providing a fair hearing. While Idle Wheel has requested that any Commissioner who voted

for the mobile home rent control ordinance not participate in the fair return hearing, as Commissioners who voted for the ordinance are alleged to be biased, no legal authority is cited for the proposition that voting on a rent control ordinance over fifteen years ago creates a bias to have a hearing officer's position so unalterably set to a specific outcome. Additionally, City staff declines to ask Commissioners how they voted on an ordinance (or anything else for that matter) as voting at the polling place is secret.

Staff recommends the Commission do the following:

1. Staff will summarize the written staff report and take any introductory questions from the Commission.
2. Review the outline of proceedings for the public hearing.
3. Open the public hearing.
4. Applicant's presentation, including questioning of witnesses, if any
5. Cross-examination of Applicant's witnesses, if any, by residents' representative and/or questions from Commissioners to Idle Wheel's counsel or witnesses
6. Residents' presentation, including questioning of witnesses, if any
7. Cross-examination of residents' witnesses, if any, by Idle Wheel's representative and/or questions from Commissioners to residents' counsel or witnesses
8. Public Comment for any other person in attendance who wishes to comment on the matter
9. Idle Wheel's Rebuttal and/or concluding remarks. If Idle Wheel has further questions for the residents, those should be addressed to the Commission.
10. Residents' Rebuttal and/or concluding remarks. If the residents have further questions for Idle Wheel, those should be addressed to the Commission.
11. Close the public hearing.
12. Commission Discussion, Deliberation, and Direction to Staff. The Commission may request the applicant, residents, or staff to answer questions. At the conclusion of its deliberations, the Commission should direct staff to prepare written findings for adoption by the Commission by resolution. The Commission should also set another date and time for consideration of those written findings and adoption of the resolution.

COMMISSION'S DELIBERATIONS

The Commission is charged with granting a rent ceiling adjustment, as it determines, in its sole discretion, based upon written findings. §16B-14(e)(2). The Commission may grant the application in full or in part or may deny the application. The Commission should also determine whether the park owner should be allowed to pass through the hearing fee ($16,000) to park residents.

Pursuant to the Ordinance, the Commission has 90 days from the date of the City's completeness determination (January 11, 2017) and fourteen calendar days from the date of the close of the public hearing to render its written decision. The 90th day is April _11, 2017. Due to the rescheduling of the public hearing (see below) from March 14 to March 29, 2017, counsel for both Idle Wheel and the residents have agreed that the Commission may render its decision on or by April 28, 2017 instead.

The Commission's decision will be supported by written findings. Those findings will be drafted by staff to support a conclusion regarding the owners of Idle Wheel receiving a fair rate of return on its investment in Idle Wheel.

The Commission's decision is final, which means that there is no appeal to the City Council or any other person or body within the City of Woodland. §16B-14(h)(3).

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PUBLIC NOTIFICATION:

A public hearing notice was prepared by the Community Services Department and mailed out to residents of Idle Wheel (one notice per manufactured home space) on February 25, 2017, for a public hearing originally scheduled for March 14, 2017. The City's Ordinance and Commission regulations contain contradictory language, indicating in one place that notice must be mailed at least fifteen days prior to the scheduled hearing date (§16B-14(c)(2)) and indicating in another that notice must be mailed at least twenty days prior to the scheduled hearing date (§16B-9). Legal counsel for the tenants complained that the City had not met the required 20 day mailing period and that the tenants would raise a complaint at the hearing of improper notice. Idle Wheel's representative requested that the hearing be continued with sufficient time for the City to give 20 days mailed notice. Thus, City staff on Tuesday, March 7, 2017, mailed notice of the March 29, 2017 hearing to all Idle Wheel residents in self-addressed, envelopes with first class postage supplied by the Park Owner.

Consistent with Section 6.06(h) of the Commission's Regulations, a copy of this staff report was provided by electronic mail to counsel for Idle Wheel and the residents seven days before the date of the March 29, 2017 Commission hearing. Copies of the staff report for the proposed project have been on file at the Woodland Community and Senior Center and City Hall since March 22, 2017.

ATTACHMENTS:

A. Idle Wheel Special Adjustment Application (**provided under separate cover**)
B. Public Hearing Notice Proof of Publication
C. Correspondence from Idle Wheel Residents and Community Members
D. Resident Surveys submitted by Idle Wheel/Royal Palm Community Association
E. Correspondence from City of Woodland dated March 1, 2017 to Idle Wheel Counsel
F. Chapter 16B of the City of Woodland Municipal Code

PROJECT TITLE:	**Special Adjustment Application submitted by Idle Wheel MHP LLC for the Idle Wheel Estates Mobile Home Park**
APPLICANT:	**Idle Wheel MHP LLC** **Idle Wheel Estates** **500 Giuseppe Court, Suite 2** **Roseville, CA 95678**
STAFF:	Dan Sokolow, Senior Planner Community Services Department City of Woodland 2001 East Street Woodland, CA 95776 (530) 661-5927 dan.sokolow@cityofwoodland.org
REPORT FOR:	City of Woodland, Manufactured Home Fair Practices Commission – March 29, 2017
ENVIRONMENTAL REVIEW:	The Special Adjustment Application has been reviewed by staff in accordance with the California Environmental Quality Act (CEQA). The project is exempt from CEQA under CEQA Guidelines section 15061(b)(3) because the action (Special Adjustment Application) would clearly have no adverse effect on the environment.

STAFF RECOMMENDATION: Staff recommends that the Manufactured Home Fair Practices Commission take the following actions:

1. Hold a Fair Return Hearing to receive information and testimony from the owner of Idle Wheel MHP LLC, residents, and members of the public on the Special Adjustment Application submitted by Idle Wheel MHC LLC for the Idle Wheel Estates Mobile Home Park (the specific procedures are discussed below);

2. Review the expenses and revenues claimed by Idle Wheel MHC LLC and determine adjustments and amortizations where applicable;

3. Direct staff to draft a resolution and prepare findings and set a meeting date to consider the resolution and findings.

SUMMARY: Idle Wheel MHP LLC ("Park Owner"), the owner of the Idle Wheel Estates Mobile Home Park located at 907 Bourn Drive (Yolo County Assessor's Parcel Number 027-520-064), submitted a Special Adjustment Application ("Application") on July 22, 2016 with the City of Woodland for consideration by the Manufactured Home Fair Practices Commission ("MHFPC" or "Commission"). Idle Wheel is requesting an increase in the amount of $163.29 per space per month, which is a 45.09 percent increase from the current space rent ceiling, as well as recovery of its costs for the Application. MHFPC

staff reviewed the Application and determined Idle Wheel's application to be complete on January 11, 2017.

BACKGROUND OF IDLE WHEEL

Idle Wheel Mobile Estates, located at 907 Bourn Drive in Woodland, was constructed in approximately 1961 in unincorporated Yolo County. The City subsequently annexed the park. The park contains approximately 153 manufactured home spaces and other features and amenities, including a community room, pool, green space, play structure, and laundry room, on a 20.734-acre parcel. The site is bordered by single-family homes on all sides in addition to a church on the north. The current owners purchased Idle Wheel on April 23, 2015 (property transfer date) from Idle Wheel Partners LP in the amount of $6,700,000. The owners' financing for the purchase included a ten-year $5,000,000 loan through Capital One Multifamily Finance at the fixed interest rate of 4.15 percent. The loan has two years of interest-only payments, 9.5 years of yield maintenance, and a 30-year amortization payable on an actual/360 basis. A summary of Idle Wheel's past rent adjustments is detailed below.

BACKGROUND LAW

The City's voters adopted Measure T in November 2001, which added Chapter 16B to the Woodland Municipal Code, entitled Manufactured Home Space Rent Control. Measure T provided for the establishment of the Manufactured Home Fair Practices of the City of Woodland. Woodland Mun. Code § 16B-4(a). Its membership consists of five regular members and two alternate members, none of whom are permitted to be either a manufactured home owner or resident or otherwise have any interest in a manufactured home park. § 16B-4(b)(1).

Section 16B-8 specifies the procedure to increase space rents. Section 16B-8(c)(1) allows a permissive adjustment of the lesser of three percent or an increase equal to 75% of the Consumer Price Index ("CPI") during the twelve calendar months immediately preceding the date of the application. If the park owner receives the maximum permissive adjustment but does not believe that the permissive adjustment provides for a just and reasonable return on the property, a park owner may apply for an adjustment based on the park's net operating income ("NOI"). Net Operating Income for a manufactured home park is gross income less operating expenses. § 16B-11. Sections 16B-12 and 16B-13 define gross income and operating expenses respectively. The Ordinance also allows park owners to pass through to park residents government assessments that relate to park operation, other than federal, state, or local taxes, governmental license or registration fees, or fees required by Chapter 16B. §16B-8(d). These are referred to as "pass-through adjustments." A copy of Chapter 16B is Attachment F.

The Ordinance includes a presumption that the adjustments (permissive, NOI, and pass-through) provide all adjustments necessary for the park owner to have a just and reasonable return on investment for any given year. § 16B-9(c). However, a park owner may apply for a "special adjustment" if the owner believes that these adjustments do not provide a just and reasonable return. The park owner has the burden of presenting evidence rebutting this presumption. Commission Regulations § 9.01(d). If the Commission, after holding a hearing and considering all information and testimony presented, determines that the park owner is not receiving a just and reasonable return, the Commission "must grant an additional 'special' adjustment to the space rent ceiling to the extent necessary to ensure a fair return on investment." Regulations § 1.07.

The City's Ordinance places restrictions on rent, which is permitted under the law, but that permission is not unfettered. A city's rent restrictions may eliminate excessively high rents but must also provide the owner with a "just and reasonable" return on its investment in the property. *Birkenfeld v. City of Berkeley*, 17 Cal. 3d 129, 165 (1976). The rate of return "must be high enough to encourage good management including adequate maintenance of services, to furnish a reward for efficiency, to discourage the flight of capital from the rental housing market and to enable operators to maintain and support their credit." *Oceanside Mobilehome Park Owners' Assn. v. City of Oceanside*, 157 Cal. App. 3d 887, 907 (1984).

DISCUSSION

Idle Wheel's Application

Idle Wheel submitted its Application on July 22, 2016. The City deemed Idle Wheel's application complete on January 11, 2017. However, prior to that, Idle Wheel sued the City for its failure to deem the application complete and set a public hearing (*Idle Wheel MHP LLC v. City of Woodland*, Yolo County Superior Court Case No. PT16-2017). The litigation is currently stayed as the City deemed the application complete and set a public hearing. In its letter determining the completeness of Idle Wheel's application, the City informed Idle Wheel that its application is complete but that the City reserved its right to ask additional clarifying questions regarding the Application. The Application complies with the City's requirements and has been provided to the Commissioners and Idle Wheel residents.

The Application includes the following items, among others:

(1) Net Operating Income Worksheet. The purpose of the worksheet is to calculate both the actual net operating income for the park during the applicable 12-month period and the available percentage increase to the space rent ceiling under the Annual NOI Adjustment process. The Worksheet asks the Applicant for information on costs to determine the base year NOI (in this case April 2015 to April 2016), the Adjusted NOI, and the Available NOI Adjustment. The NOI Worksheet is a required form to be completed and filed with the Special Adjustment Application.

(2) Fair Return Analysis, prepared by St. John & Associates and dated July 20, 2016, concluding that the Special Adjustment Application outcome of 45.1 percent in space rent increases, averaging approximately $164 per space, is necessary for Idle Wheel to receive a fair and reasonable return.

(3) Current Market Rent Estimate, prepared by Netzer & Associates concluding that the current "market rent," fee simple interest, as of July 15, 2016, is in the range of $635 to $645 per month per space.

(4) Analysis in Support of Idle Wheel MHP LLC Special Adjustment Application, prepared by the Hart King Law Firm concluding that the City must grant an upward adjustment to the space rent ceiling of $163.29 per month per space in order to assure that Idle Wheel will remain a viable, well maintained source of moderately priced housing in Woodland.

(5) Additional documents (23 total) in Support of Idle Wheel MHP LLC Analysis in Support of Special Adjustment Application, prepared by the Hart King Law Firm, many of which are Woodland City Council staff reports and meeting minutes leading up to and after the City's voters approved in November 2001 the Manufactured Home Space Rent Control Ordinance (Measure T)

and the November 2002 approval of revisions to the ordinance (Measure I), and a 1993 report authored by Michael St. John, Ph.D., entitled "*Fair Return and the California Court."*

This multi-part application issued by the Manufactured Home Fair Practices Commission is completed by a park owner to rebut the presumption that none of the other adjustments (Net Operating Income, permissive, pass-through, or other regular adjustments) would result in a just and reasonable return to the park owner for the particular year. Idle Wheel did not file for a NOI adjustment but did submit a NOI Worksheet as a required part of the Application.

Idle Wheel's application requests a space rent increase of 45.1 percent, or $163.29 per space per month. The application states that the average space rent is $362.06, the average increase will be $163.29, and that the average space rent will be $525.35. The application further states that this average rent will be below the market rent of $635 per space. The fair market rent determination was made by Netzer & Associates in July 2016 and was based on sales within Idle Wheel with a caveat that the author did not visit the park but assumed the coaches are in average condition.

Idle Wheel's counsel sets forth a lengthy analysis arguing why the rent increase is necessary. Idle Wheel argues that the average rent of $362 per month is unduly low and does not allow the owner to provide reasonable maintenance to the property. Moreover, Idle Wheel argues that the lower rent results in unreasonably inflated sale prices of mobile homes within Idle Wheel and that the Ordinance's provisions for annual permissive adjustments does not fully account for the effects of inflation. Thus, Idle Wheel contends this Application and requested rent increase are necessary.

Idle Wheel states that its total investment in 2015 was $7,062,977 (purchase price and capital improvements) with actual net operating income of $331,548.65, yielding a rate of return of .0469 and that applying what Idle Wheel believes is a fair rate of return of .0893 would provide for a fair net operating income of $630,724. Achieving that rate of return would require the $163.29 per space per month rent increase. Idle Wheel claims that the new average rate of $525.35 would still be below market rent and that such conclusion is supported by the report prepared and submitted by James Netzer.

ANALYSIS OF APPLICATION

Staff and the Commission chair reviewed and analyzed the application and had a number of questions. In an attempt to gather additional documents and get further clarification on the contents of the Application, City staff sent a letter detailing those questions via email to Idle Wheel's counsel on March 1, 2017. (See Attachment D.) As of the date of the writing of this report, the City had not received a response from Idle Wheel's counsel. The City's questions in the March 1, 2017 letter are summarized as follows:

1. Whether Idle Wheel is claiming any lost revenue from fire-related damage from the February 22, 2016 fire, whether Idle Wheel received insurance payments as a result of the fire, and whether Idle Wheel has taken any steps to improve the fire hydrants within the park. The letter also asked for written documentation, if any, in support of any such costs or payments.

2. A request to be prepared to provide written documentation beyond the general ledger information submitted with the application for all items in excess of $250 included in management expenses, normal repair and maintenance, and other administrative costs.

3. A request to explain the $5,687.04 R&M cost related to the gas system.

4. A request to explain expenses listed in Account 5710 for advertising and promotion.

5. A request to explain why the cost of LLC formation should be charged as a park operating expense.

6. A request to clarify whether the $10,745.10 of legal and expert witness costs are included in expenses used to determine the NOI.

7. A request to clarify what the term "Watman-Waterhouse" in the NOI filing refers to.

8. What the travel expenses were for and a request for documentation in support of the expenses.

9. A request to have insurance policy pages documenting annual insurance costs provided.

10. A request for invoices or other documents supporting the street repair costs.

11. A request for documents regarding the fair market value of the property.

12. A request for documents supporting the amortization costs listed in the NOI.

13. A request for confirmation of Netzer & Associates' determination of space rents that the cost of moving the mobile home from the dealer's lot to the park is not included and additional information related to that issue.

14. Request for confirmation regarding the loan to value rate, interest rate, and equity.

15. Questions related to Dr. St. John's recommendation and whether it is consistent with mobile home parks with an average rate of amenities, and how that was determined.

Section 16B14-(d) states that it is the Applicant's responsibility for a special adjustment application to provide any evidence available to the applicant upon request by the Commission. Should the Commission need additional information to complete its discussions and determination, it should ask the Applicant for that information. Section 16B-14 (d)(7) of the Ordinance and Regulation 9.04 direct the Manufactured Home Fair Practices Commission to consider all relevant, available evidence, including, a list of thirteen factors, which are set forth below.

a. Changes to the Consumer Price Index.

Idle Wheel states in its Application that inflation (100% of CPI) from the base year 1995 through the present has increased 61% while Idle Wheel's cumulative rent increase through 2016 based on the City's Permissive Adjustment formula increased 43.65%, meaning that the rent ceiling has not kept up to inflation.

b. Rents for comparable mobile home spaces in the city of Woodland.

The following table provides a summary of the number of units, base rent (which do not include charges for utilities), and features and amenities provided at each of the five manufactured home parks located in Woodland (listed in alphabetical order).

Woodland Manufactured Home Parks

Park	Units	Base Rent	Community Room	Office On-Site	Pool	Green Space	Play Structure	RV/Trailer Parking, Storage	Laundry Room
Bell's	40	$257.92 to $323.39	No	No	No	No	No	No	Yes
Casa del Sol **(Note 1)**	157	$61 to $1025	Yes	Yes	No	Yes	Yes	No	Yes
Idle Wheel **(Note 2)**	153	$332.79 to $386.27	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Leisureville **(Note 3)**	150	$335 to $362	Yes	Yes	Yes	Yes	No	Yes	?
Royal Palm **(Note 4)**	131	$355.82 to $395.16	Yes	Yes	Yes	Yes	No	No	Yes

Note 1 - Despite the wide range in rents, the majority of residents pay base rents in the $300 range. The park provides units for very low income, low income, and moderate income households as an affordable housing development with multiple affordability covenants recorded on the property. A number of the households work in agriculture.

The Playground area includes two play structures (one for older children and one for young children) and a separate structure with swings. Adjacent to this area is a large lawn area (green space). The office/community room/laundry room area also includes a small room for children's activities. Casa del Sol underwent a comprehensive rehabilitation during the approximate period of 2008 - 2011. New utilities were installed (water, sewer, storm drain, electric, and gas), roadways were reconstructed; a community building was constructed; the East Street frontage of the development was reconstructed with new landscaping, fencing, and sidewalk/curb/gutter; and an area was cleared and improved for installation of 32 new coaches in approximately 2011. The City of Woodland and former City of Woodland Redevelopment Agency provided multiple loans for property acquisition and rehabilitation. In addition, the City received a grant through Sacramento Area Council of Governments that funded the East Street frontage improvements.

Note 2 - The community building includes a partial kitchen. A shade structure is located within the swimming pool area. A moderate-size lawn (green space) is adjacent to the swimming pool. Recently, a play structure was installed in the lawn area. As of March 5, 2017, the play structure was fenced off and not yet available for use. The recreational vehicle/trailer storage area includes two stalls for washing vehicles.

Note 3 – It is unclear whether base rent at this property includes utility charges for water, sewer, and garbage. LCA's community building includes a community room, game room, and kitchen.

In 1995, Leisureville residents purchased the park from the private owner and created a cooperative ownership (Leisureville Community Association or LCA) for Leisureville, a development limited to senior citizen households. Residents paid a membership fee of $5,000 per each manufactured home in order to join LCA. The City of Woodland provided a loan to assist LCA with the purchase and establish a revolving loan fund to assist loan income residents purchase loan shares in the cooperative. Pursuant to the LCA Regulatory Agreement, at least 51 percent of the units at Leisureville must be occupied by low income households.

Note 4 - Small lawn areas (green space) are located adjacent to the swimming pool. A building adjacent to the swimming pool includes an office, community room, kitchen, and laundry room.

Idle Wheel argues that a fair market rent analysis is "circular" because all mobile home spaces within the City are subject to rent control except for Leisureville as it is resident-owned and exempt from the rent control ordinance.

c. <u>The length of time since the last rent increase or rent adjustment</u>.

Since the Manufactured Home Fair Practices Commission began meeting in 2002 to review applications for permissive adjustments to the space rent ceiling, Idle Wheel has applied for and been approved by the

Commission for permissive adjustments each year with the exception of 2006. Most recently, the Commission approved a 1.58% increase in 2016. The annual increases for Idle Wheel approved by the Commission are as follows:

Idle Wheel Permissive Adjustments to the Space Rent Ceiling

Year	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**
Increase	18.2%	1.73%	1.13%	2.02%	N/A	2.32%	2.87%	0.06%
Year	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**
Increase	1.41%	1.45%	1.96%	1.50%	0.97%	0.68%	1.58%	Pending

Notes: The 2002 permissive adjustment was the initial permissive adjustment. For 2006, the park did not submit a permissive adjustment application. Had an application been filed in 2006, the park may have been eligible for an adjustment of 2.24%. The permissive adjustment in 2009 was depressed because of an extremely low inflation rate. The current owner submitted an application for 2017 for a permissive adjustment, and the application will be acted on by the Manufactured Home Fair Practices Commission later this year.

d. Capital improvements made to the park and the costs for such improvements.

Idle Wheel provided information related to improvements made to the park. Idle Wheel states that it acquired the park in April 2015 knowing that it had deferred maintenance and since then performed street paving and also expended funds for a slab repair ($6,800), pool resurfacing ($19,180), and a carwash roof ($6,750).

e. Changes in property taxes or other assessed taxes to the park.

Idle Wheel claims that its property taxes will increase over previous years due to its recent acquisition of the property. It claims annual real property taxes in the amount of $70,485.15.

f. Rent paid by park owner/applicant for leased land.

As far as staff is aware, the park owner/applicant is not paying for leased land.

g. Changes in utility charges or rates.

The residents pay their own utility bills. However, Idle Wheel does show a gas repair and maintenance expense in the documentation submitted.

h. Changes in reasonable operating and maintenance expenses.

Idle Wheel provided information regarding its operations and maintenance expenses. The City asked for clarification and additional documentation for some of these expenses, but as of the time of this writing has not received a response. The Commission may have additional questions about these expenses. One additional item staff has noted since sending the letter is that it is unclear from the documentation submitted whether the plumbing expense is an ongoing item or whether the issue has resolved. As part of staff's review of the expenses reported by the applicant, staff identified a number of items that may require further clarification from the applicant and potential adjustments and amortizations where applicable by the Commission. These items are addressed in the following table, most of which are the same as items staff previously requested clarification from the Applicant. The Commission may have questions about expenses other than these as well.

Review of Idle Wheel Expenses

	Category/Account	Description	Amount	Comments
1	Improvements – Paving (1355)	Paving	$362,977	Applicant characterized item as investment. Amortize cost?
2	Wages, Managers (5200)	X-mas bonus (Anahid Lop)	$500	Exclude from operating expenses?
3	Repairs & Maintenance – Park Owned Homes/Bldgs	Roof Replacement (car wash roof)	$6,750	Amortize expense?
4		X-mas bonus (Byran Mull)	$200	Exclude from operating expenses?
5	Repairs & Maintenance – Pool & Spa (5510)	Swimming pool replastering	$19,180	Was condition of swimming pool factored into purchase price of Idle Wheel? Amortize expense?
6	Tools & Equipment (5650)	Riding lawnmower	$3,400.98	Amortize expense?
7	Accounting (5700)	2014 tax return	$300	Exclude from operating expenses?
8	Advertising & Promotion (5710)	Water for Reed	$235.45	Clarification needed. Exclude from operating expenses?
9		Gift for Reed	$54.22	Clarification needed. Exclude from operating expenses?
10		Employee X-mas gifts	$67.71	Exclude from operating expenses?
11	Dues, Subscription, Fees (5750)	Final notice fee from City of woodland	$11.00	Fee for late utility payment? Exclude from operating expenses?
12		Late fee from Wave Broadband	$4.75	Exclude from operating expenses?
13		LLC annual tax voucher payment for CA Franchise Tax Board	$800	Exclude from operating expenses?
14		Payment voucher for LLC e-filed returns (CA FTB)	$900	Exclude from operating expenses?
15		LLC Pen, interest	$70	Clarification needed. Exclude from operating expenses?
16	Legal General (5800)	LLC Formation	$2,104	LLC established for tax convenience of owner? Exclude from operating expenses.
17	Management Fees (5820)	Management Services	$24,522.63	Clarifications needed on how management services differ from duties of managers.
18	Meals & Entertainment (5830)	Meal for lender	$82.66	Exclude from operating expenses?
19	Travel (5940)	Travel by owner and manager (Bryan Mull)	$22,261.76	Manager responsible for $21,333.36 of total. Unclear on reasons for travel. Exclude a portion from operating expenses?

i. <u>The need for repairs caused by circumstances other than ordinary wear and tear</u>.

Idle Wheel's single largest improvement to the park for asphalt resurfacing was done in 2016, at a cost of $362,977. It is unclear whether the lack of street maintenance was factored into the negotiations for the park's purchase. Staff also views this cost as one addressing normal wear and tear of the streets and a cost that should be amortized over time rather than being a one-time expense. The Commission may also wish to ask the applicant whether a civil engineer who specializes in pavement assessments or another professional with similar skills was consulted on the pavement condition and recommended the resurfacing. Furthermore, the Commission may inquire if the applicant considered any less expensive treatments, such as fog and crack sealing, slurry seal, or cape seal to extend the life of the pavement.

j. The amount and quality of services and amenities provided by the park owner applicant to the residents of the park.

The table above lists amenities provided at Idle Wheel. Park resident Bill Long noted in his letter to the Commission that Idle Wheel recently constructed a playground without the residents' approval. Either Idle Wheel or residents or perhaps both may offer testimony or provide additional documentation regarding the amount and quality of services and amenities provided at the park.

k. The park owner/applicant's investment, additional investments, appreciation, depreciation, and possible tax benefits.

Idle Wheel has provided information concerning its investments in the property, including its purchase price. The Commission may ask Idle Wheel's representatives for additional information and/or documentation to support its numbers.

l. Any particular hardship circumstances of the park owner/applicant or the residents.

Both the park owner and the park residents have made hardship claims. The Application sets forth arguments and documents explaining why the owner believes it is not receiving a fair return on its investment. Numerous park residents have sent letters to the City explaining that a rent increase in the amount proposed would be a financial burden (see Attachment C).

m. Factors related to capture by incumbent residents of a premium upon sale

The Commission's regulations also provide for the Commission to consider, if raised by the applicant, factors related to the capture by incumbent residents of a premium upon the sale of their mobile homes attributable to the net value of the benefits of space rent control, including, but not limited to: (1) whether a premium exists; (2) whether other external factors exist that prevent the capture of a premium; and (3) whether a Special Adjustment is needed to prevent the creation or capture of such a premium. Regulations §9.04(d).

Idle Wheel asserts that the current rent levels do create a premium in the selling prices of mobile homes and that the expectation of continuing to have below market rents is capitalized into the resale value of the mobile home. Idle Wheel makes this argument on pages 7 through 9 of its counsel's analysis. The United States Supreme Court explained the issue by noting that the effect of a rent control ordinance may be to increase the mobile home's value, and this value typically only benefits the tenant in possession of the mobile home at the time the rent control ordinance is imposed. *Yee v. City of Escondido*, 503 U.S. 519, 530 (1992). This, the Court states, is a difference between a mobile home rent control ordinance and a more typical apartment rent control ordinance as apartment dwellers typically do not sell anything to their successors. *Id.*

COMMUNICATION FROM PARK RESIDENTS

The City received numerous letters from park residents, which are included as Attachment C. Most of the residents explained the financial hardship a rent increase would have on their personal finances. One of the residents, Bill Long, wrote to the Commission about a water shut-off on March 6, 2017. He stated that while he thinks this type of shut-off will be reflected by Idle Wheel as a repair and maintenance item, he believes it is an ineffective long-term fix and that the water delivery infrastructure is deteriorating.

ITEMS OUTSIDE THE SCOPE OF THIS PUBLIC HEARING

The Commission and Commission staff have heard from Idle Wheel residents about problems with the on-site fire hydrant and asked whether the City has jurisdiction to fix the fire hydrant. The state has jurisdiction over fire protection standards in mobile home parks. Health & Safety Code § 18691(a). The City may decide to enforce its fire prevention code in mobile home parks provided that the City gives the state at least 30 days written notice. If it does so, it may then enforce fire hydrant systems as well as a number of other things. However, the City has never given that notice and, thus, does not enforce the fire hydrant system within Idle Wheel. The only fire hydrant issue that may be relevant to the Commission's fair return hearing is whether Idle Wheel invested any money in repairing the fire hydrant system.

CONDUCT OF PUBLIC HEARING

The Commission held two meetings, on January 25 and February 8, 2017 to discuss the structure of the public hearing. During the February 8, 2017 meeting, the Commission approved a general outline for the public hearing. The City Attorney's office sent the outline to Idle Wheel's counsel on February 27, 2017 and to the tenants' counsel on March 3, 2017. Neither Idle Wheel nor the tenants have provided an estimate for how much time they anticipate needing to make an initial presentation to the Commission. The City understands that the tenants and/or Idle Wheel may wish to call witnesses, and attorneys for both Idle Wheel and the tenants have been informed that they would have the right to cross-examine witnesses. As the City does not know how much time either Idle Wheel or the tenants anticipate or how many (if any) witnesses each may present, the City offers the general outline below for the Commission's consideration.

It is also important to note that both Idle Wheel and the tenants have hired counsel to represent their interests in this proceeding. The role of staff and the City Attorney are to assist the Commission in its conduct of the public hearing, to facilitate the gathering and analysis of information, and to communicate with counsel for Idle Wheel and the residents. Following the hearing and completion of the Commission's deliberations, staff will draft written findings and a resolution for adoption by the Commission.

Additionally, Idle Wheel's counsel raises issues of an unbiased decision-maker and a fair hearing. The Ordinance does not permit any person affiliated with a mobile home park to serve on the Commission, to avoid any financial interest or conflict of interest. City staff is not aware of any financial interest of any individual Commissioner in this matter and is also unaware of any specific non-financial bias that would prevent the Commission from providing a fair hearing. While Idle Wheel has requested that any Commissioner who voted for the mobile home rent control ordinance not participate in the fair return hearing, as Commissioners who voted for the ordinance are alleged to be biased, no legal authority is cited for the proposition that voting on a rent control ordinance over fifteen years ago creates a bias to have a hearing officer's position so unalterably set to a specific outcome. Additionally, City staff declines

to ask Commissioners how they voted on an ordinance (or anything else for that matter) as voting at the polling place is secret.

Staff recommends the Commission do the following:

1. Staff will summarize the written staff report and take any introductory questions from the Commission.
2. Review the outline of proceedings for the public hearing.
3. Open the public hearing.
4. Applicant's presentation, including questioning of witnesses, if any
5. Cross-examination of Applicant's witnesses, if any, by residents' representative and/or questions from Commissioners to Idle Wheel's counsel or witnesses
6. Residents' presentation, including questioning of witnesses, if any
7. Cross-examination of residents' witnesses, if any, by Idle Wheel's representative and/or questions from Commissioners to residents' counsel or witnesses
8. Public Comment for any other person in attendance who wishes to comment on the matter
9. Idle Wheel's Rebuttal and/or concluding remarks. If Idle Wheel has further questions for the residents, those should be addressed to the Commission.
10. Residents' Rebuttal and/or concluding remarks. If the residents have further questions for Idle Wheel, those should be addressed to the Commission.
11. Close the public hearing.
12. Commission Discussion, Deliberation, and Direction to Staff. The Commission may request the applicant, residents, or staff to answer questions. At the conclusion of its deliberations, the Commission should direct staff to prepare written findings for adoption by the Commission by resolution. The Commission should also set another date and time for consideration of those written findings and adoption of the resolution.

COMMISSION'S DELIBERATIONS

The Commission is charged with granting a rent ceiling adjustment, as it determines, in its sole discretion, based upon written findings. §16B-14(e)(2). The Commission may grant the application in full or in part or may deny the application. The Commission should also determine whether the park owner should be allowed to pass through the hearing fee ($16,000) to park residents.

Pursuant to the Ordinance, the Commission has 90 days from the date of the City's completeness determination (January 11, 2017) and fourteen calendar days from the date of the close of the public hearing to render its written decision. The 90th day is April 11, 2017. Due to the rescheduling of the public hearing (see below) from March 14 to March 29, 2017, counsel for both Idle Wheel and the residents have agreed that the Commission may render its decision on or by April 28, 2017 instead.

The Commission's decision will be supported by written findings. Those findings will be drafted by staff to support a conclusion regarding the owners of Idle Wheel receiving a fair rate of return on its investment in Idle Wheel.

The Commission's decision is final, which means that there is no appeal to the City Council or any other person or body within the City of Woodland. §16B-14(h)(3).

PUBLIC NOTIFICATION:

A public hearing notice was prepared by the Community Services Department and mailed out to residents of Idle Wheel (one notice per manufactured home space) on February 25, 2017, for a public hearing originally scheduled for March 14, 2017. The City's Ordinance and Commission regulations contain contradictory language, indicating in one place that notice must be mailed at least fifteen days prior to the scheduled hearing date (§16B-14(c)(2)) and indicating in another that notice must be mailed at least twenty days prior to the scheduled hearing date (§16B-9). Legal counsel for the tenants complained that the City had not met the required 20 day mailing period and that the tenants would raise a complaint at the hearing of improper notice. Idle Wheel's representative requested that the hearing be continued with sufficient time for the City to give 20 days mailed notice. Thus, City staff on Tuesday, March 7, 2017, mailed notice of the March 29, 2017 hearing to all Idle Wheel residents in self-addressed, envelopes with first class postage supplied by the Park Owner.

Consistent with Section 6.06(h) of the Commission's Regulations, a copy of this staff report was provided by electronic mail to counsel for Idle Wheel and the residents seven days before the date of the March 29, 2017 Commission hearing. Copies of the staff report for the proposed project have been on file at the Woodland Community and Senior Center and City Hall since March 22, 2017.

ATTACHMENTS:

A. Idle Wheel Special Adjustment Application (provided under separate cover)
B. Public Hearing Notice Proof of Publication
C. Correspondence from Idle Wheel Residents and Community Members
D. Resident Surveys submitted by Idle Wheel/Royal Palm Community Association
E. Correspondence from City of Woodland dated March 1, 2017 to Idle Wheel Counsel
F. Chapter 16B of the City of Woodland Municipal Code

Attachment A

Idle Wheel Special Adjustment Application (provided under separate cover)

Attachment B

Public Hearing Notice Proof of Publication

Attachment C

Correspondence from Idle Wheel Residents and Community Members

Attachment D

Correspondence from City of Woodland dated March 1, 2017 to Idle Wheel Counsel

Attachment E
Chapter 16B

Attachment F

Resident Surveys submitted by Idle Wheel/Royal Palm Community Association

City of Woodland

COMMUNITY SERVICES DEPARTMENT
(530) 661-2000

2001 EAST STREET
(530) 666-7257 FAX

WOODLAND, CA 95776
www.cityofwoodland.org

NEW MEETING DATE

NOTICE OF SPECIAL MEETING AND PUBLIC "FAIR RETURN HEARING" BEFORE THE CITY OF WOODLAND MANUFACTURED HOME FAIR PRACTICES COMMISSION REGARDING THE APPLICATIONS FOR NET OPERATING INCOME ADJUSTMENT AND SPECIAL ADJUSTMENT SUBMITTED FOR IDLE WHEEL ESTATES

The City of Woodland Manufactured Home Fair Practices Commission ("Commission)" will hold a special meeting and conduct a public Fair Return Hearing on Wednesday, March 29, 2017 at 6:30 p.m., or as soon as possible thereafter, in the Council Chambers, City Offices, 300 First Street, Woodland, CA 95695. **The Fair Return Hearing originally scheduled for March 14, 2017 has been cancelled.**

DESCRIPTION: The Commission will consider an application for a Net Operating Income adjustment and a special adjustment under the Manufactured Home Space Rent Control Ordinance, Woodland Municipal Code, Chapter 16B for **Idle Wheel Estates,** located at 907 Bourn Drive, Woodland, CA 95776.

APPLICANT: Idle Wheel MHP LLC, 500 Giuseppe Court, Suite 2, Roseville, CA 95678, phone (916) 772-4923.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact the City Clerk at (530) 661-5806. Please make your request as early as possible, and at least one-full business day before the start of the hearing.

ALL INTRESESTED PERSONS ARE INVITED TO APPEAR AT THE MEETING DATE(S) IDENTIFIED ABOVE AT 6:30 P.M. IN COUNCIL CHAMBERS TO COMMENT. COPIES OF THE SPECIAL ADJUSTMENT APPLICATION AND THE COMPLETE FILE, CAN BE VIEWED AT THE OFFICE OF THE COMMUNITY SERVICES DEPARTMENT, 2001 EAST STREET, WOODLAND, CA 95776 AT LEAST FIVE DAYS PRIOR TO THE HEARING. QUESTIONS MAY BE DIRECTED TO CITY STAFF AT (530) 661-5927. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING AND EXPRESS THEIR COMMENTS. WRITTEN COMMENTS WILL BE ACCEPTED PRIOR TO, AT, AND DURING THE HEARING. ALL COMMENTS RECEIVED WILL BE GIVEN TO THE MANUFACTURED HOME FAIR PRACTICES COMMISSION FOR ITS CONSIDERATION.

PURSUANT TO SECTION 65009(b)(2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE MANUFACTURED HOME FAIR PRACTICES COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

Woodland Community Services Department

City of Woodland

COMMUNITY SERVICES DEPARTMENT
(530) 661-2000

2001 EAST STREET
(530) 666-7257 FAX

WOODLAND, CA 95776
www.cityofwoodland.org

PROOF OF SERVICE BY MAIL

I am Dan Sokolow, Senior Planner for the Community Services Department of the City of Woodland. I am over the age of 18 years. My business address is 2001 East Street, Woodland, California 95776.

On March 7, 2017, I served the foregoing Notice of Action by depositing a true copy thereof in the United States Mail in Woodland, California, enclosed in a sealed envelope with postage thereon fully prepaid, addressed as follows: See attached mailing labels.

I certify under penalty of perjury under the laws of California that the foregoing is true and correct, and that this document is executed on March 7, 2017, at Woodland, California.

Dan Sokolow

Dan Sokolow, Senior Planner
Community Services Department
City of Woodland

HECTOR/ROSA OCEGUERA
907 BOURN DR #1
WOODLAND, CA 95776

RUBEN NARANJO
907 BOURN DR #2
WOODLAND, CA 95776

MARGARET BENDER
907 BOURN DR #3
WOODLAND, CA 95776

ELIASAR AYALA
907 BOURN DR #4
WOODLAND, CA 95776

ROSITA VILLAREAL
907 BOURN DR #5
WOODLAND, CA 95776

MAVIS SCHAMBAUCH
907 BOURN DR #6
WOODLAND, CA 95776

SHELLY LOPES WHITEBEAR
907 BOURN DR #7
WOODLAND, CA 95776

DEBORAH RODRIGUEZ
907 BOURN DR #8
WOODLAND, CA 95776

RICARDO LOPEZ/ANAHID LOPEZ
907 BOURN DR #11
WOODLAND, CA 95776

MARIA/JOSE GOMEZ
907 BOURN DR #12
WOODLAND, CA 95776

SUSANA/LUCERO GARCIA
907 BOURN DR #13
WOODLAND, CA 95776

VIRGINIA MANLEY
1420 WILDLIFE WAY
PLACERVILLE, CA 95667

VIRGINIA MANLEY
907 BOURN DR #14
WOODLAND, CA 95776

CRAIG JONES
907 BOURN DR #15
WOODLAND, CA 95776

ROBIN MARTINEZ
907 BOURN DR #16
WOODLAND, CA 95776

RUDY VENEGAS
907 BOURN DR #17
WOODLAND, CA 95776

MARICELA MARTINEZ
907 BOURN DR #18
WOODLAND, CA 95776

MOISES/NORMA MICHEL
907 BOURN DR #19
WOODLAND, CA 95776

LAURA AYALA
907 BOURN DR #20
WOODLAND, CA 95776

DANIEL SANDOVAL
907 BOURN DR #21
WOODLAND, CA 95776

ELENA CHAVEZ DE LA TORRE
907 BOURN DR #22
WOODLAND, CA 95776

BENJAMIN NUNEZ
907 BOURN DR #23
WOODLAND, CA 95776

WESLEY OSHIER
907 BOURN DR #24
WOODLAND, CA 95776

ADRIAN GARCIA
907 BOURN DR #25
WOODLAND, CA 95776

VEDA NICKELL
907 BOURN DR 26
WOODLAND, CA 95776

FARHANA CHAUDRY
907 BOURN DR #27
WOODLAND, CA 95776

EDUARDO RUELAS
907 BOURN DR #28
WOODLAND, CA 95776

CELIA SANCHEZ/FERNANDO BARO
907 BOURN DR #29
WOODLAND, CA 95776

MIKE JOHNSON
907 BOURN DR #30
WOODLAND, CA 95776

PHILLIP MORGAN
907 BOURN DR #31
WOODLAND, CA 95776

FRANCISCO AYALA JR
907 BOURN DR #32
WOODLAND, CA 95776

MERLITA HOFFMAN
907 BOURN DR #33
WOODLAND, CA 95776

GRACIA MENDOZA
907 BOURN DR #34
WOODLAND, CA 95776

MARIE TUNSTALL
907 BOURN DR #35
WOODLAND, CA 95776

KELLY PIKE
907 BOURN DR #36
WOODLAND, CA 95776

MARTIN OPPOLD
907 BOURN DR #37
WOODLAND, CA 95776

KIM MORENO
907 BOURN DR #38
WOODLAND, CA 95776

A CAZARES
907 BOURN DR #39
WOODLAND, CA 95776

WAYNE LEWIS
907 BOURN DR #40
WOODLAND, CA 95776

ISIDRO CARRERA
907 BOURN DR #41
WOODLAND, CA 95776

MELISSA CRUZ
907 BOURN DR #42
WOODLAND, CA 95776

DOROTHY LOVE
907 BOURN DR #43
WOODLAND, CA 95776

JESSICA/HOMERO PIMENTEL
907 BOURN DR #44
WOODLAND, CA 95776

THOMAS DELACEY
535 COTTONWOOD ST
WOODLAND, CA 95695

THOMAS DELACEY
907 BOURN DR #45
WOODLAND, CA 95776

JEANINE WEEKS
907 BOURN DR #46
WOODLAND, CA 95776

LOURDES TORRES
907 BOURN DR #47
WOODLAND, CA 95776

AMIR JALIL
907 BOURN DR #48
WOODLAND, CA 95776

ANGEL CORRAL NAVAR
907 BOURN DR #50
WOODLAND, CA 95776

ADRIAN MARIN QUEZADA
907 BOURN DR #51
WOODLAND, CA 95776

SALVADOR VIDALES
907 BOURN DR #52
WOODLAND, CA 95776

LANELL BALL
907 BOURN DR #53
WOODLAND, CA 95776

MARCOS MICHEL
907 BOURN DR #54
WOODLAND, CA 95776

JUAN BONILLA VERA
907 BOURN DR #55
WOODLAND, CA 95776

RICK BALL
907 BOURN DR #56
WOODLAND, CA 95776

BILLY/LYNDA LONG
907 BOURN DR #57
WOODLAND, CA 95776

DONNA COTTON
907 BOURN DR #58
WOODLAND, CA 95776

M G RUELAS/G RODRIGUEZ
907 BOURN DR #59
WOODLAND, CA 95776

JUAN CARLOS CARRILLO
907 BOURN DR #60
WOODLAND, CA 95776

BENITO RODRIGUEZ
907 BOURN DR #61
WOODLAND, CA 95776

RODOLFO HERRERA
907 BOURN DR #62
WOODLAND, CA 95776

DOROTHY MINEAR
907 BOURN DR #63
WOODLAND, CA 95776

ALFREDO CHAVEZ
907 BOURN DR #64
WOODLAND, CA 95776

MELCHOR BUSTAMANTE
907 BOURN DR #65
WOODLAND, CA 95776

CHRISTENSEN
907 BOURN DR #66
WOODLAND, CA 95776

FRANCISCO VELEQUEZ
907 BOURN DR #67
WOODLAND, CA 95776

ANN/LYNN VANDERLAAN
907 BOURN DR #68
WOODLAND, CA 95776

RIGOBERTO GUTIERREZ
907 BOURN DR #69
WOODLAND, CA 95776

ALVARO AVINA
907 BOURN DR #70
WOODLAND, CA 95776

PAULA ESPINOZA
1261 IVY WAY
MANTECA, CA 95336

PAULA ESPINOZA
907 BOURN DR #79
WOODLAND, CA 95776

FILEMON SALDANA
907 BOURN DR #80
WOODLAND, CA 95776

FERNANDO DURAN
907 BOURN DR #81
WOODLAND, CA 95776

MARIA HERNANDEZ
907 BOURN DR #82
WOODLAND, CA 95776

ROBERTO NARANJO
907 BOURN DR #83
WOODLAND, CA 95776

F J CORIA/M E BUENO
907 BOURN DR #84
WOODLAND, CA 95776

SANDRA JOHANNECK
907 BOURN DR #85
WOODLAND, CA 95776

NICOLAS TOPETE
907 BOURN DR #86
WOODLAND, CA 95776

JOSE IZQUIERDO
907 BOURN DR #87
WOODLAND, CA 95776

ENRIQUE FRANCO
907 BOURN DR #88
WOODLAND, CA 95776

VACANT
907 BOURN DR #89
WOODLAND, CA 95776

JUAN ORTEGA
907 BOURN DR #91
WOODLAND, CA 95776

E LOPE PIMENTEL/ S IBAYRA
907 BOURN DR #92
WOODLAND, CA 95776

V DHARMA SHARMA
907 BOURN DR #94
WOODLAND, CA 95776

NOOR CHOUDRY
907 BOURN DR #95
WOODLAND, CA 95776

A R RUELAS
907 BOURN DR #96
WOODLAND, CA 95776

ARTURO GUTIERREZ
907 BOURN DR #97
WOODLAND, CA 95776

MARIA DEL CARMEN IBARRA
907 BOURN DR #98
WOODLAND, CA 95776

DELL LANGSTON
907 BOURN DR #99
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ELEANOR FRESCAS
907 BOURN DR #100
WOODLAND, CA 95776

OMAR/ALI SHAFQAT
907 BOURN DR #101
WOODLAND, CA 95776

FRANCISCO ZAVALA
907 BOURN DR #102
WOODLAND, CA 95776

BARRIOS/LOPEZ
907 BOURN DR #103
WOODLAND, CA 95776

SYLVIA PADILLA
907 BOURN DR #104
WOODLAND, CA 95776

JESUS GONZALO ORTIZ
907 BOURN DR #105
WOODLAND, CA 95776

PATRICIA MEDINA
907 BOURN DR #106
WOODLAND, CA 95776

JAVIER CARDENAS
907 BOURN DR #107
WOODLAND, CA 95776

SHERRIAN MORRIS
907 BOURN DR #108
WOODLAND, CA 95776

JESUS TORRES
907 BOURN DR #109
WOODLAND, CA 95776

VIDAL ALCANTAR
907 BOURN DR #110
WOODLAND, CA 95776

ALEJANDRO RIVERA
907 BOURN DR #111
WOODLAND, CA 95776

REINALDO SOLORIO
907 BOURN DR #112
WOODLAND, CA 95776

WILMA PASSMORE
907 BOURN DR #113
WOODLAND, CA 95776

MARIO ESTRADA
907 BOURN DR #114
WOODLAND, CA 95776

F SINGH/KAUR
907 BOURN DR #115
WOODLAND, CA 95776

RAFAEL CAZARES
907 BOURN DR #116
WOODLAND, CA 95776

MARIA PEREZ/LEONEL MENDOZA
907 BOURN DR #117
WOODLAND, CA 95776

FRANCISCO CARRILLO
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WOODLAND, CA 95776

JESUS ACEVES CISNEROS
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JASBINDER DULAI
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ELISA WARFORD
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WOODLAND, CA 95776

DIANE YOUNG
907 BOURN DR #123
WOODLAND, CA 95776

JULIA BLOCKER
907 BOURN DR #124
WOODLAND, CA 95776

MARVIN CHAVEZ/KAROL CHAVEZ
907 BOURN DR #125
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SALVADOR LOPEZ
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ADRIANA CHAVEZ
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MIGUEZ DURAN
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CLAUDIA VARGAS/VILLEGAS
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ARMANDO ACOSTA
907 BOURN DR #130
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YOLANDA ANAYA
907 BOURN DR #131
WOODLAND, CA 95776

DANA SMITH
907 BOURN DR #199
WOODLAND, CA 95776

G COVARRILUIS
907 BOURN DR #132
WOODLAND, CA 95776

BARBARA BAIR
907 BOURN DR #133
WOODLAND, CA 95776

ANGEL MURILLO
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MIRIAM TOVAR
907 BOURN DR #135
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RIGOBERTO GARCIA
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SALVADOR COVARRUBIAS
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R GONZALEZ RUIZ
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WOODLAND, CA 95776

JOHN MARTINDALE
907 BOURN DR #201
WOODLAND, CA 95776

MIGUEL REYES
907 BOURN DR #202
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JUAN P CAZARES/AURORA CAZARES
907 BOURN DR #203
WOODLAND, CA 95776

HARRY HELIN
907 BOURN DR #204
WOODLAND, CA 95776

BRIAN LEVERS
907 BOURN DR #205
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NAOMI BARROW
907 BOURN DR #206
WOODLAND, CA 95776

MARIA GARCIA
907 BOURN DR #207
WOODLAND, CA 95776

JENNIFER BIGELOW
624 DENISE DR
WOODLAND, CA 95776

JENNIFER BIGELOW
907 BOURN DR #208
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MARTIN HARDY
907 BOURN DR #209
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AMELIA S IBARRA/SERGIO IBARRA
907 BOURN DR #210
WOODLAND, CA 95776

MARNI LARSON
3901 YANA PLACE
DAVIS, CA 95618

MARNI LARSON
907 BOURN DR #211
WOODLAND, CA 95776

PAM KASMIRE
907 BOURN DR #251
WOODLAND, CA 95776

BENJAMIN GODINEZ
907 BOURN DR #252
WOODLAND, CA 95776

LETICA OCEGUEDA
907 BOURN DR #253
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OMAR SANDOVAL
907 BOURN DR #254
WOODLAND, CA 95776

GEMA CAZARES
907 BOURN DR #255
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JOSEFINA IBARRA
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LICEA/CHAVEZ
907 BOURN DR #257
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DEBORAH BECK
907 BOURN DR #258
WOODLAND, CA 95776

ERMINIO DIAZ
907 BOURN DR #260
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NORBERTO/MARIA GUZMAN
907 BOURN DR #261
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CARLOS CERVANTEZ
907 BOURN DR #262
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JUAN GUTIERREZ
907 BOURN DR #263
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MARIA BARAJAS
907 BOURN DR #264
WOODLAND, CA 95776

JUAN GONZALEZ
907 BOURN DR #265
WOODLAND, CA 95776

ALMA CAMACHO
907 BOURN DR #266
WOODLAND, CA 95776

LUZ GUZMAN
907 BOURN DR #267
WOODLAND, CA 95776

HUSSIAN/MURTAZA
907 BOURN DR #268
WOODLAND, CA 95776

10-20-16 P04:01

To whom it may concern,

It has been brought to my attention that the rent for the space at Idle Wheel will be raised a 45% bringing our monthly payment to $600 -/+.

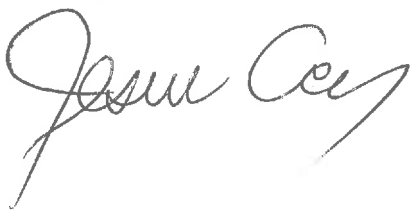
I would like to take a moment to explain a few points so that you can take into account before this raise takes effect.

1. The value of our mobile homes would go down due to the high monthly space rent, it will make it less desirable for families to want to buy or rent here because of the high rent space.
2. People like me that are still paying on the mobile home loan will have a harder time to be able to pay both payments.
3. I am schedule to retire in two years and with this new increase I find myself questioning if I will be able to afford the new space rate and the mobile home loan on a very limited income and also pay all of our other responsibilities.

I ask for you to reconsider this rate increase and take in to account that this will affect many families in our community.

Sincerely,

Jesus Aceves



10-10-16

my name is Adriana Chavez
I live in 907 Boom Dr SPC 127
and I think is not a good idea
to Pay 100 or more to rent
I think is fine like that to I Pay
I work in the fill season work
I have 2 kids my work is not like
all year is not to easy for me to
Pay more money thanks for
read my decicion Att.

Adriana Chavez

10-20-16 P04:02

Naomi Barrow
907 Bown Dr.
Space 206
Woodland, Ca

Oct 8, 2016

10-20-16 P04:01 IN

Manufactured Home Fair Practices Commission
Mr. Dan Sokolow, Senior Planner
C/o Ms. Ana Gonzalez, City clerk.
City of Woodland
City Clerk's Office
300 First Street, 2nd Floor
Woodland, CA 95695

Dear Sirs,

After notification of a possible increase in the rent for Idlewheel Estates, I have been so stressed and emotionally upset.

I have lived here since 1972. The rent has gone from $80 to $444 over this 44 year period. The current request of a 45.09% increase is far beyond what I can afford. As a retired person for 38 years, I have a limited income. At 93 years of age, my medical has increased and I have no other form of income. Social Security has not increased to even meet cost of living increase. Prescriptions and food have also increased. I have no way of generating income.

Because of my disabilities, diminished vision and mobility issues, I have had to hire assistance to help with shopping and transportation to get me to appointments. This takes away from my daily budgeted expenses.

(over)

This community was voted to be a low income community by the city and rent should therefore be controlled. An increase of $163.50 per month will cause me extreme hardship.

Consider this increase as beyond cost of living and keep this a low income community.

Sincerely,

Naomi Barrow

Naomi. Barrow

P.S.
Written with assistance from

To whom it may concern,

10-23-16 A10:03 IN

If the application by the owner of Idle Wheel mobile home park to raise the monthly space rent by over $160.00 per month passes, it is going to be a hardship for my family, as well as others who live in the park. Many are elderly and on fixed incomes. As you may know, Social Security payments have not been increased for several years, while many expenses keep rising.

When my mother and I bought our home in 2009, we chose to buy one at Idle Wheel, specifically because we were led to believe that it was under rent control. We were told that increases would not be exhorbitant. Well, $160.00 per month is exhorbitant!

Along with the monthly space rent, mortgage payments, utilities, transportation and food, there is nothing left, now. If the rent is increased this significantly, there is no extra and it will have to cut into food expenses or something else.

Please deny the owner's application or have him reconsider the amount.

Thank you for your time in considering this.

Sincerely,
Kim and Joan Moreno

RECEIVED
OCT 26 2016
CITY CLERK'S OFFICE

10/10/16

11-03-16 A10:26

Attn:
Manufactured Home Fair Practices Commission
Mr. Dan Sokolow, Senior Planner
c/o Ms. Ana Gonzalez, City Clerk
City of Woodland
City Clerk Office
300 First Street, 2nd floor
Woodland, CA 95695

I am writing this in response to the request to raise the base rent on our homes at Idle Wheel Estates Mobile Homes.

I live on social security of $1400 a month. As of now, at $450 plus a month rent, P.G.&E., health insurance, prescription insurance, plus the cost out of pocket cost of medicines, life insurance, household expenses, gas, food and everyday expenses or unexpected expenses.

As of now, my son has to provide a substantial amount for me to continue to live or have this home.

Please investigate and take into consideration this unfair rent increase.

Thank you very much.

October 10, 2016

To whom it may concern:

11-03-16 A10:26 IN

I am writing in regards to your notice of rent increase. While I do appreciate living in your unit, I do not believe my budget can handle a rent increase at this time. I believe the amount of rent being payed right now is completely fair. Increasing the rent by such a drastic amount will not only hinder our family's, and the rest of the community's, financial stability, but it will also allow management to feel the ease of increasing rent by any amount at any given time in the future.

Sincerely,

A Concerned, working-class family

October 10, 2016

11-03-16 A10:25

To whom it may concern,

I Jesus Ortiz have been a resident in Idle wheel for a year and a half. I am making this letter to notify that I do not agree to the 45% increase you want to do to our monthly rent. I am still currently making monthly payments for my trailer, car and other monthly bills. I am a single father and my job does not provide more income for me to make sufficient money to pay for another higher bill. I have an understanding that idle wheel is based low income and I would like to continue if rent goes higher I wouldn't be able to make that payment I wouldn't like to not be without a home do to this increase. So I am asking that rent remains the same and no future increases occur. I have always been on time with my payments for the idle wheel and if this increase occurs I don't want my credit record to go bad. I hope with this letter there is something we can come to accordance and hopefully I see no increases to my monthly rent.

Thank you,

Jesus G Ortiz

October 10, 2016

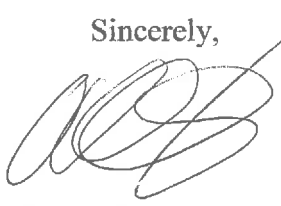
11-03-16 A10:25 IN

Dear: Manufactured Home Fair Practices Commission

As I'm sure, you have been notified of the recent application to the city of Woodland for a rent price increase on Idle Wheel Estates. I'm writing this letter because the increase of $170-$180 in monthly rent is too high for me and my family. This was a response to a recent road repaving work that was done and initially the owner told us that it would be a much lower rent increase. I work and so do both of my parents, my step-dad has two jobs just to make ends meet and this increase would really harm our financial situation. Everyone in my home works, except for my younger brother and I'm also a full time student. I'm writing this letter due to the fact that both of my parents can't read of write English.

However, my step-dad helps his other son with some bills for his apartment since he has a low paying job and can't support himself yet. Also, my step brother that lives with us, stays with his mom during the week for school. Therefore, my step-dad pays part of the rent at his mom's mobile home. My mom has a minimum wage job and so do I. Lastly, my step-dad has had two jobs for the last 12 years and with the economy improving, he was hoping he could finally quit one to be able to spend more time with us. However, this rent increase would prevent him from doing so. Overall, I thank you for reading this letter, I know it's a bit lengthy, but I hope you can take this into consideration before making your decision. Have a wonderful day ☺

Sincerely,



Alejandro Ruelas-Magana

11-03-16 A10:24 IN

Dan Sokolow,

My family consist of my wife, my 3 kids, my father in law and myself, a field worker. I make a total of $31,000 a year while for 2 months I have no work due to the change of season. We pay water, garbage and sewer apart from our rent. If the amount of rent increases $163.50 every month, making it a total of $1962 a year, I wont be able to purchase my kids school and personal needs. This would create a negative impact on our daily way of life. I beg for humanity and understandment that not all of us posses of an easy life and reconsider the rent increasment.

Sincerely,
Idle wheel renter

I'm a retire person. I only get 980 ㏄ for month. My family is of 3 persons. With the rent increase. I won't be able to provided for them.

11-03-16 A10:23

Idlewheel Estates SP.A68- Oct 3, 2016

To Whom It May Concern
My sister and I live together. Would not be able to afford and increase of Rent. We are on a fixed income now and can hardly make it now on what we make.

Thank you
Lynnette M. Vandeburg

11-03-16 A10:23 IN

My sister and I live together and share expenses. But even living together and sharing expenses could not afford a rent increase. We are both self employed and have a hard time just paying what we have. We do have a paid car and live on what we make pay check to pay check. Dont even work a 40 hrs a week. We are thankful for a roof over our heads. But would be hard for use with a rent increase We dont even have a TV. And cut back a lot. Dont eat at much cant afford two. Please dont let them raise the rent. Dont know where my sister and I would live if we had to pay a high rent.

Thank you for your time.

E-mail pvlvarvbb@aol.com Ann Vandeburg
Annette

11-03-16 A10:22

10-10-16

To whom it may concern:

We reside at the Idle Wheel Estates and ask your support in stoping this outrageous increase by the owner. Since I've been living here there has been many rent increases but this time it is too extreme. Please note that if this increse takes place it will take a big toll on our family. Please keep in mind that many families still make payments on our homes and adding the rent increase would put us with a high payment similar to a mortgage and we would not be able to nor qualify for that. We are totally against a rent increase. Please help us.

Thank you in advance

10/10/16

To whom it may concern:

We are residents @ Idle Wheel Estates and are totally against a rent increase. The reason I moved here is because it is affordable to my family but if rent increases too much my family an I would have to relocate. We understand inflation but this owner wants to keep raising the rent, He raised the rent about a year ago and the again a couple months ago. We ask for your support in there being a control on this matter.

Thank you in advance.

11-03-16 A10:21 IN

11-03-16 A10:21 IN

9 October 2016

Dear Mr. Sokolow,

I live in Idle Wheel Mobile Home Park, and have for 28 years. I am a retired nurse's aide, without retirement benefits, only social security. Most of the residents here and in Royal Palm Park have health issues, and can barely afford their insurance and medications, not qualifying for any type of assistance. The people living in these parks are elderly or young working families who don't qualify for government assistance.

An increase of 45% would take over half of my monthly income, and make my independent existence impossible. The increase would directly impact the city and Yolo County's ever increasing homeless population.

I pray the owners of the parks will reconsider this drastic increase and it's impact.

Sincerely,
Concerned Senior Citizen

October 10, 2016

11-03-16 A10:21 IN

To whom it may concern:

I am writing this letter in regards to the "Special Adjustment Application". I must clearly say that I AM NOT AGREEING with the new increase that is being requesting.

This new raise in my mobile home space rent will affect me in a tremendous way, obviously financially, beause I do not make much money, I am a man surviving on my disability check and I must say that it would not be enough to cover this new rent increase plus all other expenses I have at home, sucha as the electricity bill, food, phone bill, gas and more.

It would also affect me personally and emotionally. You must know I am a 61 years old living with my 60 year old wife and this kind of new "adjustments" as you call it are very stressing, we are not young anymore to just get up and say that this is no issue, it would be very hard to try to get a job at our age, and for me it would be impossible because I am a disabled man.

So I am urging for this request for increase in rent to be stopped. Thank you.

Rafael A Cazares.
Rafael A Cazares
Martha Murillo de Cazares
Martha M Cazares

To whom It may Concern, 11-03-16 A10:20 IN

`Hello my name is Rigioberto Garcia I am a resident of Idle Wheel mobile homes and I reside in space 136. The new proposed rent increase would greatly affect me and my family, we are a family of 6 living on a single income, all of my children go to school and as it is we are barely making ends meet living paycheck to paycheck. A rent increase of this quantity could result disastrous to not only my family but I'm sure for many other families. According to the park owner it is becoming more expensive for him to cover ther costs of water, however the cost of water is already included in our rent so we are really the ones paying for it. This new proposed rent increase is an object of greed and is directly taking advantage of the good people of this neighborhood. It is simply unfair and should be put a stop to.

Signed, Rigoberto Garcia

Octubre 16 del 2016

A quien corresponda:

Por medio de la presente quiero dejarles saber que nos tiene muy preocupados a mi esposo y a mí la noticia que quieren aumentar la renta porque tal cantidad nosotros no podríamos pagar porque nuestro sueldo no es muy alto dado que no somos profesionistas somos obreros y ganamos poco y tenemos 4 hijos dos adolescentes, nuestra hija mayor esta en el colegio y es un gasto alto para nosotros y proximamente nuestro hijo tambien asistirá al Colegio y para nuestros hijos es muy importante seguir viviendo aquí porque ellos se sienten seguros y comodos aquí han crecido y han vivido la mayor parte de su vida tienen buenos amigos y vecinos que se preocupan por ellos y los quieren mucho.

Antes de tomar una decisión les pedimos que por favor tomen en cuenta la situación de los que vivimos aquí porque de verdad nos afectaría mucho y no podemos pagar un lugar más costoso.

Atte...

Residentes de la Tricala #29.

Celia Sánchez y

Fernanda Baro

10-14-16

To Whom it may Concern,

I understand that yause raising the rent to $160.00 per month, I live 27 years to Idle Wheel, and my rent was ($ 426.00 and my mobile home was single wide.

I live alone with my fix income and no other source of income.

I am only depending to my retirement from (Social Security)

Thank you
For your
understanding.

Merlita Hoffman
#33

11-03-16 A10

To whom it may concern,

11-03-16 A10:19

As a 4-year resident of Idle Wheel, I have been very happy and content with our mobile home park. One of the most important reasons for my choosing to live here, at Idle Wheel, is the fact that it is one of the few places I have a place to call "home" on the very fixed income I have. As a retired woman, I have a very limited income from S.S. I have remained here at Idle Wheel Mobile Estates, comfortable and free of worry that anything might change. As you might understand, such an increase in rent would result, more than likely, in me losing the place I call home, or being forced to find an extra source of income, which, at my age is very difficult and stressful. I have been very happy with our facilities and services, such as our pool and carwash, and thus I don't comprehend what or how necessary additions or benefits are required to the point of raising our rent in such a manner. How many residents are being benefitted by the raise? I feel very worried and concerned with the hiking price in our rent, it will directly affect the living situation that for so many years I have felt secure in. I understand other resident might have incomes that allow them to comfortably remain at Idle Wheel, but I cannot avoid worrying about the next months and those of our neighbors who are also retired, or on very low income. Please keep our wonderful mobile estate park rents as reasonable as they have always been. I would be glad to participate in meetings, to motion for our rent to kindly be kept as equitable as it has been. I fear this increase in our rent will not have a positive effect on all residents.

Respectfully,

Grace Mendoza

To M. Dan Sokolow and Ms. Ana Gonzalez

11-03-16 A10:18 IN

Hello, my name is Marcos Michel from Idle Wheel Mobile home Park Space #54 in Woodland. I'm writing this letter because we need your help, please help us to continue having the rent control, the owner wants to increase the rent about 45.09% it will increase my space rent by approximately $163.50 per month.

This increase will affect my family financially, we bought our 1972 mobile home for $60.000 about 8 years ago, we got a loan from the bank and we still owed $36.800 to the bank my mortgage payment is $436.24 per month which only $142.38 go to the principal.

Please help us with the rent control.
Thank you.

Best regards
Marcos Michel.

11-03-16 A10:18

Mi Nombre es Lourdes Torres

Octubre 26 2016

907 Bourn Dr SPC 47

Woodland CA 95776

A quien Corresponda :

Esta carta es para mostrar mi total desacuerdo en el aumento de la renta. Ya que para mi y mi familia esto seria debastador, el aumento propuesto es demasiado alto para nuestras posibilidades economicas.

Nuestro igreso es muy bajo. Por otra parte estoy en tratamiento de cancer, lo cual el estres de pensar en ese aumento de renta aumentaria mi estres por lo tanto mi enfermadad puede empeorar.

En mi familia somos 3, 2 adultos y una menor. Y el sueldo como ya dije es demasiado bajo, que apenas nos ajusta para los gastos primarios mensualmente.

Nuestro ingreso mensual es de aproximadamente $1670.00 y los gastos aproximados son de $1500.00 a $1600.00.

Asi que suplico piensen y reaccionen bien en el aumento propuesto por el due~o de los terrenos, ya que este aumento si afectaria gravemente nuestras vidas diarias.

Millon de gracias por su atencion.

Atentamnete; Lourdes Torres Telefono:530 9088183

Fecha 10-26-16

DEKREEK REALTY

11-03-16 A10:14 IN

October 20, 2016

TO: Manufactured Home Fair Practices Commission
RE: Proposed Space Rent Increase
At Idlewheel Mobile Home Estates

To whom It May Concern:

My name is Dave De Kreek and I am a Real Estate Broker and owner of De Kreek Realty in Woodland. I have been selling real estate for 33 years in Woodland and would like to comment on the proposed space rent hike in Idlewheel Mobile Home Estates located on Bourn Drive in Woodland. The ownership is proposing raising space rents by just over 45%, or $160.00 to $180.00 per month!!! This in my opinion would all but decimate property values and potentially turn the park into a grave yard of abandoned mobile homes. Additionally, the management of Idlewheel is perhaps the worst I have ever seen as is the person or persons in charge of repairs to the community. I have included some photo's to show exactly what I'm talking about. The laundry room has been out of order for months, street lights broken or globes missing for "years", the new fence along Bourn Drive was constructed extremely poorly, pool in bad repair, occupants allowed to store junk in highly visible areas to the community, occupants also allowed to keep their homes in bad disrepair and yards trashy and overgrown. You won't find these conditions in Leisureville, where, oh by the way their monthly dues are $350.00 per month!!

In closing, the ownership of Idlewheel Mobile Home Estates needs to be sent a very strict message, REQUEST DENIED!! Failure to send this message to them will, in my opinion, have devastating repercussions. It has become very evident that the ownership doesn't care about the residents, the well being of the community as a whole or the care and condition of the park and its improvements and common areas and professional management whatsoever! What the management does care about, however, is their bottom line profits on the backs of their residents! Again, please send the ownership a very direct message, request denied!

Regards,

Dave De Kreek
Real Estate Broker, De Kreek Realty
(530) 662-1200

Recvd 11/28/16

Mr. Robert Noren October 30, 2016

Dear Sir,

I am writing in response to the end-run attempt that the owner of the "Idle Wheels Estates" mobile home park has made in his approach to make a 'return on his investment'; his application for increased space rent to this commission earlier this year. I am a resident of this park, a tenant renting a room with an elderly owner of her mobile home. She inherited the home from her mother and needed my tenancy to help her make ends meet; being on a limited/fixed social security income. I, myself, have a limited income as i'm only a caregiver in the senior home care giving industry, that has no garaunteed hours. I presently work only 22 hours per week, having just lost a client. I expect this amount to increase, but cannot project too far forward as to what my own income will be if and when the rent is increased. We both have other expenses: a mobile home that is aging and needs work, our own debts and needs. Budgeting for 45% more extra rent, for a

park owner who cannot be honest about how to 'deal with his tenants', seems exceedingly ludicrous. He made improvements to the park, to be sure; most of which were much needed, and overdue, maintenance issues. The laundromat has been closed for months to the people who needed it most, and were still paying for it.

Also, a certain percentage of the people in the park are seniors on fixed income, namely social security, which has not seen a cola increase for awhile. The paltry one just given hardly counts. Many simply won't be able to afford any extra rent, nevermind 45%, with the cost of everything else going up. This is simply too exhorbitant and greedy on the part of this owner..I resent his attitude toward his tenants, and his efforts to extort more money from us...money we don't have.

Thank you for your attention to this matter,

Lorie J. Simon, space 26

Lorie J. Simon

Recvd 11/28/16

Mr.Tom Bills October 30, 2016

Dear Sir,

I am writing in response to the end-run attempt that the owner of the "Idle Wheels Estates" mobile home park has made in his approach to make a 'return on his investment'; his application for increased space rent to this commission earlier this year. I am a resident of this park, a tenant renting a room with an elderly owner of her mobile home. She inherited the home from her mother and needed my tenancy to help her make ends meet; being on a limited/fixed social security income. I, myself, have a limited income as i'm only a caregiver in the senior home care giving industry, that has no garaunteed hours. I presently work only 22 hours per week, having just lost a client. I expect this amount to increase, but cannot project too far forward as to what my own income will be if and when the rent is increased. We both have other expenses: a mobile home that is aging and needs work, our own debts and needs. Budgeting for 45% more extra rent, for a

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Lorie J. Simon, space 26

Lorie J. Simon

Recvd 11/28/16

Mr. Dan Sokolow, October 30, 2016

Dear Sir,

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Thank you for your attention to this matter,

Lorie J. Simon, space 26

Lorie J. Simon

Recvd 11/28/16

Mr. Skip Davis, October 30, 2016

Dear Sir,

I am writing in response to the end-run attempt that the owner of the "Idle Wheels Estates" mobile home park has made in his approach to make a 'return on his investment'; his application for increased space rent to this commission earlier this year. I am a resident of this park, a tenant renting a room with an elderly owner of her mobile home. She inherited the home from her mother and needed my tenancy to help her make ends meet; being on a limited/fixed social security income. I, myself, have a limited income as i'm only a caregiver in the senior home care giving industry, that has no garaunteed hours. I presently work only 22 hours per week, having just lost a client. I expect this amount to increase, but cannot project too far forward as to what my own income will be if and when the rent is increased. We both have other expenses: a mobile home that is aging and needs work, our own debts and needs. Budgeting for 45% more extra rent, for a

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Thank you for your attention to this matter,

Lorie J. Simon, space 26

Lorie J. Simon

Recvd 11/28/16

Mr. Alan Gering October 30, 2016

Dear Sir,

I am writing in response to the end-run attempt that the owner of the "Idle Wheels Estates" mobile home park has made in his approach to make a 'return on his investment'; his application for increased space rent to this commission earlier this year. I am a resident of this park, a tenant renting a room with an elderly owner of her mobile home. She inherited the home from her mother and needed my tenancy to help her make ends meet; being on a limited/fixed social security income. I, myself, have a limited income as i'm only a caregiver in the senior home care giving industry, that has no garaunteed hours. I presently work only 22 hours per week, having just lost a client. I expect this amount to increase, but cannot project too far forward as to what my own income will be if and when the rent is increased. We both have other expenses: a mobile home that is aging and needs work, our own debts and needs. Budgeting for 45% more extra rent, for a

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Thank you for your attention to this matter,

Lorie J. Simon, space 26

Lorie J. Simon

Recvd 11/28/16

Mr. Bill Marcus, October 30, 2016

Dear Sir,

I am writing in response to the end-run attempt that the owner of the "Idle Wheels Estates" mobile home park has made in his approach to make a 'return on his investment'; his application for increased space rent to this commission earlier this year. I am a resident of this park, a tenant renting a room with an elderly owner of her mobile home. She inherited the home from her mother and needed my tenancy to help her make ends meet; being on a limited/fixed social security income. I, myself, have a limited income as i'm only a caregiver in the senior home care giving industry, that has no garaunteed hours. I presently work only 22 hours per week, having just lost a client. I expect this amount to increase, but cannot project too far forward as to what my own income will be if and when the rent is increased. We both have other expenses: a mobile home that is aging and needs work, our own debts and needs. Budgeting for 45% more extra rent, for a

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Thank you for your attention to this matter,

Lorie J. Simon, space 26

Lorie J. Simon

01-04-17 P12:58 IN

TO whom it may concern,

My family and I have been living in this trailer for about nine years. We have really enjoyed the area as it has immensely helped us financially. After hearing about this possible rent increase, we have become disappointed and worried. We are unable to afford this possible rent increase because the head of the household is retired.

Sincerely,
SPC #95

Noor Choudhry

Hina Choudhry

Ishrat Choudhry

Aaminah Choudhry

Long, Billy

Revcd 1/25/17

January 24, 2017

City of Woodland
Manufactured Housing Fair Practices Commission

RE: Possible "Special Adjustment Application ", submitted by Waterhouse Management

To all Fair Housing Practices Commission members:

As an owner of a mobile home in Idle Wheel Estates, I received on July 21, 2016 a copy of a "Special Adjustment Application" from Waterhouse Management Corp. Up until that time, communications from them had been, and continue to be, sparse if at all. As I read the "Application" I discovered that they were suggesting an increase of 45.1%, and increase of approximately $164.00 per month. This got my attention.

I am distressed that this is more than a prohibitive amount for most of the owners especially those who live on fixed and low incomes with many near or at the poverty level. An increase of this magnitude threatens their quality of life as well as even their ability to continue living here, along with serious concerns as to what the owners might do in the future and the stress accompanied with the entire process. I believe that the "Preamble" found in Sec. 16B-1, subsections (a), (b), (c) and (d) still apply.

Since that time I have reviewed chapter 16B of the City of Woodland municipal code(the Ordinance"), reviewed their application along with their financial statements and supporting documents for their "Application". I have also done extensive research into their backgrounds, as well as that of the Owners of Idle Wheel MHP, LLC as it relates to their involvement in mobile home park ownership.

The owners retained Hart King Law, Robert G. Williamson Jr. to coordinate their submission, who in turn secured the services of Michael St. John of St. John and Associates and Netzer and Associates. It is from an article written by Michael St. John that I believe sets the tone and intent of this Application. The following are direct excerpts from his Article:

WMA's consistent objective is to eliminate rent control where it exists and to prevent its spread to new locations. Sheila, Catherine, Doug, David, Julie, and the entire WMA team work toward these goals every day. In the meantime, roughly a hundred California cities and counties have rent control programs, meaning that thousands of park owners cannot raise rents enough to cover expense increases, that park net income doesn't keep up with inflation, and that property values stagnate.

Long, Billy

Another option for park owners to consider is to file an application for rent increases under what are called "fair return" rules. It is well established in law that while jurisdictions may impose rent control, they must allow park owners a fair return on investment. There is much debate about what this means, but - bottom line - park owners must be allowed rent increases that match expense increases and net income must be allowed to increase at the inflation rate. This is not all that park owners might want, but rent control programs should allow at least this much. Jurisdictions that violate this principle put their rent control programs at risk. Several California cities that failed to follow the fair return principle (Cotati, Capitola, Hollister, Santa Cruz, etc.) have been forced to abandon their rent control programs completely.

Some park owners are fatalistic about rent control, believing that there is nothing to be done. But in many cases there are entitlements to space rent increases that are there for the asking. The question is how to activate these entitlements?

The answer, I believe, is to know your rights and to go for them assertively. This requires careful attention to the details. Applications must be prepared expertly. Errors or omissions definitely count against the park owner. Competent applications achieve good results.

It is rarely worthwhile to go to court over rent increase requests, but the lawsuit possibility keeps cities honest. Being budget conscious these days, cities are concerned about lawsuits. Park owners are therefore well-advised to have an attorney involved so that the lawsuit option is there. I know most of the attorneys who work for park owners and can advise park owners about attorney selection.

In my reading of the backup support for the application, this appears to be their unstated goal, the elimination of our Ordinance. If this is their goal, perhaps this should be addressed individually in another venue, not as part of this application.

The following are items uncovered in a close review of the various submissions submitted. Due to the massive volume of information provided, I will categorize them according to their source and the possible changes necessary to comply with the "Ordinance" and provide accurate information for the "Application"

BALANCE SHEET AND INCOME STATEMENTS.

BALANCE SHEET

While complete financial were provided for the Period of the Return covering the "Application, the initial balance sheet submitted included previous balances, reflecting activity that preceded the period covered by the "Application", that included the initial entries for the purchase of Idle Wheel. Of special interest is the entry on the balance sheet account 1080, "CAPITAL RESERVE ACCOUNT" in the amount of $498,167.00. Since the applicants did not provide either a schedule of activity prior to the "Application", nor did you receive copies of the Escrow Statement, I believe is a HUD-1, you really don't know the source. What we do know is that a substantial portion was used paying for the paving of the park, resulting in a 12/31/15 balance of $138,683.10.

Long, Billy

It is possible that a provision was made in the final purchase of the property. If so, for the Special Application, the amount for the Paving should be deducted from the calculation, since it was paid for by the Seller and not the buyer.

Since they did not include these items, it might deem the "Application" as incomplete.

INCOME STATEMENT
After careful review, it appears to be complete. Of possible concern, however, is the extensive use of Journal Entries. To really verify activity, a schedule of Journal Entries should have been also provided by the "Applicant". This could possibly also deem the "APPLICATION" as incomplete.

BASE YEAR NOI (Net Operating Income Worksheet Part II)

Net Operating Income worksheet Part II, Section 1 (B) Base year operating expenses

24.2 Bundled Utility Expense (a) Water
Included in this item is apparently water used to replace the water drained when the pool was re-plastered. While this is a valid expense, it is however it could be excludable for NOI since it is a one-time expense that is not ongoing. An estimated amount would be (in absence of the water bills paid) $12,989.40
This could be challenged under (11-B,C) All operating expenses must be reasonable

Included in line 24.3 (b) listed as "Administrative Costs not mentioned"
In 16-B-13, Operating Expenses (OE)
Included in (11-B) Operating Expenses shall not include the following:
(4) Attorney's fees and costs incurred in proceedings before the commission, or in connection with legal proceedings against the commission or challenging this chapter: This would reduce operating expenses $9,987.10

(11-B-C) All operating expenses must me reasonable
This amount includes checks to the maintenance person in the amount of $19,333.36 for travel. While this person lives out of the area, it is probable that by agreement, he was reimbursed by the owners for travel expenses that should be considered Commute Expenses. With an allowance of $500.00/Month for actual travel related to Idle Wheel operations, this would result in the reduction of operating expenses by $13,333.36.

In addition to the above is a clerical error from account 5750. When the Excel Worksheet was prepared by the "Applicant" or his representative, it shows a "Not an NOI Expense" in the explanation column of $1,655.00. The amount was not subtracted from the total expense

The cumulative reduction in operating expenses for the above would be $37,964.86

Long, Billy

Using the above deduction amount, the NOI portion of the "Application" would result in the percent of rent increase to .101 as opposed the submitted application of .2244.

Regarding the "Reasonable Return on Property"

There are questions that need to be answered by the "Applicant" before any determination and calculation of the "Special Adjustment Application" and before a "Reasonable Return on Property" hearing if one is held. I will address a couple of key issues.

In my opinion, the most subjective issue in the entire application is the asserted fair rate of return of .0839. According to my understanding, this determines how well the Owner has used his money in handling his assets. It is used when considering credit worthiness and a consideration when the property is to be sold. In this application it represents over half of the total proposed rent increase.

I would hope that you would consider the above when determining whether a hearing is to be held, and if held, taken into consideration in determining the outcome.

I will gladly provide documentation for the statements made above.

Sincerely,

Billy Lee Long

Billy Lee Long
907 Bourn Dr., Spc 57
Woodland, CA 95776

Received 2/8/17

CALIFORNIA CODES
HEALTH AND SAFETY CODE
SECTION 18691

18691. (a) The department shall adopt rules and regulations that it determines are reasonably consistent with generally recognized fire protection standards, governing conditions relating to the prevention of fire or for the protection of life and property against fire in parks. The department shall adopt and submit building standards for approval pursuant to Chapter 4 (commencing with Section 18935) of Part 2.5 for the purposes described in this section within permanent buildings. The department, in consultation with local firefighting agencies, shall adopt and implement no later than January 1, 2002, regulations that require regular maintenance and periodic inspection and testing of fire hydrants in mobilehome parks.

(b) The regulations adopted by the department shall be applicable in all parks, except in a park within a city, county, or city and county that is the enforcement agency and has adopted and is enforcing a fire prevention code imposing restrictions equal to or greater than the restrictions imposed by those building standards published in the California Building Standards Code and the other state regulations adopted by the department.

(c) Notwithstanding the provisions of this section, the rules and regulations adopted by the department relating to the installation of water supply and fire hydrant systems shall not apply within parks constructed, or approved for construction, prior to January 1, 1966.

(d) Notwithstanding the provisions of this section, a city, county, city and county, or special district that is not the enforcement agency under this part may enforce its fire prevention code in mobilehome parks relating to fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking, lot identification, weed abatement, debris abatement, combustible storage abatement, and burglar bars. Before assuming fire code enforcement in accordance with this subdivision, a city, county, city and county, or special district shall give the department a 30-day written notice. A city, county, city and county, or special district that enforces its fire prevention code pursuant to this subdivision shall apply its code provisions to conditions that arise after adoption of its fire prevention code, to conditions not legally in existence at the adoption of its fire prevention code, or to conditions that, in the opinion of the fire chief, constitute a distinct hazard to life or property.

Source: Official California Legislative Information

Questions? or Comments?

Legal Disclaimer

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March 8, 2017

03-03-17 P01:52 IN

City of Woodland
Manufactured Home Fair Practices Commission

03-03-17 P01:50 IN

Dear Commission members:

As a resident of Idle Wheel Estates, I received on March 5, 2017 yet another notice that was scotch taped to my railing, notifying the homeowners that we would have a water shut-off from 9:00 a.m. to five 5:00p.m. on March 6,2017. This is one of many shut-offs we have received recently and over the five years I have been a homeowner. According to long term homeowners, this has been a problem for a long time.

After reviewing their financial statements, and finding items in it that should be deducted for NOI purposes, this, no doubt, will show up in the books as repairs and maintenance, and be charged to the homeowners as "Repairs and Maintenance" expense, thus appearing as justification for yet another rent increase in the near future . This, in my opinion, is not "Repairs and Maintenance", but rather a band aid approach to correct an ongoing deterioration of the water delivery infrastructure. This may have happened in the current calculations of NOI in the owner's current application for a special adjustment.

They will call it part of the "Deferred maintenance", but it is in reality is a sign of neglect from prior owners, including Mr. Clayton and Mr. Hoon, and perhaps even prior to the prior ownership. Their neglect has caused the situation. They are attempting to repair a problem that is a much bigger issue and force the homeowners to pay for it. This approach is mentioned in the St. John article I have sent you previously.

The difference is that if they can force the homeowners to pay for it, cloaked as repairs and maintenance in the NOI process, or they can amortize the expense ,they avoid the necessity of the homeowner's majority approval.

They have also recently built a playground, again without our approval , which is allowed under the ordinance depending upon how they characterize it . I daily wonder what they will attempt next.

If, in fact, we have a major infrastructure problem, they need to go to the homeowners to agree to pay for it. The capacity of the homeowners to do so is seriously in doubt, however. This, in addition to the apparent same problem with the sewer system even compounds the problem.

I hope you will consider the above when discussing the special application that will be before you in the March 29, 2017 Hearing.

Bill Long
907 Bourn Drive Spc 57
Woodland CA 95776

RECEIVED
MAR 13 2017
City Manager's Office

March 3, 2017

Dear Manufactured/Mobile Home Fair Practices Commission

My name is Mavis Schambaugh and I reside at 907 Bourn Drive, #6 inside Idlewheel Mobile Home Estates in Woodland. I wanted to express my extreme fear of the proposed 45% space increase that the ownership has submitted an application for. If it is not bad enough that our Park is in about as poor a condition as many of us have ever seen, now we must live in fear of a space rent increase that will, without a doubt, lead to further deterioration of the Park and negatively impact our property values. Nobody will want to be saddled with monthly space dues of approximately $525.00 - $550.00 per month when you can go around the corner to the beautiful community of Leisureville Mobile Home Estates and pay only $350.00 per month!!

We won't be able to give our homes away, much less sell them to get whatever equity we "might" have left in them!! This is a nightmare for those of us who are retired and living on very modest fixed incomes.

If this Park was absolutely beautiful, well managed and in excellent condition, maybe we could possibly see a space rent increase but certainly nowhere near the proposed 45% which we feel is bordering on criminal and perhaps a case can be made for Elder Abuse!

Please stand up for what is right our community is depending on you all.

Sincerely,

Mavis Schambaugh

03-15-17 A11:30 IN

March 13, 2017

Dear Commission,

I know that the commission knows that there are several senior citizens, young couples and many races living in Idle Wheel Estates. The most are struggling ~~to~~ make ends meet.

I am 94 and have lived in Idle Wheel Estates since July 1972. I have been retired for 39 years and am on a fixed income. I can no longer drive and have to pay for transportation. I have to have shots every two months to keep the vision I do have, but even so that's deterating. I plead the commissions consideration to help me stay a while longer in my home. I'm sure there are others with stories but are somewhat younger and proud to come forward.

Thank you for considering

Naomi Barrow

Mrs Naomi Barrow
907 Bourn Dr Spc 206
Woodland CA 95776

P.S. The FIRE HYDRANTS IN the park need to be refitted so the city fire department can hook ups to them
The laundry has been closed
Guest parking is nil
Use of the club house is almost out as there is no parking available.

March 7, 2017

03-20-17 P12:10 IN

To Whom It May Concern,

I live at Idle Wheel Mobile Estates Space 70, whoever response to this letter, I don't agree that the rent should be raised. Because of my ill, and I'm only receiving SSI and I don't receive enough income to pay my rent. I only have enough to pay my P G & E, food, gas and other bills. Please call for more information: 530-554-5161

Thank you,

Alvaro Avina

Alvaro Avina

3/6/2017

03-20-17 P12:12 IN

A quien corresponda:

Esta carta es para peticion y protesta sobre el aumento que Idle Wheel Estate quiere hacer a la renta, ya que para nuestro presupuesto seria debastante.

Es demaciado alto el aumneto y eso perjudicaria nuestro presupuesto demaciado.
Nuestro ingreso no es muy alto. Es aproximado $1650.00 mensuales, de los cuales los gastos son de $1500.00 a $1600.00 mensualmente. Lo cual nos seria imposible cubrir.
Por otra parte Yo estoy pasando por problemas de cancer de seno desde el 2010.

Ademas el mantenimiento que tienen desde el ultimo cambio de dueno esta mal, por no decir pecimo.

Por otra parte, en lo personal hemos tenido problemas con el terreno en nuestro espacio. Todo esto se los deje saber en la oficina por palabra en el ano 2012 si mal no recuerdo. A lo cual la persona encargada en ese tiempo me dijo que era responsabilidad de nosostros. Despues de otro tiempo le volvi a decir a la nueva encargada de la oficina la cual presto un poco mas de atencion.
Pero hasta el 7/10/2015 nos dieron un papel a llenar para que explicaramos cuales mejoras pediamos se hicieran en el parqueo. La cual ADJUNTO COPIA.
Y aqui explico un poco hacerca de los problemas con mi espacio.
Uno de ellos es que la tierra debajo de la traila se esta sumiendo o dividiendo, no sabria especificar bien, lo cual a ocacionado en desnivel dentro de mi casa. Algunas ventanas no cierran correctamente, tenemos una ventana rota o craqueada por esa razon, las paredes tambien tienen craqueadas y tambien el cemento afuera en el drive way esta mal y por el frente de la traila el cemento del patio tambien con desnivel muy notorio y peligroso el cual ya fue reparado el 2016 no recuerdo bien la fecha, ese arreglo que fue hecho no quedo como deveria.
Por otra parte los soportes debajo de la tarila no estan bien devido a eso estan sueltos.

Junto con esta carta e puesto las fotos tomadas a todo lo que me e referido, las cuales tambien fueron enviadas por correo electronico a la oficina.
Pero hasta hoy solo lo respecto al cemento de enfrente fue reparado y un poco el desnivel debajo de la traila en los soportes los cuales ya estan otra vez a desnivel por que la tierra sigue con el mismo problema sumiendose.

Gracias por su atencion y coomprencion.

Lourdes Torres
907 Bourn Dr Spc 47
Woodland CA 95776

Tel casa: (530)666 6512 Cel: (530)908 8183

Fecha: 3/6/2017

NOTA:: Espero mi voz y la de todos los inquilinos se o seamos escuchados.

03-20-17 P12:12 IN

This letter is for petition and protest about the increase that Idle Wheel Estate wants to make to the rent, since for our budget it would be devastating.

The increase is too high and that will hurt our budget too much.
Our income is not very high. It is approximated $ 1650.00 monthly, of which the expenses are from $ 1500 to $ 1600 monthly. Which would be impossible for us to cover. On the other hand I'm going through pr breast cancer problems since 2010.
Also the maintenance they have since the last change of owner is wrong, not to say pecimo.

On the other hand, personally I had problems with the terrain in our space. All this let them know in the office for word in the year 2012 if not remember. To which the person in charge at the time told me that it was our responsibility. After another time I told the new manager of the office which I pay a little more attention.
But until 7/10/2015 they gave us a paper to fill out so we could explain what improvements we wanted to make in the parking lot. ATTACHED COPY.
And here I explain a little about problems with space.
One of them is that the ground below the trailer is slumiendo or dividing, could not specify well, which to ocacionado in unevenness inside me house. Some windows do not close properly, we have a cracked or cracked window for that reason, the wall ones also have cracked

And also the cement outside in the drive way is bad and the front of the trailer cement yard also with very noticeable and dangerous slope which was already repaired in 2016 I do not remember the date well, that arrangement that was made not what I am like causing while I drive on it. (Diveria)
On the other hand the supports under the trailer are not well due to that they are loose.

Along with this letter and put the photos taken to everything I referred, which were also sent by email to the office.

But how much only the cement in front was repaired and a little unevenness under the trailer in the supports that are already again uneven because the earth continues with the same problem disappearing.

03-20-17 P12:12 IN

TO WHOM IT MAY CONCERN:

MY NAME IS DONNA COTTON I AM AN 86 YEAR OLD WIDOW WHO LIVES ON A FIXED INCOME OF SOCIAL SECURITY AND A SMALL RETIREMENT CHECK. I HAVE LIVED IN IDLE WHEEL MOBILE HOME ESTATES FOR 14 YEARS. WHEN I MOVED IN THIS PARK IT WAS IN FAIR CONDITION. THE PARK WAS SOLD TO NEW OWNERS AND NEGLECTED FOR YEARS. NO MAINTENENCE AT ALL, THE STREETS HAD big CHUCK HOLES THE SPEED BUMPS WERE FALLING APART AND THERE WAS A WATER LEAK IN THE ROAD FOR AT LEAST FOUR YEARS. AN ATTEMPT WAS MADE TO REPAIR this WATER LEAK NUMEROUS TIME BUT NEVER SUCCESSFULLY. EACH TIME OUR WATER SUPPLY WAS TURNED OFF WITHOUT PROPER NOTICE!! I UNDERSTAND THE PREVIOUS OWNERS WHERE A PARTNERSHIP AND THAT PARTNERSHIA WAS CHANGED TO SINGLE OWNER WITH EACH PARTNER TAKING SOLE OWNERSHIP OF A DIFFERENT PARK. THE NEW OWNER OF THIS PARK IS NOW DOING THE MAINTENCE THAT SHOULD HAVE BEEN DONE WHEN OWNED IN THE PAST. THE EXPENSE OF THIS IS TRYING TO PASS ON TO RESIDENTS. BY WAY OF A LARGE RENT INCREASE. THIS IS NOT POSSIBLE WE CAN NOT AFFORD TO PAY FOR THEIR PREVIOUS NEGLECT.

03-20-17 P12:12 IN

To whom it may concern

03-20-17 P12:47 IN

We would like to bring this issue to your attention on what is going on at Idle Wheel trailer park located at 907 Bourn Drive Woodland Ca, 95776. the owners of this community have express their interest to increase the monthly space rent by 45.09% this will increase the monthly space rent to around $600 +/-.

If this change takes place the home owners will be greatly affected in many ways

- Living expenses will be extremely difficult to meet.
- The value of our homes will decrease dramatically.
- Many of the home owners are retired and/or about to retire therefore increasing the space rent will make it difficult to pay other basic needs (ie, food, utilities, medical bills etc.)
- Less people will be interested in buying homes in this community due to high monthly space rents.
- People that are still paying their mortgage will find themselves in hardship trying to make their monthly mortgage payment and a high space rent plus other basic monthly needs.
- There are many sewage problems that have not been resolved.

These are a some of the issues that we are experiencing just to name a few, but there are a lot of other problems that many of us home owners share in common in the community.

I ask that you take all this in to account while considering rising our rent space since this will greatly affect everyone one in this community in a very negative way.

This is our home where our kids, friends, neighbors, parents and elderly live, please help us keep this.

Sincerely the whole community of Idle Wheel

February 25th 2017

A quien corresponda.

03-20-17 P12:48 IN

Por medio de este medio querio hacer de su conocimento lo que esta sucediendo en la comunidad de casas moviles Idle Wheel ubicada el 907 Bourn Dr en Woodland , Ca 95776, los duenos de dicha comunidad quieren aumentar drasticamente el monto de renta en un 45.09 % esto conyevaria a una renta del piso de $600 +/-

Si esto llegaria a sucedecer los propietario de casa moviles seran afectados gravemente de muchas formas :

- El costo de la vivienda seria mas dificil.
- El valor de nuestras casa se veria afectado y por ende vajaria drasticamente de valor de estas mismas.
- Muchas de las personas que viven en esta comunidad son personas de la tercera edad o proximas a retirarse y sera dificil cubrir el costo de la renta y sus gastos personales basicos (comida, utilidades etc)
- Menos personas querran comprar o vivir bajo esta situacion debido al alto cobro por espacio
- Tambien las personas que aun estan pagando sus casa seria afectados economicamente por el pago de casa, y el pago tan elevado de renta del piso, mas los gastos personales basicos (comida,utilidades etc)
- Ademas tenemos serios problemas de drenaje varios de nuetros vecinos tienen problemas con sus tuberias se rompen , tiran agua y esto nunca a atraido la atencion del o de los duenos de la comunidad para darle una solucion permanente.

Estos puntos son solo por nombrar algunos pero aun hay muchas inquietudes y preocupaciones de parte de cada uno de los que vivimos en esta comunidad.

Pido de la manera mas atenta que por favor tomen encuenta nuetras preocupaciones y que consideren que un aumento de renta afectaria a todos y cada uno de los que vivimos aqui.

Este es nuestro hogar donde nuestros ninos , amigos, vecinos, padres, ancianos viven ayudenos a conservarlo.

sinceramente toda la comunidad de recidentes de Idle Wheel.

Febrero 25,2017

House #	Signature	03-20-17 P12:48 IN
118 530 761 1995	Fatima Luilla	
# 13	Sylvia Herrera	
107	[illegible]	
19	Moses Michel	
#20	Laura ayala	
#21	[illegible]	
# 95	[illegible]	
#25	[illegible]	
# 26	Lorie J. Simi	
# 24	Vasavia Mitchell	
# 27	[illegible] 3/28/17	
#86	Marcela Lorelo	
#85	Sandra Johannes	
#84	Maria Bravo	
#28	Eduardo Rueda	
#29	Fernando Baro	
#64	Alfredo Chaves	
# 32	[illegible]	
# 63	[illegible]	
# 62	Rodolfo Herrera	

House #	Signature	03-20-17 P12:48 IN
34	Garcia Mendoza	
37	Martin Oppeld	
39	Maria Ventura	
106	Patricia Medina	
98	Raul Padilla y Carmen Ibarra	
97	Cristina Gutierrez	
16	Rafael A Cazorla	
129	Claudia Vargas	
126	Salvador Lydia Lopez	
60	Juan Carlos Carrillo	
264	Juan Cervantes y Maria L. Barajas	
41	Isidro Camarillo Carrera y Juana Canchola	
67	y Francisco J. Velazquez.	
203	Juan Lazares & Juan Pablo Chavez	
#54	Marcos A Michel	
94	y Luis Miguel Medina	
#21	DANIEL SANDOVAL	
114	Jose Hernandez	
25.	Adrian García.	
14	Ramon Arriaga	

House #	Signature	03-20-17 P12:48 IN
199	J Carlos López	
166	Alma Camacho	
83	Arelin Naranjo and Roberto Naranjo	
112	Reynaldo Solorio	
267	Stefanie Rubalcava Naranjo	
94	Luis Miguel Medina	
137	Salvador Covarrubias	
132	GRACIELA COVARRUBIAS	
29	Eduardo Ruelas	
66	ROBERT CHRISTENSEN	
66	WILLIAM JJ	
57	Bill Long	
87	~~Jose Izquierdo~~	
202	Joe Mayo	
262	Carlos Cervantes	
61	Bonifacio Rodriguez	
709	~~JAVIER Cadenas~~	
200	Ramon Gonzalez	
119	Jesus Ochoa	
136	Rigoberto Garcia	

House #	Signature
	03-20-17 P12:48 IN
117	MARIA PEREZ
109	Rosa Torres
110	
1255	
114	Magdalena Hernandez / Maria Estrada
111	Alejandro Rivera
260	Ernestina Diaz
262	Lucy Ramirez.
267	Stefanie Rubalcava Naranjo
1	
2.	Luz Guzman Ruben Naranjo
121	
170	Alejandrina Ramos
134	Angel Murillo
125	Karol Chavez
88	Enrique Gomez
256	Josefina Tavara R.
117	Leonel Mendoza
261	Norberto Guzmán
112	Reynaldo Solorio

House #	Signature 03-20-17 P12:48 IN
51	✓ Elvira Rosales
55	Miriam Tovar
	Teresa Lizza
84.	Javier Soria

Tobin Smith
RP # 15
666-5642

City of Woodland
Manufactured Home Fair Practices Commission

NET OPERATING INCOME ANNUAL ADJUSTMENT APPLICATION

03-22-17 P12:14 IN

Park Name: IDLE WHEEL ESTATES

Owner/Authorized Representative: PHILIP HOON

Mailing Address: 1010 Sir Francis Drake Blvd, Kentfield, CA 94904

Telephone: 415-454-5131 Facsimile: 415-454-5661

PART I

THE NOI ANNUAL ADJUSTMENT FORMULA

Section 1: Overview of the NOI Adjustment and Procedure

(a) In general, the Net Operating Income (NOI) Annual Adjustment provides for an adjustment to a manufactured home park's space rent ceiling, and individual space rents, based upon the percentage increase in the Consumer Price Index (CPI) during the full twelve (12) calendar months immediately preceding the application date (also known as the "Base Year"). The park's NOI, as determined from the "gross income" and "operating expenses" (as defined) during that 12-month period, is adjusted upward by the increase in the CPI multiplied by the smaller of (a) the percentage of the CPI that represents the housing component of the CPI, or (b) 40%. Once the Base Year NOI is adjusted, the park's estimated operating expenses are added to the Adjusted NOI to determine the allowable Adjusted Gross Income. Finally, all park income other than from space rents is deducted from the allowable Adjusted Gross Income for the park, resulting in the park's Adjusted Space Rent Ceiling. The amount of the increase in the space rent ceiling is distributed equally to all spaces subject to the space rent ceiling.

(b) An NOI Annual Adjustment to the space rent ceiling is allowed only as provided by Chapter 16B of the Woodland City Code. This application and worksheet have been provided for the convenience of the applicant. Applicants should consult the terms of Chapter 16B to determine whether and to what extent various expenses and sources of income may be claimed on the worksheet below. Some cross-references to Chapter 16B have been provided in the worksheet, but the applicant should rely only on the provisions of Chapter 16B directly.

(c) To be eligible for an NOI Annual Adjustment, an original and ten (10) copies of the completed application, including supporting documentation, must be submitted to the City Clerk's office no later than March 1 of the year in which the adjustment is sought. Applicants may contact the staff of the City of Woodland Manufactured Home Fair Practices Commission for assistance in completing the application.

(d) Applicants must provide documentation for the gross income and operating expenses claimed on the application worksheet. Under Chapter 16B, many of those items require information and documentation beyond that requested in this application. It is the applicant's

responsibility to attach all documentation required by Chapter 16B to support claimed items of income and expense.

(e) The application must be accompanied by an affidavit from the park owner or his/her designee declaring that copies of the application have either been personally served on each manufactured home resident (service on one adult member of a manufactured home household shall constitute service on each adult member thereof) or mailed first class postage prepaid to each manufactured home residence in the park. (*See* Part V, "Affidavit of Service".)

(f) The application also must be accompanied by two (2) sets of 4"x 10" envelopes with first class postage affixed, pre-addressed to each manufactured home residence in the park.

(g) The City Clerk shall not accept an NOI Annual Adjustment application for filing unless it is accompanied by the affidavit of service or mailing, the required envelopes, and payment of the NOI Hearing Fee as established by resolution of the Woodland City Council.

Section 2: Gross Income

(a) Gross income includes both space rents and all other income generated by the park. All sources of income must be reported in the application.

(b) Gross space rent includes all rental income generated by the park assuming 100 percent occupancy. Thus, the applicant should initially include as income the rents of all spaces in the park, even rent for vacant spaces and uncollected rents from occupied spaces. Deduction from gross income is then provided for unrealized space rents due to vacancy and bad debts to the extent the same are beyond the park owner's control. Uncollected space rents in excess of three percent (3%) are presumed unreasonable unless established otherwise and must be included in the park's gross income.

(c) Gross income also includes "other income" generated as a result of the operation of the park, including but not limited to laundry and recreational vehicle storage. Other income also includes gross receipts for services actually rendered, as well as for utility services that are separately billed to residents *other than* gas or electricity.

(d) With respect to submetered gas and electrical services, the *net* income to the park resulting from the sale of natural gas and electricity separately billed to the residents of the park is treated as a component of gross income. The amount of income from such sale is the difference, if any, between what the park owner charged the residents for gas or electrical service and what the utility company charged the park owner for the same services.

Section 3: Operating Expenses

(a) Amounts for operating expenses specifically allowed by Chapter 16B should be entered on the lines designated in the application worksheet. Many of these claimed expenses are limited by the terms of Chapter 16B. Applicants should consult Chapter 16B in connection with completing the "operating expenses" portions of the application worksheet.

(b) To be claimed, other operating expenses not expressly enumerated in Chapter 16B must be specifically described and documented. Utility service fees and charges may be claimed as "operating expenses" only if for services included in the space rent (*i.e.,* not separately charged to residents) or for utility services *other than* natural gas or electricity which are separately billed to residents (*e.g.,* sewer, water, garbage, cable television, etc.)

(c) Chapter 16B, Section 13(B) expressly excludes certain costs from being claimed as operating expenses even though actually paid. The applicant must not attempt to claim those prohibited costs as operating expenses on the application worksheet.

Section 4: Determining the NOI Adjustment

(a) The actual NOI is calculated by subtracting operating expenses from gross income during the previous twelve full months. However, where the actual resulting NOI was less than fifty percent (50%) of gross income, as defined, Chapter 16B establishes a presumption that the owner was not receiving a fair and reasonable return on the investment in the park. In such a case, the actual NOI is adjusted upward to equal the operating expenses.

(b) The NOI Annual Adjustment allows a park owner to increase the park's space rent ceiling to the extent necessary to increase the park's NOI of the prior 12-month period by a specified portion of the increase in the CPI during the same period.

(c) To determine the percentage increase in the CPI during the 12-month Base Year period, subtract the CPI figure reported for the month immediately preceding the Base Year from the reported monthly CPI figure for the last full month prior to the date of the application. Then divide the result by the reported CPI for the month immediately preceding the Base Year. The Commission staff will provide the appropriate CPI figures upon request, including the appropriate percentage increase.

(d) Next, multiply the percentage increase in the CPI from (c) above by the *smaller* of (1) the percentage of the CPI representing the housing component of the CPI, or (2) 40 percent. The result is the allowable percentage adjustment to the Base Year NOI.

(e) Multiply the allowable percentage adjustment from (d) above by the Base Year NOI to determine the size of the NOI Adjustment. Then, add the NOI Adjustment, the Base Year NOI, and the Estimated Operating Expenses to determine the new allowable "Adjusted Gross Income."

(f) Finally, to determine the Adjusted Space Rent Ceiling, subtract from the Adjusted Gross Income all "other income," and add an allowance for vacancies and bad debts at the rate applicable to the preceding 12 full months, subject to a maximum of three percent (3%). The result is the Adjusted Space Rent Ceiling that includes the NOI Adjustment. The percentage increase of the entire park's Adjusted Space Rent Ceiling is then applied to the space rent ceiling for each individual space subject to space rent control.

Worksheet begins on following page.

PART II

NOI ANNUAL ADJUSTMENT WORKSHEET

Section 1 **Base Year NOI**

To determine the Base Year NOI, complete the following information in Section 1 using data from the full twelve (12) calendar months immediately preceding the date of this application (the "Base Year"). First, specify the first and last months of the Base Year:

First month: _____, 200___ Last month: _____, 200___

A. Base Year Gross Income

1. Space rents actually collected from tenants — 539 605
2. Uncollected space rents due to vacancy beyond the park owner's control — 14705
3. Uncollected space rents due to bad debts beyond the park owner's control — _____
4. **Gross space rents.** Add lines 1 through 3 and enter result here. — 554310
5. *Net* income from sale of natural gas separately billed to park residents [*See* Sec. 16B.12(c)] — 0
6. *Net* income from sale of electricity separately billed to park residents [*See* Sec. 16B.12(c)] — 0
7. All other gross income generated by operation of the park (including payments for utility fees and charges billed separately to park residents by park management). [*See* Sec. 16B.12(b)] Specify each source of income:

a.	Water Revenue	23 131	Utility Revenue 68532
b.	Sewer Revenue	25 797	
c.	Leakage Revenue	19 604	
d.	Laundry Income	3600	Other Income 11015
e.	Parking Permits	3315	
f	Storage	4100	

Enter total 7a – e: 79547.

8. **Total other income.** Add lines 5, 6 and 7 and enter result here. — 79547

9. Enter sum of lines 2 and 3. 18905

10. Multiply line 4 by .03 (3 percent). 16755

11. **Allowable uncollected space rents.** Enter the *smaller* of lines 9 or 10 as a *negative* number [*See* Sec. 16B.12(d)]. (14705)

12. **Base Year Gross Income.** Enter the sum of lines 4, 8 and 11. 621302

619152

B. Base Year Operating Expenses

13. Real property taxes and assessments 47009

14. Management expenses, not to exceed 5% of line 12 [*See* Sec. 16B.13(A)(2)] 30958

15. Normal repair and maintenance [*See* Sec. 16B.13(A)(3)] 16909

16. Reasonable value of uncompensated owner-performed labor, not to exceed 5% of line 12 [*See* Sec. 16B.13(A)(4)] 12383

17. Operating supplies [*See* Sec. 16B.13(A)(5)] 1658

18. Insurance premiums [*See* Sec. 16B.13(A)(6)] 14023

19. Other taxes, fee and permits 4530

20. Deposit to reserve for replacement of necessary capital improvements, not to exceed 5% of line 12 [*See* Sec. 16B.13(A)(8)] 30958

21. Expenditures for necessary capitol improvements exceeding reserves for replacement [*See* Sec. 16B.13(A)(9)] 0

22. Involuntary refinancing of mortgage or debt principal [*See* Sec. 16B.13(A)(10)] 19993

23. Increased payments on lease of park land [*See* Sec. 16B.13(A)(11) 0

24. Other operating expenses

24.1. Unbundled Utility Expenses. Utility service fees and charges which are assessed by the utility and separately billed to park residents for the following services, if applicable:

Liquid propane gas	
Water	21800
Cable television	
Garbage or refuse service	19800
Sewer service	19975

Enter subtotal of 24.1: 60775

24.2. Bundled Utility Expenses. Service fees and charges for utilities which are provided to park residents at no additional charge. Specify:

a.	Gas & Electricity	7381
b.	Garbage	11258
c.	Sewer	2200
e	Water	2200

Enter subtotal of 24.2: 23039.

24.3. All other operating expenses. [*But see* Sec. 16B.13(B)]. Specify:

a.	Employee Cost (PR, WC PR Tax)	42154
b.	Administrative Expen	4725
c.	Professional Expens	21752
d.		
e.		

Enter subtotal of 24.3: 68631.

Line 24 total [add 24.1, 24.2, and 24.3 subtotals]: 152445

25. Total Base Year Operating Expenses. Enter sum of lines 13 through 24: 330 895

C. Resulting Base Year NOI

26. Subtract from line 12 the amount in line 25. Enter here as the actual base year NOI. 288 257

27. Enter the amount from line 25. 330 895

28. Base Year NOI. Enter the *larger* of lines 26 or 27. [*See* Sec. 16B.9(b)] 330 895

Section 2 Determining the Adjusted NOI

29. Enter the reported monthly CPI for the full month prior to the date this application was submitted. [Provided by Commission staff] 201.70 %

30. Enter the monthly CPI reported for the month immediately preceding the 12-month period specified in Section 1 (page 4). [Provided by Commission staff] 194.50 %

31. Subtract line 30 from line 29 and enter here. 7.20 %

32. Divide line 31 by the number in line 30 to determine the percentage increase in the CPI. Enter as a four-digit decimal (*e.g.*, 0.0678). 3.70 %

33. Multiply line 32 by the *smaller* of (a) the percentage of the CPI that represents the housing component of the CPI (provided by Commission staff) or (b) 40%, to determine the allowable percentage increase of the Base Year NOI. Enter as a four-digit decimal (*e.g.*, 0.0271). 1.48 %

34. Multiply line 28 by line 33 to determine the dollar amount of the allowable NOI adjustment. # 4900

35. Adjusted NOI. Add lines 28 and 34, and enter the result here. # 335 795

Section 3 Determining the Adjusted Space Rent Ceiling

36. Estimated Operating Expenses. If the subtotal on line 24.1 is greater than zero, leave this line 36 blank and skip ahead to line 36.1 now. If the subtotal on line 24.1 is blank or zero, multiply the Base Year Operating Expenses on line 25 by the sum of 1 plus the percentage increase in the CPI found on line 32 (*e.g.*, 1 + 0.0678 = 1.0678), enter the result here, and skip to line 37: _____

36.1. If the subtotal on line 24.1 is greater than zero, subtract the amount on line 24.1 from the Total Base Year Operating Expenses found on line 25, enter the result here, and continue to line 36.2: 330895

36.2. Multiply line 36.1 by the sum of 1 plus the percentage increase in the CPI found on line 32 (*e.g.*, 1 + 0.0678 = 1.0678), enter the result here, and continue to line 36.3: 103.70%

36.3. Add the subtotal on line 24.1 to the amount on line 36.2, and enter here: _____

37. Allowable Adjusted Gross Income. Add the Adjusted NOI found in line 35 to the Estimated Operating Expenses found either on line 36 (applicable only when specified utility service fees and charges are *not* separately billed to park residents) or on line 36.3 (applicable only when specified utility service fees and charges *are* separately billed to park residents): 678939

38. Subtract from line 37 the amount of "other income" found on line 8 and enter result here as the new gross space rent ceiling before allowance for uncollected space rents. 678939

39. Divide line 1 by line 4. Enter here as a four-digit decimal (*e.g.*, 0.9876). 0.9735

40. Adjusted Space Rent Ceiling. Divide line 38 by line 39 or ".97", whichever is larger, and enter result here. 697441

Section 4 Distribution of the Space Rent Ceiling Adjustment

41. Space Rent Ceiling Adjustment.
Subtract from the Adjusted Space Rent Ceiling on line 40 the base year gross space rents on line 4. 143 131

42. Divide line 41 by line 4 and enter result here as a four-digit percentage increase in the space rent ceiling (*e.g.*, 0.0475). 25.822 %

43. Upon approval of this application, the Commission will provide a schedule of the new space rent ceiling for each space in the park that is not exempt from the rent ceiling, by increasing the current base rent for each park space by the percentage on line 42.

PART III

VERIFICATION

1. I hereby certify that I am authorized to submit this application and supporting documentation on behalf of the owner of the manufactured home park identified above.

2. I declare under penalty of perjury under the laws of the State of California that the information provided on this application, including Part IV "Documents Submitted In Support Of Application", attached hereto, is true and correct to the best of my knowledge.

Philip Hoon	[signature]	Owner	2/28/06
Name (print)	Signature	Capacity	Date

Please see next page to itemize attached documentation.

PART IV

DOCUMENTS SUBMITTED IN SUPPORT OF APPLICATION

In order for an NOI Annual Adjustment application to be approved, applicants must submit documentation in support of all figures entered on the NOI worksheet.

As support for the claimed gross income, applicants should submit an income statement for each time period relevant to that portion of the application. All income generated by the park, as defined by Chapter 16B, must be specifically itemized. As support for claimed operating expenses, the applicant must submit documentary evidence for each item claimed, or part of item claimed. Supporting documentation should be in the form of a standard business record, *e.g.*, receipts, copies of cancelled checks, *etc.* that indicates that the amount claimed was paid by the park for the purpose stated on the worksheet.

The Commission is authorized to request additional documentation in the event it determines that the evidence submitted is inadequate.

DOCUMENTS SUBMITTED IN SUPPORT OF GROSS INCOME

1. In addition to an income statement for the 12 full calendar months immediately preceding the date of this application, I have submitted the following additional or other documents in support of my claim of gross income during that period:

(a) _____

(b) _____

(c) _____

(d) _____

(e) _____

(f) _____

(g) _____

(h) _____

(i) _____

DOCUMENTS SUBMITTED IN SUPPORT OF OPERATING EXPENSES

2. I have submitted the following documents in support of claimed operating expenses for the 12 full calendar months immediately preceding the date of this application.

Worksheet Line No.	Document	Attachment #

PART V

AFFIDAVIT OF SERVICE

I, Philip Hoon, declare that I am either the park owner or his/her authorized designee for purposes of filing the within NOI Annual Adjustment application with the City of Woodland Manufactured Home Fair Practices Commission.

I further declare that on March 1, 2006, I served copies of the within application:

☒ by personally serving a copy thereof on at least one adult member of each manufactured home household within the park.

☐ by placing a copy thereof in a sealed envelope with first class postage thereon fully prepaid in the United States mail at Woodland, California, addressed to each manufactured home residence within the park.

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

Executed this 28 day of February, 2006, at Kentfield, California.

Signed: Phil Gr Hoon

Print name: Philip A. Hoon

These tables are included in the St. John attachment to the application.

Bill Long
907 Bourn Dr., Spc 57
Woodland, CA 95776

TABLE 1

	A	B	C	D	E	F	G	H	I	J
1	IDLE WHEEL ESTATES									
2	Net Operating Income Analysis									
3					Books of Record		Books of Record	NOI	Adjustment	Explanation of
4					5/1/2015-12/31/2015	1/1/2016-4/30/2016	5/1/2015-4/30/2016	Adjusted		Adjustment
5	INCOME									
6		4100		Gross Potential Rent	449,492.31	218,132.96	667,625.27	667,625.27		
7		4105		Loss to Vacancy	-2,824.26	-1,414.48	-4,238.74	-4,238.74		
8				Total Rental Income	446,668.05	216,718.48	663,386.53	663,386.53		
9										
10		4320		Water Income	33,513.94	14,234.21	47,748.15	47,748.15		
11		4340		Sewer Income	38,412.07	18,548.84	56,960.91	55,707.94	-1,252.97	April 2015 income
12		4360		Trash Income	18,998.01	9,052.28	28,050.29	28,050.29		
13				Total Utility Income	90,924.02	41,835.33	132,759.35	131,506.38		
14										
15		4500		Parking & Storage Fees	4,160.00	3,080.00	7,240.00	7,240.00		
16		4540		Security / Key Deposits	-699.10		-699.10		699.10	not NOI income
17		4620		Returned Check Fees	172.68	4.42	177.10	177.10		
18		4630		Late Charges	200.00	80.00	280.00	280.00		
19		4660		Interest Income	410.10	59.89	469.99		-469.99	not NOI income
20				Total Other Income	4,243.68	3,224.31	7,467.99	7,697.10		
21										
22		4899		Total Income	541,835.75	261,778.12	803,613.87	802,590.01		
23										
24	EXPENSE									
25		5200		Wages - Managers	14,052.00	6,622.00	20,674.00	20,674.00		
26		5210		Wages - Maintenance	18,312.00	9,632.00	27,944.00	27,944.00		
27		5241		P/R Tax - Soc Sec	2,006.57	1,007.76	3,014.33	3,014.33		
28		5242		P/R Tax - Medicare	469.32	235.72	705.04	705.04		
29		5243		P/R Tax - Futa	84.00	291.72	375.72	375.72		
30		5244		P/R Tax - Suta	490.01	476.02	966.03	966.03		
31		5260		Workmans Comp Insurance	4,486.00	1,084.00	5,570.00	5,570.00		
32		5270		Employee Rent	2,843.29	1,423.24	4,266.53	4,266.53		
33				Total Employee Costs	42,743.19	20,772.46	63,515.65	63,515.65		
34										
35		5300		Gas	271.00	448.18	719.18	719.18		
36		5310		Electric	3,614.38	1,386.08	5,000.46	5,000.46		
37		5320		Water	47,006.48	38,137.97	85,144.45	85,144.45		
38		5330		Sewer	36,336.33	21,371.04	57,707.37	57,707.37		

Print Date: 7/20/2016

This includes unusual Amount of Water Useage Since we have not seen the actual billings, but due in part to Pool refill after repair.

03-22-17 P12:10 IN

TABLE 1

	A	B	C	D	E	F	G	H	I	J
1	IDLE WHEEL ESTATES									
2	Net Operating Income Analysis									
3					Books of Record		Books of Record	NOI	Adjustment	Explanation of
4					5/1/2015-12/31/2015	1/1/2016-4/30/2016	5/1/2015-4/30/2016	Adjusted		Adjustment
39		5340		Storm Damage	573.92	441.10	1,015.02	1,015.02		
40		5360		Trash	20,577.47	9,042.65	29,620.12	29,620.12		
41				Total Utilities	108,379.58	70,827.02	179,206.60	179,206.60		
42										
43		5400		R&M-Common Areas	2,629.47	891.58	3,521.05	3,521.05		
44		5410		R&M-Dump Runs	77.00	12.00	89.00	89.00		
45		5420		R&M- Electrical	588.90	10.76	599.66	599.66		
46		5430		R&M-Tools & Equipment	25.12		25.12	25.12		
47		5440		R&M-Fences	1,127.72	4,979.25	6,106.97	6,106.97		
48		5450		R&M-Gas System	5,698.04		5,698.04	5,698.04		
49		5460		R&M-Landscape	264.15	741.75	1,005.90	1,005.90		
50		5480		R&M-Lights		1,553.00	1,553.00	1,553.00		
51		5490		R&M-Park Owned Homes/Bldgs	7,310.84		7,310.84	560.84	-6,750.00	carwash roof - capital
52		5510		R&M-Pool & Spa	3,227.26	19,180.00	22,407.26	3,227.26	-19,180.00	pool replaster - capital
53		5520		R&M-Sewer System		818.00	818.00	818.00		
54		5530		R&M-Streets	92.81		92.81	92.81		
55		5540		R&M-Street Sweeping		1,255.52	1,255.52	1,255.52		
56		5570		R&M-Water System	9,933.02	11,388.20	21,321.22	21,321.22		
57		5580		R&M-Other	6,800.00		6,800.00		-6,800.00	slab repair #47 - capital
58				Total Repairs & Maintenance	37,774.33	40,830.06	78,604.39	45,874.39		
59										
60		5610		Common Area Supplies		26.61	26.61	26.61		
61		5615		Equipment Gas	61.20	40.00	101.20	101.20		
62		5620		Janitorial Supplies	135.44		135.44	135.44		
63		5650		Tools & Equipment	51.35	3,419.31	3,470.66	3,470.66		
64		5655		Vehicle Gas	103.20	7.49	110.69	110.69		
65				Total Operating Supplies	351.19	3,493.41	3,844.60	3,844.60		
66										
67		5700		Accounting	300.00	2,435.00	2,735.00	2,735.00		
68		5710		Advertising & Promotion	289.67	67.71	357.38	357.38		
69		5730		Bank Charges	60.00	59.00	119.00	119.00		
70		5740		Credit Checks	202.00	27.00	229.00	229.00		
71		5750		Dues, Subscriptions, Fees	1,982.70	1,854.75	3,837.45	3,837.45	-1,655.00	not an NOI expense
72		5760		Education & Seminars	950.00		950.00	950.00		

Print Date: 7/20/2016

This was not R/M Fences as an expense but rather Improvements, Amortizable as improvements over 27.5 years per IRS Definition

This is a calculation error. NOT subtracted

→ I have excel calculations for these amounts.

TABLE 1

	A	B	C	D	E	F	G	H	I	J
1	IDLE WHEEL ESTATES									
2	Net Operating Income Analysis									
3					Books of Record		Books of Record	NOI	Adjustment	Explanation of
4					5/1/2015-12/31/2015	1/1/2016-4/30/2016	5/1/2015-4/30/2016	Adjusted		Adjustment
73		5780		Insurance - Property & Liability	11,693.30	700.64	12,393.94	22,687.74	10,293.80	paid through escrow
74		5790		Legal - Evictions	925.00	200.00	1,125.00	1,125.00		
75		5800		Legal - General	8,441.65	4,007.45	12,449.10	12,449.10		
76		5810		Licenses & Permits	3,108.10	1,348.90	4,457.00	4,457.00		
77		5820		Management Fees	15,737.11	8,785.52	24,522.63	24,522.63		
78		5830		Meals & Entertainment	82.66		82.66	82.66		
79		5860		Office Supplies	1,460.62	465.21	1,925.83	1,925.83		
80		5870		Outside Services	2,092.45	1,077.40	3,169.85	2,094.85	-1,075.00	April 2015 expense
81		5885		Payroll Service	1,147.66	555.20	1,702.86	1,702.86		
82		5890		Postage	809.87	389.51	1,199.38	1,138.35	-61.03	April 2015 expense
83		5900		Property Taxes	50,319.34	36,890.31	87,209.65	71,349.18	-15,860.47	see tax calculation
84		5905		Rent Stabilization Fees	4,590.00		4,590.00	4,590.00		
85		5910		Telephone	621.53	208.42	829.95	829.95		
86		5930		Title Search	50.00	25.00	75.00	75.00		
87		5940		Travel	12,642.11	9,619.65	22,261.76	21,342.14	-919.62	less travel by owner
88		5945		Cash Over / Short	-0.01	-0.66	-0.67		0.67	not an NOI expense
89		5950		Other Expense	0.80		0.80		-0.80	not an NOI expense
90				Total Admin. Expenses	117,506.56	68,716.01	186,222.57	178,600.12		
91										
92		5999		Total Operating Expenses	306,754.85	204,638.96	511,393.81	471,041.36		
93					W/O Water Adj					
94	TOTAL INCOME				802,590.01			802,590.01		
95	TOTAL EXPENSES				446,065.90	.56		471,041.36		58.7%
96	NET OPERATING INCOME				356,524.11	.44		331,548.65		41.3%
97		5750		Dues, Subscriptions, Fees			837.45	2,172.45	-1655.00	
98		5800		Legal-General			12,449.10	2,462.00	-9987.10	
99		5940		Travel			22,261.76	8,008.78	-13333.36	
100					With Water Adj			Total Adjust	-24975.46	
101										
102					802,590.01			Water Adj	-12989.40	
103				With Suggested Water Adj	433,076.51	.46	S/B Amort			
104					369,513.50	.54		After Water Adj	-37964.86	
105				-						
106										

Print Date: 7/20/2016

Page 3

→ Clearly stated in NOI as not to be included in NOI. These were bills related to the rent increase

→ This includes Commuting allowance to Maintenance person. Should be excluded from NOI

TABLE 1

	A	B	C	D	E	F	G	H	I	J
1	**IDLE WHEEL ESTATES**									
2	**Net Operating Income Analysis**									
3					Books of Record		Books of Record	NOI	Adjustment	Explanation of
4					5/1/2015-12/31/2015	1/1/2016-4/30/2016	5/1/2015-4/30/2016	Adjusted		Adjustment
107										
108	AMORTIZATIONS:									
109				Item:	Amount:	Years:	Rate:	Amort:		
110				Slab for #47	6,800.00	15	0.07	746.60		
111				Pool Resurfacing	19,180.00	15	0.07	2,105.86		
112				Carwash Roof	6,750.00	15	0.07	741.11		
113				Professional Fees (est)	100,000.00	5	0.07	24,389.07		
114						total amortizations per year		27,982.65		
115						total amortizations per month		2,331.89		
116						total amortizations per space		15.24		
117										
118										
119										
120										
121										
122										
123										
124										
125										
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127										
128										
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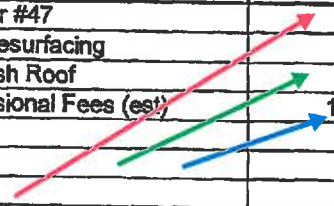

This appears to be a strange Amortization, and I wonder if this is reflected on their tax returns?

This was for A roof for the "Car Wash" which is not functional, and has not been for many years.

This slab was poorly poured, and left a serious tripping hazard. The tenants have filed a complaint.

Observation: Since we do not have copies of the actual tax return, I believe, in regards to line 113 this is an attempt to threaten further litigation.

TABLE II

IDLE WHEEL ESTATES			
PROPERTY TAX CALCULATIONS			
1st installment 2015-16 (old basis)	28,529.06		
1st supp A	1,215.72		
1st supp B	7,145.53		
2nd installment 2015-16 (old basis)	28,529.06		
2nd supp A	1,215.72		
2nd supp B	7,145.53		
	73,780.62		
A.V. TAX + SUPP B ONLY	71,349.18		
	basis	rate	total
A.V. PROPERTY TAX	5,370,000	0.0100	53,700.00
Woodland JUSD 2000 BD	5,370,000	0.00037600	2,019.12
YUBA CCD 2006 BD A	5,370,000	0.00006293	337.94
YUBA CCD 2006 BD B	5,370,000	0.00009424	506.07
YUBA CCD 2006 BD C	5,370,000	0.00009218	495.00
			57,058.13
A.V. PROPERTY TAX	6,715,000	0.0100	67,150.00
Woodland JUSD 2000 BD	6,715,000	0.00037600	2,524.84
YUBA CCD 2006 BD A	6,715,000	0.00006293	422.57
YUBA CCD 2006 BD B	6,715,000	0.00009424	632.81
YUBA CCD 2006 BD C	6,715,000	0.00009218	618.96
			71,349.18

TABLE III

CPI ADJUSTMENTS UNDER THE WOODLAND ORDINANCE

year	cpi	% Incr.	75% or 3%	rents	cpi
1995	153.2			100	100
1996	157.1	2.5%	1.9%	101.9	102.5
1997	161.1	2.5%	1.9%	103.9	105.2
1998	163.6	1.6%	1.2%	105.1	106.8
1999	169	3.3%	2.5%	107.7	110.3
2000	173.7	2.8%	2.1%	109.9	113.4
2001	180.4	3.9%	2.9%	113.1	117.8
2002	185.1	2.6%	2.0%	115.3	120.8
2003	188.8	2.0%	1.5%	117.0	123.2
2004	192.3	1.9%	1.4%	118.7	125.5
2005	198.6	3.3%	2.5%	121.6	129.6
2006	205.3	3.4%	2.5%	124.6	134.0
2007	212.036	3.3%	2.5%	127.7	138.4
2008	219.437	3.5%	2.6%	131.1	143.2
2009	217.91	-0.7%	-0.5%	130.4	142.2
2010	221.202	1.5%	1.1%	131.9	144.4
2011	227.837	3.0%	2.2%	134.8	148.7
2012	232.561	2.1%	1.6%	136.9	151.8
2013	235.488	1.3%	0.9%	138.2	153.7
2014	239.808	1.8%	1.4%	140.1	156.5
2015	242.302	1.0%	0.8%	141.2	158.2
2016	246.589	1.8%	1.3%	143.1	161.0
	OVERALL INCREASE 1995-2015			43.1%	61.0%
	EFFECTIVE INDEXING RATE			70.7%	

	A	B	C	D	E	F
1	TABLE IV					
2						
3	HYPOTHETICAL OUTCOMES					
4	IDLE WHEEL MHP					
5			1995	2015-16	Increase	Ratios
6						
7		CPI	153.2	246.589	61.0%	
8		75% of CPI	100	145.7	45.7%	
9						
10	1. Actual Outcome (75% indexing):					
11		RENTAL INCOME	550,779	802,590	45.7%	
12		OPERATING EXPENSES	292,647	471,041	61.0%	58.7%
13		NET OPERATING INCOME	258,132	331,549	28.4%	41.3%
14						
15	2. Hypothetical Outcome (50% NOI, 100% indexing):					
16		RENTAL INCOME	550,779	886,528	61.0%	
17		OPERATING EXPENSES	275,390	443,264	61.0%	50.0%
18		NET OPERATING INCOME	275,390	443,264	61.0%	50.0%
19						
20	3. Special Adjustment Outcome					
21		RENTAL INCOME		1,164,558		
22		OPERATING EXPENSES		471,041		40.4%
23		NET OPERATING INCOME		693,517		59.6%
24						
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MICHAEL ST. JOHN, Ph.D.
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msjetal@pacbell.net
stjohnandassociates.net

EDUCATION:

- Ph.D. University of California at Berkeley, 1989, Department of Economics. Dissertation: "The Effect of Rent Control on Property Value: A Test of the Capitalization Hypothesis".
- MA University of California at Berkeley, 1984, Department of Economics. (Economics of Development, Regulatory Economics, and Industrial Organization)
- BA Harvard College, 1962, cum laude in Government and Sociology.

PROFESSIONAL EXPERIENCE:

- Principal Consultant, St. John & Associates, Property Management Consultants, 1985 - Present.
- Lecturer in Economics, California State University at Hayward, 1995-96.
- Lecturer in Economics, San Francisco State University, 1983-84.
- Developer, Sierra West Construction, 1979-81.
- General Contractor, St. John & Sons Builders, 1971-1979.
- Chief, East Africa Loan Division, Office of Capital Development, Agency for International Development, 1966-68.
- Financial Analyst, Agency for International Development, Washington, D.C., 1963-65.
- Fulbright Award, Teacher of English at Lucknow University, Lucknow, India, 1962-63.

PUBLIC SERVICE:

- Commissioner, Housing Advisory Commission, Berkeley, 2005 – 2006.
- Boardmember, Mendocino Historical Review Board, 2004 – present.
- Boardmember, Strawberry Creek Lodge Elderly Housing, 1994 - 1997.
- Boardmember, Berkeley Property Owners Association, 1990-96.
- Commissioner, Rent Stabilization Board, City of Berkeley, 1981-83.
- Member, Code Review Task Force, City of Berkeley, 1978-81.

PUBLICATIONS & REPORTS:

"Marina Mobilehome Report", St. John & Associates, Berkeley, 2008.

"Fair Return and the California Courts", St. John & Associates, Berkeley, 1997.

"Inflation and Rent Control". Paper describing the effects of inflation on rents and property income in rent controlled jurisdictions, with particular reference to mobilehome parks, 1994.

"The Economics of Mobilehome Residency", 1994.

"Preliminary Report on the Residential Hotel Industry in San Francisco and on the Economic Viability of the All Seasons Hotel as Impacted by the Hotel Conversion Ordinance, the Rent and Eviction Control Ordinance, and Other State and Local Regulations". Paper prepared for hearing at the Board of Permit Appeals, San Francisco, July 14, 1993.

"The Distributional Impact of Restrictive Rent Control Programs in Berkeley and Santa Monica, California." Paper presented at the Western Economic Association Conference, June, 1993.

"Rent Control in Perspective: Impacts on Citizens and Housing in Berkeley and Santa Monica after Twelve Years", (with Albert Sukoff). St.John & Associates, 1993.

"A Test of the Capitalization Hypothesis". Paper presented at the Western Economic Association conference, July, 1991.

"The Impact of Rent Controls on Property Value". Paper presented at the Western Economic Association conference, July 2, 1990.

"The Effects of Rent Controls on Property Value: A Test of the Capitalization Hypothesis". Doctoral dissertation, UC Berkeley Department of Economics, 1989.

"Indexing of Net Operating Income". St. John & Associates, 1989. (Paper submitted with amicus brief in Searle vs. City of Berkeley).

"The Effects of Rent Control on Municipal Revenues" (with Albert Sukoff). St. John & Associates, 1988.

"The Theory and Practice of Fair Return: Rent Controls in Berkeley 1978-1985". Berkeley: California Housing Research Institute, 1985.

SELECTED EXPERT WITNESS DECLARATIONS, PAPERS, AND APPEARANCES:

Rancho San Marcos (2010, 2011)
City of Marina (2008)
Indian Springs MHP, Palm Desert (2007, 2008)
Meadows MHP, Watsonville (2007)
City of Lancaster (2006)
Tower Management v. City of Oceanside (2001)
Casa de Amigos, City of Escondido (2001)
Hillsboro Properties v. City of Novato Rent Review Board (2000)
Hacienda Valley Mobile Estates v. City of Morgan Hill (2000)
Scotts Valley Rent Review Board (1997)
Oceanside Rent Review Board (1997)
Carson City Council (1997)
Salinas City Council (1997)
Valparaiso v. City of Cotati (1997)
Santa Monica Beach v. City of Santa Monica (1996)
Craig v. Santa Monica Rent Control Board (1996)
Berger Foundation v. City of Escondido (1995)
Save Affordable Housing v. Rent Stabilization Board (1992, 1993)
Searle v. City of Berkeley (1989, 1990)

The manufactured home fair practices commission 03-22-17 P12:00 IN

Under Section 16 B-9 (b) it states that " It shall be presumed that where the NOI is less than fifty percent of gross income in the base year, the park owner was receiving less than a just and reasonable return on the manufactured home park. In such case, for purposes of determining the base year NOI, gross income shall be adjusted upward to twice the amount of the base year operating expenses.

It has bothered me from the beginning why this was called a "Stabilization Ordinance" and not rent control. I now know that they are quite different.

Under the above section, it is more than apparent that "a reasonable return on the manufactured home park" is far more important than it appears. It appears to me to be at the very heart and in fact the Benchmark for stabilization control. If so, the spirit and attempt at stabilization is why this provision is made.

Under this definition, the whole effort in filing for a special application, such as is before us, is to bring the park rents or owners to a stabilized position. Thus, if the NOI shows that the NOI expenses exceed the threshold, a rent increase is due to the Applicant. If on the other hand, they are less than the threshold, a rent reduction should also be allowed.

Do we not also have to remember that the Ordinance is the controlling document in this situation. The Commission should not be swayed by arguments from the Applicant and the volumes of information provided by them. The main intent of the Ordinance is stabilization. If there is a deficiency in the NOI, all of this could be used to justify bringing back to a stabilized position, but is not necessary. If it meets the threshold, it is easily resolved.

I have now identified areas of great concern, based upon their financial statements, potentially amounting to over a $70,000 reduction in expenses. The packet that the Commission receives will have an explanation of my concerns specifically pointing to the accounts involved and brief explanations where possible.

I will be prepared to answer any questions the commission may have at the Hearing on the 29th.

Thank you for your consideration.

Bill Long

907Bourn Dr., Spc 57

Woodland, CA 95776

March 22, 2017

City of Woodland

COMMUNITY SERVICES DEPT
(530) 661-2000

2001 EAST STREET
(530) 666-7257 FAX

WOODLAND, CA 95776
www.cityofwoodland.org

March 1, 2017

Sent via email

Robert G. Williamson, Jr.
Hart King
4 Hutton Centre Drive, Suite 900
Santa Ana, CA 92707

Re: Idle Wheel MHP LLC Special Adjustment Application

Dear Mr. Williamson,

As you know, the City of Woodland Manufactured Home Fair Practices Commission is scheduled to hold a hearing on your client's Special Adjustment Application on March 14, 2017. The City has thoroughly reviewed the documents submitted in support of the Application. In order for both Idle Wheel and the City to be more prepared to address issues that may arise at the hearing, the City has identified a number of issues that would be helpful to receive additional information about, as follows:

1. Fire-Related Damage. As you may know, there was a fire at the Idle Wheel Mobile Home park on February 22, 2016. The mobile home experienced a total loss, and a man was arrested for arson and attempted murder in that fire.

    a. Is Idle Wheel claiming any lost revenue from a vacancy at this mobile home space due to the fire (line 2 of the NOI application attached to the special application) during any of the 12-month time period measured by the NOI application? If so, please provide the number of months for which lost revenue is claimed and provide the amount of lost revenue claimed.

    b. Were there any legal or other expenses related to this fire included in the NOI application attached to the special application during any of the 12-month time period measured by the NOI application? If so, please identify such expenses, including the amount of expenses in each month, and provide receipts, vouchers, or other documentation supporting those expenses.

c. Did Idle Wheel receive any insurance payments as a result of this fire? If so, please identify the amount of such payments, any expenses defrayed by the payments, whether such expenses appear in the NOI filing, or whether any lost revenues compensated by the payments appear in the NOI filing.

d. The Woodland Fire Department was unable to use the hydrants inside the park to fight this fire. (City staff has also heard from park residents that fire hydrants inside the park could not be used by the Woodland Fire Department during a different fire on August 9, 2011.) Park residents and/or Commissioners may ask questions during the hearing regarding the sufficiency of the hydrants inside of the park to fight fires within the park. Since the fire, if Idle Wheel has taken any actions to improve the fire hydrants inside the park so that they may be used by the Woodland Fire Department, that information would be helpful to receive. In particular, please submit the cost of those actions and provide receipts or vouchers for any expenses incurred to improve the fire hydrants.

2. Additional Documentation Requested. Regarding the NOI worksheet, please be prepared to provide receipts, vouchers or other documentation beyond the general ledger supporting all items in excess of $250 included in management expenses, normal repair and maintenance, and "administrative costs not mentioned."

3. Gas System. Given that PG&E provides gas service to the park, please explain the $5,687.04 R&M cost related to the gas system .

4. Advertising and Promotion. What is the purpose of expenses in Account 5710 advertising and promotion for a watch and a gift?

5. LLC Formation. Please explain why the cost of LLC formation in Account 5800 should be charged as a park operating expense.

6. Professional Services.

   a. It is unclear whether the $10,745.10 of legal and expert witness costs for the upcoming March 14, 2017 hearing are included in either or both Accounts 5800 and 5870 in the expenses for the year ending April, 2016 used to set the NOI. If they are not included, please provide the correct figures referencing the general ledger.

   b. The City asks the question in a. because Dr. St. John submitted at the top of page 6 in his letter to you dated July 20, 2016, that legal and professional fees should not be included in NOI calculations because the costs are non-recurring. Dr. St. John instead recommends amortizing the legal and professional fees at the conclusion of the hearing process and awarding them separately. As you may know, the City's MHFPC has the discretion under the City's ordinance to decide whether or not to allow Idle Wheel to recover its legal and other costs associated with the Special

Adjustment Application. Please let the City know if you disagree with this conclusion.

7. Watman-Waterhouse. The "Watman-Waterhouse" entry listed in a number of places in the NOI filing is unclear. Please explain if this entry refers to people, an organization, a corporate entity, or something else, and what functions it performs for the park. For example, Account 5710 is for "Watman-Waterhouse-Empl Xmas Gi," and Account 5820 is for "Watman-Waterhouse" as well.

8. Travel Expenses. Please provide vouchers or other documentation supporting $12,642 of travel through 12/31 and $9,619 through 4/30/2016 in Account 5940. Specifically explain why the park's maintenance employee receives approximately $1500 per month in travel expenses in addition to his wages. Provide any contracts with the employee or other documentation supporting this amount.

9. Insurance Costs. Please provide policy pages documenting the annual insurance cost at the park for each policy that the park had in force in the 2015-16 test year.

10. Street Repair Costs. Please provide invoices, vouchers, or other documentation beyond general ledger entries supporting the street repairs costs that are included in the investment request.

11. Fair Market Value. Please provide any appraisals or other documentation made at the time of the purchase showing the relationship of the $6,700,000 purchase price to fair market value.

12. Amortization Cost Support. Please provide invoices, vouchers or other documentation beyond general ledger entries supporting the costs requested for amortization for all of the items included as amortization items in the analysis of NOI by Dr. St. John attached to his evidence.

13. Netzer & Associates' Appraisal. Regarding Netzer and Associates' appraisal of space rents:

    a. Please confirm that the cost of moving the mobile home from the dealer's lot to the park is not included in the calculation of intrinsic value. If that point cannot be confirmed, please explain why.

    b. Assuming that the cost in a. was included, it would be helpful to understand the average cost of moving a mobile home from a dealer to a vacant space in a park as that information was not provided.

    c. In addition, assuming that the cost in a. was included, it would be helpful to understand if Netzer has an opinion regarding the percentage of mobile home parks that would accept a move-in from a 20-year mobile home.

d. Regarding the Netzer appraisal letter, page 3 assumes that mobile homes were worth, on average, $6,000 to the homeowners if market-based space rents were collected. Please clarify how Netzer values the maintenance of mobile homes by their owners and the amenities they may provide, such as landscaping. Does Netzer contend that maintenance of a mobile home and the amenities provided do not factor into establishing the valuation of a mobile home for purposes of resale? Does Netzer attribute a mobile home's valuation for purposes of resale to only the infrastructure and amenities provided by the mobile home park owner? Does Netzer contend that there is an economic incentive for mobile home owners to maintain their homes and provide amenities if market-based space rents were collected and the homes had an average value of $6,000?

14. Investor Survey. Regarding the selected pages in the Investor Survey by Realty Rates.com attached to the NOI worksheet, please confirm that the 8.93% rate recommended by Dr. St. John is defined based on a mortgage payment of 63% at a 4.99% interest rate and equity at about 37% at an equity dividend rate of about 12.53%. If this information cannot be confirmed, please provide the loan to value rate, the interest rate, and the equity dividend rate that Dr. St. John believes is appropriate.

15. Interest Rate. Please confirm that the debt interest rate that this park has is 4.15% on $5 million with a 30-year amortization. Reference http://www.mhmarketingsalesmanagement.com/blogs/daily-business-news/idle-wheel-mobile-home-park-rolls-to-a-new-owner/ If you cannot confirm this figure, please provide additional information supporting the correct amount of debt and correct capital structure.

16. Equity Dividend Rate. Please confirm that Idle Wheel will end up with a higher equity dividend rate than 12.53% if its cost of debt is lower than 4.99% and the percentage of debt in the capital structure is greater than 63%. If you cannot confirm this point, please explain.

17. Fair Return and Amenities. Regarding the testimony of Dr. St. John, given that his recommendation is based on the average capitalization rate from realty investment.com, is the fair return that he recommends consistent with mobile home parks with an average amount of amenities?

    a. If so, how did he adjust his fair return of Idle Wheel for the level of amenities in that park as compared to other parks? If he did not make such an adjustment, (i) why did he not make such an adjustment, and (ii) how would such an adjustment be made?

    b. If Dr. St. John was provided with information about the internal fire hydrant not being sufficient for the Woodland Fire Department to use, please explain whether Dr. St. John considered the fire hydrant as an amenity and/or whether it would affect the market rent.

Please feel free to call me if you have concerns or specific questions about these items. I look forward to receiving your response to all or some of these questions.

Sincerely,

Dan Sokolow, Senior Planner
(530) 661-5927
dan.sokolow@cityofwoodland.org

CHAPTER 16B OF THE WOODLAND CITY CODE
AS AMENDED BY MEASURE I (2002)

Sec. 16B.l Preamble.

(a) There is presently, within the city of Woodland and surrounding communities, a shortage of rental spaces for the location of manufactured homes commensurate with the demand therefor. This inequitable market situation has resulted in low vacancy rates and contributed or threatens to contribute to rapidly escalating rents. This situation has resulted or threatens to result in serious concern, anguish and stress among a significant portion of Woodland residents living in manufactured home parks.

(b) Alternative sites for the relocation of manufactured homes are difficult to find due to the shortage of vacant space, the restrictions on the age, size or style of manufactured homes permitted in many parks, and requirements related to the installation of manufactured homes, including permits, landscaping and site preparation. Additionally, the cost for moving a manufactured home is substantial, and the risk of damage in moving is significant. The results of these conditions are the creation of a captive market of manufactured home owners. This immobility, in turn, contributes to the creation of a great imbalance in the bargaining position of the park owners and manufactured home owners in favor of the park owners.

(c) Manufactured home owners are property owners with sizable investments in their manufactured homes and appurtenances. Collectively, the manufactured home owners have a greater investment than does the manufactured home park owner. The residents of manufactured home parks consider their relationship with the park owners as a joint housing venture. The continuing possibility of unreasonable space rental increases in manufactured home parks threatens to diminish the value of the investment of the manufactured home owners. Further, existing state law permits manufactured home park owners to require manufactured home owners to make modifications to their homes for reasons of aesthetics or conformity to park standards that amount to capital improvements which would accrue to the benefit of the park owner by potentially increasing the market value of the park itself.

(d) It is necessary to facilitate and encourage fair bargaining between manufactured home owners and park owners in order to achieve mutually satisfactory agreements with regard to space rental rates in manufactured home parks. Absent such agreements this council further finds and declares it necessary to protect the owners and residents of manufactured homes from unreasonable space rental increases while simultaneously recognizing and providing for the need of park owners to receive a just and reasonable return on their property.

Sec. 16B.2. Definitions.

(a) Commission. The manufactured home fair practices Commission established by this chapter.

(b) Manufactured home. For purposes of this chapter, the term "manufactured home" shall be synonymous with the term "mobile home."

(c) Manufactured home park. An area of land where two (2) or more manufactured home sites are rented, or held out for rent to accommodate manufactured homes used for human habitation. Also referred to herein as a "park."

(d) Manufactured home park owner. The owner, lessor, operator or designated agent thereof of a manufactured home park also referred to herein as a "park owner."

(e) Manufactured home resident. Any person entitled to occupy a manufactured home as the owner thereof or pursuant to a rental or lease agreement with the owner of a manufactured home. Also referred to herein as a "resident."

(f) Rental agreement. An agreement between the manufactured home park owner and a resident establishing the terms and conditions of a tenancy. A lease is a rental agreement.

(g) Space rent. The consideration, including any bonus, benefits or gratuities, demanded or received for and in connection with the use or occupancy of a manufactured home within a manufactured home park or the transfer of a rental agreement of such a manufactured home. The use and occupancy of a rental unit shall induce the exercise of all rights and privileges and use of all facilities, services and amenities accruing to the residents thereof for which a separate fee authorized by the Mobile Home Residency Law (California Civil Code Section 798 et seq.) not charged. Nothing herein shall be construed to prevent a park opener from establishing such fees as may be authorized by the Mobile Home Residency Law.

(h) Vacancy control. The occurrence of a vacancy in either a space within a park or a mobile home unit on a space within a park shall not result in a space rental increase in excess of the percentage increase allowed once during any twelve (12) month period.

Sec. 16B.3. Applicability.

(a) The provisions of this chapter shall apply to all manufactured home parks as defined in Section 16B.2(c), and to all tenancies in such parks unless otherwise exempted by this section or any other provision of this chapter.

(b) The space rent ceiling provision of this chapter shall not apply to any tenancy in a manufactured home park that is covered by a rental agreement meeting all of the requirements of Section 798.17 of the California Civil Code for the duration of such agreement. All other provisions, including but not limited to the registration provisions of Section l6B.5, shall be applicable to such tenancies unless specifically exempted by a provision of this chapter or state law.

(c) The provisions of this chapter shall not apply to any space occupied by a resident who, throughout the duration of his or her tenancy, owns both the manufactured home in which he or she resides and an ownership interest in the subdivision, cooperative, condominium for mobilehomes, or other resident-owned manufactured home park in which the space is located.

(d) The provisions of this chapter shall not apply to spaces in manufactured home parks that are subject to recorded affordable housing covenants which restrict tenancies to low- and very low-income households and require rents affordable to residents at those income levels.

Sec. 16B.4. Manufactured Home Fair Practices Commission.

(a) Establishment. The Manufactured Home Fair Practices Commission of the city of Woodland is hereby established.

(b) Membership

(1) The commission shall consist of a total of five (5) regular members and two (2) alternate members. All regular and alternate members shall be resident electors of the city of Woodland. No member shall be a manufactured home owner or resident; an owner, operator or manager of a manufactured home park; own or possess any interest in; or operate or manage, any other rental property totaling four (4) or more dwelling units, whether such four (4) units are located on one parcel or lot, or are spread among several parcels or lots. As used in this section, “dwelling unit” shall mean an apartment unit, a condominium unit, or a single-family residence.

(2) All members of the commission, regulars and alternates, shall be required to attend all commission meetings and hearings unless such member has been disqualified from participation.

(3) When a regular member is absent from a meeting, an alternate member shall participate in the commission proceedings in place of the absent regular member. An alternate member shall have voting privileges only when acting in the stead of an absent regular member.

(c) Nomination and appointment. Each member of the city council shall nominate one (1) regular member and the mayor shall nominate one (1) regular member and two (2) alternate members for appointment to the commission. Each such nomination shall be subject to actual appointment by the mayor with the approval of the city council.

(d) Term

(1) Each regular member of the board shall serve for a term of three (3) years except as otherwise provided herein. For the first Commission, the mayor shall appoint three (3) regular members for three-year terms and two (2) regular members for two-year terms. Thereafter, the successors of these members shall be appointed for terms of three (3) years. Each regular member shall hold office until a new member has been duly appointed.

(2) Each alternate member of the board shall serve for a term of two (2) years except as otherwise provided herein. Each alternate member shall hold office until a new alternate member has been duly appointed.

(3) If a vacancy shall occur otherwise than by expiration of the term, it shall be filled by appointment for the unexpired portion of such member's term.

(4) The provisions herein above notwithstanding, a member may be removed, at any time, with or without cause, by majority vote of the city council.

(5) Any member who is absent, without sufficient cause, from three (3) successive meetings of the commission which such member was required to attend, shall be deemed to have vacated his office.

(e) Meetings. Except as expressly provided herein, the commission shall establish the time and place of its meetings. All meetings of the commission shall be conducted in accordance with the provisions of the Ralph M. Brown Act (Gov. Code section 54950 et seq.).

(f) City council guidelines; commission rules and regulations.

(1) The city council may from time to time, adopt by resolution, such guidelines, as it deems necessary to assist and direct the commission in the accomplishment of its duties.

(2) The commission may make and adopt its own rules and regulations for conducting its business consistent with the laws of the state, this chapter, and any guidelines adopted by the city council. Any such rules and regulations shall be reduced to writing and be on file with the secretary of the commission at all times.

(g) Officers. The commission may appoint such officers, as it may deem necessary to carry out its duties hereunder.

(h) Records. The commission shall keep a record of its proceedings, which shall be open for inspection by any member of the public.

(i) Appointment of committees and hearing officers. The commission may appoint committees or hearing officers to hear matters on which testimony must be taken, which committees and officers shall report to the commission the findings and results of any such hearing on a matter referred to such committee or person.

(j) Compensation. Each member of the commission shall be entitled to such compensation as may be set by the city council. Such members shall be entitled to reimbursement for expenses incurred in the performance of their official duties. The commission shall not have any authority to expend or authorize the expenditure of any public funds, except with the prior express approval of the city council.

(k) Staff. The city manager shall provide all administrative staff necessary to serve the commission. The city clerk shall serve as the secretary of the commission and shall be responsible for the maintenance of all records of the commission. The city attorney or his/her designee shall act as legal counsel to the commission.

(*l*) Quorum. Three (3) commissioners shall constitute a quorum. A majority vote of all commissioners, i.e., three (3) votes is required for the adoption of any findings and/or order pertaining to an application filed hereunder and for the adoption, amendment or repeal of any rules and regulations of the commission. A majority vote of the quorum of the commission is required for the commission to take action on any other matter.

(m) Duties. The commission shall undertake and have the following duties, responsibilities and functions, together with all powers reasonably incidental thereto:

(1) To meet from time to time as may be specified by the rules and regulations of the commission in order to carry out its duties;

(2) To require such registration of manufactured home parks as the commission may deem necessary to enable it to carry out its duties;

(3) To make adjustments in space rent ceilings as provided for in this chapter;

(4) To make such studies, surveys and investigations, conduct such hearings, and obtain such information as is necessary to carry out its powers and duties;

(5) To adopt, promulgate, amend and rescind such administrative rules as may be necessary to effectuate the purposes and policies of this chapter and to enable the commission to carry out its powers and duties thereunder;

(6) To render at least semiannually a comprehensive written report to the city council concerning the commissions activities, holdings, action, results of hearings, and all other matters pertinent to this chapter; and

(7) To undertake such other related duties as may be assigned by the city council.

Sec. 16B.5. Registration.

(a) Within sixty (60) calendar days after the date any manufactured home park, or manufactured home space, initially becomes subject to the provisions of this chapter, and annually thereafter, the owner of such park shall register the park, inducing all manufactured home spaces within the park that are subject to this chapter.

(b) The initial registration shall include the name(s), business addresses, business telephone number(s) of each person or legal entity possessing an ownership interest in the park and the nature of such interest; the number of manufactured home rental spaces within the park; a rent schedule reflecting space rents within the park on the effective date of this chapter; a listing of all other charges, including utilities not included in space rent, paid by manufactured home residents within the park and the approximate amount of each such charge; and the name and address to which all required notices and correspondence may be sent.

(c) The commission is hereby empowered to require such re-registration as it deems necessary.

(d) No park owner shall be eligible to receive any rent ceiling adjustment as provided for under the provisions of this chapter unless such current registration as may then be required for the manufactured home park is on file with the commission at the time the petition for the rent ceiling adjustment is filed.

(e) The registration requirements provided for in this section or which may be established by the commission shall apply to all manufactured home parks, and park spaces, including those exempt from the space rent ceiling limitation by reason of an exemption based upon Civil Code Section 798.17.

Sec. 16B.6. Registration fee.

(a) At the time of initial registration or any subsequent re-registration, manufactured home park owners shall pay to the city of Woodland a registration fee for each manufactured home rental space within the park, as established by resolution of the city council, except such spaces that are exempt from such fee because of a space rental agreement that meets the requirements of Section 798.17 of the California Civil Code.

(b) If a park owner does not pay the fee provided for in subsection (a) above within the time period established therein, a late charge shall be assessed in an amount equal to one dollar ($1.00) for each manufactured home rental space within the park for each month or fraction thereof that such payment is delinquent.

(c) No petition will be accepted from any park owner for a space rent ceiling adjustment of any kind, no hearing or other proceeding shall be scheduled or take place, and no space rent ceiling adjustment shall be granted or take effect for any manufactured home park for which there is an unpaid registration fee.

(d) The registration fee provided by this section is intended to defray costs associated with the administration of this chapter except those costs associated with Net Operating Income and special adjustment hearings, which costs are provided for under Section 16B.14(f) of this chapter.

(e) The city manager is hereby directed to maintain an accurate accounting of all direct and indirect costs of administering the regulations contained in this chapter. The city manager shall submit a report to the commission and city council of such costs and any recommendation for a change in the registration fee at least annually from and after the effective date of this chapter.

Sec. 16B.7. Space rent ceiling.

(a) Beginning the first month which commences following this election when this ordinance is enacted, no owner of a manufactured home park shall charge space rent for any manufactured home space in an amount greater than the space rent in effect on January 1, 1996. This date shall be known as the “space rent ceiling date.” The space rent in effect on that date, and as thereafter adjusted in accordance with this chapter, shall be known as the space rent ceiling.

(b) When no space rent in effect. If there was no space rent in effect on the space rent ceiling date, the space rent ceiling shall be the space rent that was charged for that space on the last date that space rent was charged for the space prior to the space rent ceiling date.

(c) Exemptions. If a manufactured home space is exempted from the space rental ceiling provisions of this chapter by reason of the existence of a space rent agreement that meets the requirements of Civil Code Section 798.17, and the agreement expires, the space rent ceiling for the space shall be the space rent in effect for that space before the agreement expired.

Sec. 16B.8. Space rent ceiling adjustments.

(a) Increase prohibited. No increase in space rent ceiling shall be permitted except as provided for herein.

(b) Initial adjustment.

(1) Permissive adjustment. A park owner shall be entitled to an initial permissive adjustment of gross space rental income equal to the lesser of the three (3) percent increase per annum since the base year or an increase equal to the percentage increase in the Consumer Price index (CPI) from the end of the base year to the date of application for the adjustment.

(2) NOI adjustment. In the event a park owner does not receive a just and reasonable return on the park property after receiving the maximum permissive adjustment provided for above, a park owner may file an application with the commission for an initial adjustment of the space rent ceiling.

A park owner shall be entitled to an adjustment of the space rent ceiling so as to enable the park owner's base year net operating income (NOI) to be increased by a rate equal to the lesser of: (a) the percentage increase in the CPI since the end of the base year multiplied by that percentage of the CPI which composes the expenditure category of housing or the equivalent thereof, or (b) forty (40) percent of the percentage increase in the CPI since the end of the base year. The percentage increase in the CPI shall be calculated by using the procedure set forth in section 16B.8(b)(l).

No further space rent ceiling adjustment shall be permitted in calendar year 2002, with the exception of any applicable pass-through adjustment provided for herein.

(3) Filing of application. An application for either an initial permissive or NOI adjustment may be filed with the secretary to the commission no sooner than sixty (60) days following enactment of this ordinance. The application shall be submitted on such form as may be provided by the commission.

The commission shall review any such application in accordance with the provisions of this chapter.

(c) Annual adjustment. Commencing on April 1 in the year following the date any manufactured home park initially becomes subject to the provisions of this chapter, and every subsequent year thereafter, any park owner subject to this chapter shall be entitled to the following annual adjustments:

(1) Permissive adjustment. A park owner shall be entitled to an annual permissive adjustment of gross space rental income equal to the lesser of a three (3) percent increase or an increase equal to seventy-five (75) percent of the percentage increase in the CPI during the full twelve (12) calendar months immediately preceding the date of the application as reported by the Bureau of Labor Statistics. The percentage increase in the CPI during the 12-month period shall be calculated by comparing the CPI reported for the last month of the 12-month period with the CPI reported for the month immediately preceding the 12-month period.

(2) NOI adjustment. In the event a park owner believes he would not receive a just and reasonable return on his investment in the park after receiving the

maximum permissive adjustment provided for above, a park owner may file an application with the commission for an alternative adjustment of the space rent ceiling based upon the park's net operating income (NOI).

A park owner shall be entitled to an adjustment of the space rent ceiling so as to enable the park owner's net operating income (NOI) during the full twelve (12) calendar months immediately preceding the date of the application to be increased by a rate equal to the lesser of: (a) the percentage increase in the CPI during the full twelve (12) calendar months immediately preceding the date of the application multiplied by that percentage of the CPI which composes the expenditure category for housing, or (b) forty (40) percent of the percentage increase in the CPI during the full twelve (12) calendar months immediately preceding the date of the application. The percentage increase in the CPI during the 12-month period shall be calculated in the same manner described in Section 16B.8(c)(1).

(3) Effect of previous annual adjustment. No annual adjustment shall become effective if a previous annual adjustment became effective within the previous twelve (12) months. An annual adjustment may, however, be approved by the commission within such twelve-month period provided that such an adjustment shall not become effective within such twelve-month period.

(d) Pass-through of government assessments.

(1) A manufactured home park owner may file an application with the commission to pass through to the residents of the park governmental assessments related to the operation of the park. The application shall be submitted in such form, and at such time, as may be provided by the commission.

(2) For governmental assessment increases of a continuing nature, the commission shall permit the park owner to adjust the space rent ceiling by an amount deemed necessary to cover the increase in such assessments. The space rent ceiling for each manufactured home rental space shall be adjusted equally in an amount necessary to cover increases in such costs.

(3) Government assessments representing a single one-time payment, or a single assessment payable over a fixed period of time, shall not affect the space rent ceiling for the park. Park owners may pass through such assessments to the residents of the park upon terms and conditions as approved by the commission.

(4) For the purposes of this chapter, government assessments shall not include federal, state or local taxes, governmental license or registration fees, or fees paid and costs incurred pursuant to the requirements of this chapter.

(f) Distribution of space rent ceiling adjustments. In the event the commission grants any adjustment or pass-through pursuant to any provision of this chapter, the amount of the gross adjustment or pass-through shall be distributed to each individual space in the park based upon the percentage increase in the gross space rents of all manufactured home spaces in the park subject to this chapter. The individual space rent shall thus increase by the same percentage increase as the increase allowed to the gross space rents in the park.

The park owner shall adjust the space rent ceiling for each such manufactured home rental space within the park accordingly and impose this adjustment simultaneously to all manufactured home rental spaces in the park.

(g) Consumer Price Index (CPI). The Consumer Price Index utilized herein shall be the Consumer Price Index for all urban consumers in the West Urban Area, including all items and not seasonally adjusted, as reported by the U.S. Department of Labor, Bureau of Labor Statistics, with an index measure of 100 for the base period of 1982-84 or such other prevailing base period as may be adopted from time to time by the Bureau of Labor statistics. In the event that the Consumer Price Index as defined in this section is discontinued, the commission shall use in its place the substantially similar index thereafter employed by the Bureau of Labor Statistics in lieu of the Consumer Price Index to report the increase in the cost of living of urban consumers in the western United States. As used in this section, "Bureau of Labor Statistics" shall mean that agency or its successor agency of the United States Government.

Sec. 16B.9. Presumption of just and reasonable return on property; fair return review hearing.

(a) Except as provided herein below, it shall be presumed that the net operating income produced by a manufactured home park during the base year provided the park owner with a just and reasonable return. Park owners shall be entitled to maintain and increase their net operating income from year to year in accordance with the adjustment procedures contained in this chapter.

(b) It shall be presumed that where the NOI is less than fifty (50) percent of gross income in the base year, the park owner was receiving less than a just and reasonable return on the manufactured home park. In such a case, for purposes of determining the base year NOI, gross income shall be adjusted upward to twice the amount of the base year operating expenses.

(c) It shall be further presumed that the adjustments provided for in this chapter, including any adjustments to base year NOI and any annual adjustments provides all adjustments necessary to allow the park owner a just and reasonable return on investment for any given year.

(d) However, in the event a park owner contends that the application of these adjustments does not result in a just and reasonable return to the park owner for the particular year, the park owner may apply for an additional "special adjustment." The application for a special adjustment shall be in writing in such form as provided by the commission and shall be heard by the commission at a public hearing to be known as a "fair return hearing." Notice of the fair return hearing shall be given to the park owner/applicant and to the residents of the park by first class mail sent not less than twenty (20) days before the date set for the hearing.

(e) At the fair return hearing, the park owner shall bear the burden of presenting evidence rebutting the presumption stated in subsection 16B.9(c) herein, and the commission shall hear such evidence, and consider such evidence as provided in Section l6B.14(d)(6), and determine, based upon the evidence presented, whether the adjustments as provided in this chapter are adequate to allow the park owner a just and reasonable return, and whether and to what extent a special adjustment is necessary to allow such just and reasonable return. The commission shall grant a

special adjustment to the extent it finds such necessary to effectuate such just and reasonable return to that park owner/applicant.

Sec. 16B.10. Base year.

Except as otherwise provided herein, the base year for all manufactured home parks shall be the twelve-month period immediately preceding the space rent ceiling date applicable to that park.

Sec. 16B.11. Net operating income (NOI).

For purposes of this chapter, the net operating income (NOI) of a manufactured home park shall equal gross income (GI) less operating expenses (OE).

Sec. 16B.12. Gross income (GI).

For purposes of this chapter, the gross income (GI) of a manufactured home park shall equal the following:

(a) Gross space rents, computed as gross space rental income at one hundred (100) percent occupancy; plus

(b) Other income generated as a result of the operation of the park, including but not limited to laundry and recreational vehicle storage; plus

(c) Revenue received by the park owner from the sale of gas and electricity to park residents where such utilities are billed individually to the park residents by the park owner, which revenue shall equal the total cost of the utilities to the residents minus the amount paid by the park owner for such utilities to the utility provider; minus

(d) Uncollected space rents due to vacancy and bad debts to the extent that the same is beyond the park owner's control. Uncollected space rents in excess of three (3) percent of gross space rents shall be presumed to be unreasonable unless established otherwise and shall not be included in computing gross income. Where uncollected space rents must be estimated, the average of the preceding three (3) year's experience shall be used, or some other comparable method.

Sec 16B.13. Operating expenses (OE).

(a) For purposes of this chapter, the operating expenses (OE) of a manufactured home park shall include the following:

(1) Real property taxes and assessments.

(2) Management expenses, including the compensation of administrative personnel (may include the value of any manufactured home space offered as part of compensation for such services), reasonable and necessary advertising to ensure occupancy only, legal and accounting services as permitted herein, and other managerial expenses. Management expenses are presumed to be not more than five (5) percent of gross income, unless established otherwise.

(3) Normal repair and maintenance expenses for the grounds and common facilities, including but not limited to landscaping, cleaning, repair of equipment and facilities.

(4) Owner-performed labor in operating and/or maintaining the park. In addition to the management expenses listed above where the owner performs managerial or maintenance services which are uncompensated, the owner may include the reasonable value of such services. There shall be a maximum allowance of five (5) percent of gross income unless such a limitation would be substantially unfair in a given case. It shall be presumed that a park owner must devote substantially all of his or her time, i.e., at least forty (40) hours per week, to performing such managerial or maintenance services in order to warrant the maximum five (5) percent allowance. No allowance for such services shall be authorized unless a park owner documents the hours utilized in performing such services and the nature of the services provided.

(5) Operating supplies such as janitorial supplies, gardening supplies, stationery and so forth.

(6) Insurance premiums prorated over the life of the policy.

(7) Other taxes, fees and permits.

(8) Reserve for replacement of necessary capital improvements. This amount shall not exceed five (5) percent of gross income. The reserve shall be documented. The reserve may be included as an operating expense in a particular annual adjustment only to the extent that additional money is added to any previously approved reserve, up to a maximum of five (5) percent of current gross income.

(9) Necessary capital improvement costs exceeding reserves for replacement. A park owner may include the cost of necessary capital improvement expenditures which exceeded reserves for replacement for which the park owner has been given credit under subsection (8) of this Section 16B.13(a) in the current adjustment or in any previously approved adjustment. A necessary capital improvement shall be an improvement required to maintain the common facilities and areas of the park in a decent, safe and sanitary condition or to maintain the existing level of park amenities and services.

Expenditures for capital improvements to upgrade existing facilities or increase amenities or services shall be an allowable operating expense only if documented and only if the park owner has:

a. Consulted with the park residents prior to initiating construction of the improvements regarding the nature and purpose of the improvements and the estimated cost of the improvements.

b. Obtained the prior written consent of at least one adult resident from a majority of the manufactured home rental spaces to include the cost of the improvement as an operating expense. Evidence of such consent must be presented at the time of filing the application seeking to include such capital improvement expenditure as an operating expense.

Any capital improvement expense shall be amortized over the reasonable life of the improvement or such other period as may be deemed reasonable by the commission under the circumstances.

In the event that the capital improvement expenditure is necessitated as a result of an accident, disaster or other event for which the park owner receives insurance benefits, only those capital improvement costs otherwise allowable exceeding the insurance benefits may be calculated as operating expenses.

(10) Involuntary refinancing of mortgage or debt principal. A park owner may, under the provisions of this subsection, be able to include certain debt service costs as an operating expense. Such costs are limited to increases in interest payments from those interest payments made during the base year which result from one of the following situations or the equivalent thereof: (1) Refinancing of the outstanding principal owed for the acquisition of a park where such refinancing is mandated by the terms of a financing transaction entered into on or before the space rent ceiling, e.g., termination of a loan with a balloon payment; or (2) increased interest costs incurred as a result of a variable interest rate loan used to finance the acquisition of the park and entered into on or before the space rent ceiling.

In refinancing, increased interest shall be permitted to be considered as an operating expense only where the park owner can show that the terms of the refinancing were reasonable and consistent with prudent business practices under the circumstances.

(11) Increases in rental payments made on leases of land entered into on or before the space rent ceiling. A park owner may, on such terms and conditions as the commission deems reasonable, include as expenses that portion of the increase in rental payments made by the park owner on a lease of the land occupied by all or a portion of park where such lease was entered into on or before the space rent ceiling, as follows: The park owner may include as expenses an amount not to exceed the increase in such land; lease rental payments occurring since the previous commission-approved rental adjustment for the park when said increase in land lease rental payments is the result of inflation or the increase in the space rental income.

Such increased land lease rental obligations shall be permitted to be considered as an operating expense only where the park owner can show that the terms of the lease are reasonable and consistent with prudent business practices under the circumstances.

(B) Operating expenses shall not include the following:

(1) All debt service expenses and rental payments made on leases of land, except as provided above;

(2) Depreciation;

(3) Any expense for which the park owner is reimbursed;

(4) Attorney’s fees and costs incurred in proceedings before the commission, or in connection with legal proceedings against the commission or challenging this chapter; and

(5) Any late charges incurred by the park owner for failure to pay any registration fee to the city authorized by this chapter.

(C) All operating expenses must be reasonable.

Whenever a particular expense exceeds the normal industry or other comparable standard, the park owner shall bear the burden of proving the reasonableness of

the expense. To the extent that the commission finds any such expense to be unreasonable, the commission shall adjust the expense to reflect the normal industry or other comparable standard.

Sec 16B.14. Space rent ceiling adjustment procedures.

(a) Initiation.

(1) In order to initiate an annual permissive or NOI space rent ceiling adjustment, as provided in Section 16B.8(c), a pass-through adjustment, as provided in Section 16B.8(d), or a special adjustment, as provided in Section 16B.9(d), a manufactured home park owner must submit an application for such an adjustment to the secretary of the commission. The application shall be submitted at such time and in such form and with such supporting data as may be required by the commission. Permissive and NOI applications shall not be considered complete until the CPI figures required to calculate the adjustment are available from the Bureau of Labor Statistics.

(2) NOI and special adjustment applications shall be accompanied by an affidavit from the park owner or his designee declaring that copies of the application have either been personally served on each manufactured home resident (service on one adult member of a manufactured home household shall constitute service on each adult member thereof) or mailed first class postage prepaid to each manufactured home residence within the park.

(3) The NOI or special adjustment application shall be accompanied with two (2) sets of four-by-ten envelopes with first class postage affixed and pre-addressed to each manufactured home residence in the park.

(4) The secretary to the commission shall not accept an NOI or special adjustment application for filing unless it is accompanied by both the affidavit of service or mailing and the required envelopes.

(b) Park inspections and hearings on applications for adjustment.

(1) Upon receipt of a complete application for a permissive, NOI, pass-through, or special adjustment, the commission or staff shall order an inspection of the park by the City of Woodland Community Development Department to determine the park's compliance with health and safety standards within the enforcement jurisdiction of the city of Woodland, zoning ordinances, and land use permits.

(2) If, after inspection of the park it is determined that the park complies with all applicable health and safety requirements, zoning provisions, and land use permits, and the park owner is otherwise entitled to a permissive or pass-through adjustment, as provided in this chapter, the commission shall authorize a permissive or pass-through adjustment as requested in the application or as determined appropriate by the commission. The commission shall notify the park owner by first class mail of such determination.

(3) If after the investigation it is determined that the park owner is not in compliance with health and safety standards within the enforcement jurisdiction of the city of Woodland, zoning ordinances, and land use permits, the commission shall notify the park owner of any and all conditions found at the park that are not in compliance with such requirements. If the commission determines that the park

owner is otherwise entitled to a permissive or pass-through adjustment as provided in this chapter, the commission shall grant the adjustment to be effective only upon the parks providing satisfactory evidence as required by the commission, that all unsatisfactory conditions in the park have been remedied.

(c) Hearings on application for NOI or special adjustment.

(1) Upon receipt of a complete application, including the health and safety inspection, for an NOI adjustment, or a special adjustment under Section 16B.9(d), the commission shall conduct a hearing to act upon the application in accordance with the provisions of this chapter.

(2) The secretary shall notify the park owner, or other person designated on the park's registration, and the park residents of the time, date and place of the hearing. Such notice shall be mailed at least fifteen (15) days prior to the scheduled hearing date.

(d) Conduct of hearings.

(1) All hearings before the commission shall be open to the public.

(2) A scheduled hearing may be continued for a reasonable period of time as determined by the commission upon stipulation of the parties thereto or upon a finding of good cause for such continuance made by the commission.

(3) The time allotted for any hearing may be reasonably limited by the commission. The commission may also reasonably restrict the time allotted to any party or other witness to present evidence or testimony.

(4) At the hearing the commission shall hear all offered testimony and receive all offered documentary evidence relevant to the application.

(5) Any party to a hearing may have assistance in presenting evidence and testimony and developing their position from attorneys, experts or such other persons as may be designated by such party.

(6) In addition to any testimony and evidence offered at the hearing by any of the parties, the commission may consider any other relevant evidence, as determined by the commission.

(7) At the fair return review hearing, the commission shall consider all relevant, available evidence, including, but not limited to:

a. Changes in the Consumer Price Index;

b. Rent for comparable mobilehome spaces in the city of Woodland;

c. The length of time since the last rent increase or rent adjustment;

d. Capital improvements made to the park and the costs for such improvements;

e. Changes in property taxes or other assessed taxes to the park;

f. Rent paid by park owner/applicant for leased land;

g. Changes in utility charges or rates;

h. Changes in reasonable operating and maintenance expenses;

i. The need for repairs caused by circumstances other than ordinary wear and tear;

j. The amount and quality of services and amenities provided by the park owner applicant to the residents of the park;

k. The park owner/applicant's investment, additional investments, appreciation, depreciation, and possible tax benefits; and

l. Any particular hardship circumstances of the park owner/applicant or the residents.

It shall be the responsibility of the applicant for a special adjustment to provide any such evidence available to him or her upon request by the commission.

(e) Determination of allowable adjustment by the commission.

(1) The commission shall render its written findings and decision on the application within such time period as provided by this chapter.

(2) The commission shall grant such space rent ceiling adjustment as it determines, in its sole discretion, is appropriate based upon its findings.

(3) Any space rent ceiling adjustment granted by the commission shall become effective in accordance with the provisions of this chapter.

(4) No NOI or spectral adjustment shall become effective until the park has passed the health and safety inspection provided in subsection 16B.14(b)(l).

(f) Hearing fees.

(1) The city council shall set appropriate hearings fees by resolution.

(2) There shall be no required fee for an annual permissive adjustment or pass-through application.

(3) A park owner submitting an application for an NOI adjustment or a special adjustment shall submit with the application a hearing fee as determined by resolution of the city council. The application shall not be complete unless and until such fee is received by the commission secretary.

In the event the park owner is granted the NOI adjustment requested in the application, or in the event the park owner is granted any special adjustment at the fair return hearings, the park owner shall be entitled to pass through the hearing fee to the residents of the park along with the adjustment granted, only to the extent, if any, such pass-through is included in the decision of the commission.

(g) Uniform application procedure.

(1) Beginning January 1, 2003, all applications for annual permissive or NOI adjustments shall be received by the commission secretary on or before March 1st of each year.

(2) Applications that are complete on or before March 15th shall be set for hearing and heard by the commission no later than April 30th in the year the application is submitted. The decision of the commission with respect to any such application shall be issued no later than April 30th of that year, and the effective date of any allowable increase shall be no earlier than July 1st of the year.

(3) An application shall be deemed complete when (a) the park is current in all registration and registration fee requirements, (b) the completed application has been submitted to the commission, (c) all supporting material, as required by the commission, has been received by the commission, and (d) the commission has received the required hearing fee, if applicable.

(4) If the application is not complete on March 15th, the hearing may be delayed until thirty (30)

days after the application is complete. In such instances any rent increase shall be effective sixty (60) days after any adjustment is granted by the commission.

(5) Applications for a special adjustment pursuant to Section 16B.9(d) may be submitted at any time. A hearing on the application for special adjustment shall be

held within sixty (60) from the date the completed application is received by the commission, and the decision of the commission issued no later than ninety (90) days from such date. The effective date of any allowable adjustment shall be no earlier than sixty (60) days from the date the special adjustment is granted.

(h) Miscellaneous additional provisions.

(1) No NOI or special adjustment shall be granted unless supported by the preponderance of the evidence submitted at the hearing.

(2) The commission shall render its written findings and decision on the application within fourteen (14) calendar days from the date of the close of the hearing or as otherwise provided in this chapter. The secretary shall send a copy of the commission's findings and decision to the park owner or other person designated on the park's registration and to such residents as may request such findings and decision.

(3) Pursuant to its findings, the commission shall grant such space rent ceiling adjustment as is justified thereby. The decision of the commission shall be final.

(4) Any space rent adjustment granted by the commission shall become effective immediately unless otherwise specified by the commission or provision of this chapter.

Sec. 16B.15. Miscellaneous provisions.

(a) Refusal of manufactured home resident to pay space rent. A manufactured home resident may refuse to pay any space rent which is in violation of this chapter. Such a violation shall be a defense in any action brought to recover possession of manufactured home space or to collect the illegally charged space rent.

(b) Restraining or enjoining violations. The city of Woodland, manufactured home residents thereof, or manufactured home park owners therefor, may seek relief from the appropriate court to restrain or enjoin any violation of this chapter or the rules and regulations or decisions of the commission.

(c) Suspension of provisions.

(1) The provisions of this chapter shall remain in full force and effect unless and until the space vacancy rate of all manufactured home parks regulated hereunder, except as provided below, exceeds five (5) percent. The space vacancy rate shall be calculated by dividing the total number of rental spaces in the applicable parks into the total number of such spaces, which are not occupied by manufactured homes. Parks which have not been in operation for more than two (2) years from the date of occupancy of the first manufactured home, not including manufactured homes occupied by park owners or employees thereof, shall not be included in the vacancy calculation.

(2) Upon recognition by the city council by resolution that the vacancy rate exceeds five (5) percent, the provisions of this chapter shall be suspended. The provisions shall be automatically re-instituted upon the adoption of a resolution by the city council declaring the vacancy rate to be five (5) percent or less.

(d) Civil Code Section 798.17 exemption.

(1) Rental agreements between a park owner and resident, which meet the criteria of Civil Code Section 798.17, are exempt from the rental rate restrictions of this chapter.

(2) For all such rental agreements which expire, the last monthly rental rate charged under the rental agreement shall be the space rent ceiling used to calculate the annual adjustment for that space.

(3) Any other provision or agreement, whether oral or written, in or pertaining to a rental agreement whereby any provision of this chapter or decision or regulation of the commission for the benefit of a resident is waived shall be deemed to be against public policy and shall be void.

(e) Severability. If any provision or clause of this chapter or the application thereof to any person or circumstance is held to be unconstitutional or to be otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other chapter provisions or clauses or applications thereof, which can be implemented without the invalid provision or clause or application; and to this end the provision and clauses of this chapter are declared to be severable.

(f) Subpoenas. The city council may issue subpoenas requiring the attendance of witnesses and/or the production of books or other documents necessary for evidence of testimony in any action or proceeding before the commission upon request by the commission. Said subpoenas shall be signed by the mayor or his or her designated substitute and attested by the city clerk. Failure to comply with such a subpoena shall result in contempt proceedings under Government Code Sections 37106 through 37109.

(g) Violation of chapter prohibited. No person, as defined in Chapter 1 of the City Code, shall own, operate or manage any manufactured home park, as defined in Section 16B.2, in violation of any provision of this Chapter 16B. Violation of any provision of this Chapter 16B shall constitute a misdemeanor punishable as provided in the City Code.

(h) Anti-discrimination clause. It is unlawful for a mobilehome park owner, or any agent or representative of the owner, to discriminate against any tenant because of the tenants exercise of any rights under this chapter. It is also unlawful for any mobile home park owner, or any agent or representative of the owner, to discriminate against any purchaser or prospective purchaser of a mobile home because of the purchasers or prospective purchasers choice to enter into a rental agreement subject to the provisions of this chapter.

(i) Remedies. All remedies set forth in this chapter shall be cumulative and nonexclusive.

(j) Repeal. Notwithstanding the provisions of subsection (c) of this section, the City Council may, without voter approval, repeal this entire chapter by a majority vote of its members upon a finding that less than fifty (50) manufactured home park spaces within the City of Woodland are subject to the space rent ceiling.

-end-

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 6 years

2) ~~How many people~~ are in your home? 6 3 Childrens + 3 Adults

3) What's your monthly household income? $2,200

4) What's your monthly household expenses? $2,200

5) Can you afford to pay more rent? NO, I don't have more money

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? yes, of course.

7) How do you feel about the Park Owner?

He's a man who doesn't understand Humanity and that wants to charge us for his responsibilities.

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 9 años

2) Cuántas personas viven en tu casa? 3

3) Cuál es tu ingreso mensual? 1,500

4) Cuál es su gasto mensual familiar? 1400

5) Puede permitirse pagar más renta? No

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Si

7) Cómo te sientes acerca del propietario de un parque?

No creo que es justo el incveso.

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 10 years

2) How many people are in your home? 3

3) What's your monthly household income? 23,646

4) What's your monthly household expenses? 900

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?

Resident Survey

Idle Wheel / Royal Palm Community Association

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any inoperable car in the park should be hauled to the dump.

1) How long have you lived here? 20 yrs

2) How many people are in your home? [redacted] 2

3) What's your monthly household income? [redacted] 5'800 00/00

4) What's your monthly household expenses? 4000 00/est

5) Can you afford to pay more rent? myself - No

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? a single person could not afford to live here — 2 or 3 families can together can + do

7) How do you feel about the Park Owner?

He's a slum Owner — greedy - no improvements in the past as a adult PK 5☆ at the Present 2☆

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 24 YRS

2) How many people are in your home? 3

3) What's your monthly household income? 1,600

4) What's your monthly household expenses? 800

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?
NEVER MET HIM/HER

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 15 years

2) Cuántas personas viven en tu casa? 3

3) Cuál es tu ingreso mensual? 1,090

4) Cuál es su gasto mensual familiar? all

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? yes

7) Cómo te sientes acerca del propietario de un parque?

Sad for the Situation

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 12 years

2) How many people are in your home? 3

3) What's your monthly household income? 1700

4) What's your monthly household expenses? 1600

5) Can you afford to pay more rent? no

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? no

he wants to make improvements ~~he~~ ~~wants~~, so he can get more money.

7) How do you feel about the Park Owner? Doesn't want to make improvements for residents.

The park owner is more interested in his own self interests instead of improving the living standards of the park. If he made his residence happy to live in this park, we may be happy to pay a little extra.

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident m g. We want to tell the rent control commission how a big rent inc ill affect the Residents and how unfair it is for the Park Owners to se their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 13 YEARS

2) How many people are in your home? 1

3) What's your monthly household income? 1200.-

4) What's your monthly household expenses? 1150.-

5) Can you afford to pay more rent? NO!

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?
OWNER IS GREEDY/- UNKIND

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 22 years

2) How many people are in your home? one

3) What's your monthly household income? $909.00

4) What's your monthly household expenses? ~~$800,00~~ $800.00

5) Can you afford to pay more rent? NOPE

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner? Don't Like Him he's money hungry my husband passed away and this is what I have to live on.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 17 years

2) How many people are in your home? 2

3) What's your monthly household income? $900

4) What's your monthly household expenses? $900

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?
He is being unfair, and should slowly increase rent starting in a low amount, bit by bit

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 17 años

2) Cuántas personas viven en tu casa? 2 Personas

3) Cuál es tu ingreso mensual? $900

4) Cuál es su gasto mensual familiar? $ 900

5) Puede permitirse pagar más renta? No

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Si

7) Cómo te sientes acerca del propietario de un parque?

Mal muy Mal, Por que eso es, injusto eso se debe haser Poco a Poco,

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 1993.

2) How many people are in your home? 3

3) What's your monthly household income? $800.00

4) What's your monthly household expenses? $420.00

5) Can you afford to pay more rent? NO,

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES,

7) How do you feel about the Park Owner?
he's a Jerk no feelingsonly think about the money may the lord help him, change he's mind.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 12 years

2) How many people are in your home? 2.

3) What's your monthly household income? 32,000 per year

4) What's your monthly household expenses? 2079

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes.

7) How do you feel about the Park Owner?
Very unfair about the rent control now he went to increase.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 10 years

2) How many people are in your home? 1

3) What's your monthly household income? 1440.—

4) What's your monthly household expenses? 1393.—

5) Can you afford to pay more rent? No

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?
He repaved the streets, great, but that should be maintenance. Any improvements should be residents' approval. Owner makes enough and Park is not kept up well enough.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 13 yrs

2) How many people are in your home? 1

3) What's your monthly household income? 1500/

4) What's your monthly household expenses? 1240.- +

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? yes

7) How do you feel about the Park Owner?
Selfish Not caring about residents and not seeing about upkeep of the park.

...nt Survey

Idle W... ...el Palm Community Association

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1) How long have you lived here? 20 Years

2) How many people are in your home? 2

3) What's your monthly household income? 2000

4) What's your monthly household expenses? _____

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner? NO GOOD

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 30 yrs.

2) How many people are in your home? One

3) What's your monthly household income? $900.00

4) What's your monthly household expenses? $650.00

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?
I don't like the idea of Rent increase - I can't afford a rent increase

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? owner — 25. yrs. tenant — 4 1/2 yrs.

2) How many people are in your home? 2

3) What's your monthly household income? owner — $ 900 [redacted] tenant — 1,000

4) What's your monthly household expenses? owner: [redacted] 898.73 tenant: 975.00

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?
NOT TOO FOND OF HIS ATTITUDE TOWARD HIS TENANTS

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 15 yrs

2) How many people are in your home? 3

3) What's your monthly household income? ~~1800~~ 1897

4) What's your monthly household expenses? 1762

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? yes

7) How do you feel about the Park Owner?
as a Single mother and Survivor of domestic Violence I feel assaulted again, Significantly affect my Economy, especially when wages do not increase.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 3 years

2) How many people are in your home? 3

3) What's your monthly household income? $800 TO $1000

4) What's your monthly household expenses? $300

5) Can you afford to pay more rent? No

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?

HE HAS SHOWN THAT HE HAS NO CONCERN OR EVEN CARES ABOUT THE RESIDENTS OF IDLE WHEEL, SINCE HAS NEVER COME TO INTRODUCE HIMSELF. HE OBVIOUSLY DON'T CARE ABOUT OUR FINANCIAL STRUGGLES.

Resident Survey

Idle Wheel / Royal Palm Community Association

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#115

1) How long have you lived here? 15 years

2) How many people are in your home? 2

3) What's your monthly household income? 1400

4) What's your monthly household expenses? 1350.00

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes, but dont understand English

7) How do you feel about the Park Owner?
Very nice

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 25 years

2) How many people are in your home? 2

3) What's your monthly household income? 3,000

4) What's your monthly household expenses? 2,000

5) Can you afford to pay more rent? no

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?
I think the owners should stop making money off people that can't afford to pay higher rent. Shame on them. The City of Woodland should perfect their residents from

People that buy into the community then raise the RENT.

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? _____

2) Cuántas personas viven en tu casa? _____

3) Cuál es tu ingreso mensual? _____

4) Cuál es su gasto mensual familiar? _____

5) Puede permitirse pagar más renta? _____

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? _____

7) Cómo te sientes acerca del propietario de un parque?

_____

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 22 years

2) How many people are in your home? 4

3) What's your monthly household income? 3,000

4) What's your monthly household expenses? 2,500

5) Can you afford to pay more rent? no

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? yes

7) How do you feel about the Park Owner?
Don't know owner that much

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 12 yrs

2) How many people are in your home? 3

3) What's your monthly household income? ~~[redacted]~~ $1300

4) What's your monthly household expenses? 1200
rent - P.G.&E. Insurance & Bills

5) Can you afford to pay more rent? no.

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? yes

7) How do you feel about the Park Owner?

I think he's out for money, look at the Big trailer he put in its way too Big for lot!

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 13 años

2) Cuántas personas viven en tu casa? 4

3) Cuál es tu ingreso mensual? 2,200

4) Cuál es su gasto mensual familiar? 1900

5) Puede permitirse pagar más renta? no

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? si

7) Cómo te sientes acerca del propietario de un parque?

Desilucionada

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 20

2) Cuántas personas viven en tu casa? 4

3) Cuál es tu ingreso mensual? 2,200.00

4) Cuál es su gasto mensual familiar? 1,800.00

5) Puede permitirse pagar más renta? no

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? si

7) Cómo te sientes acerca del propietario de un parque? No siento nada. No lo conosco. Solo hace acto de presencia cuando va subir la renta.

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 10 Años

2) Cuántas personas viven en tu casa? 4

3) Cuál es tu ingreso mensual? $1650=

4) Cuál es su gasto mensual familiar? $1600=

5) Puede permitirse pagar más renta? No

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Si

7) Cómo te sientes acerca del propietario de un parque?
Es muy injusto.
Quiere hacer mas miles de dolares al mes, dejando ~~esi~~ asta Sin comer alos reuteros para poder pagar ese Aum

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 11 Años

2) Cuántas personas viven en tu casa? 6

3) Cuál es tu ingreso mensual? 1,200

4) Cuál es su gasto mensual familiar? 1,600

5) Puede permitirse pagar más renta? no

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Si

7) Cómo te sientes acerca del propietario de un parque?

Triste Por que tendremos que vender Por que Pagamos la traila y ala venta y no Podriamos Cubrir el aumento Pedimos al criador que lo aga (cambien) condiciones

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 4 años

2) Cuántas personas viven en tu casa? 4

3) Cuál es tu ingreso mensual? $2.172.00

4) Cuál es su gasto mensual familiar? $2,172.00

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? No se donde ni como.

7) Cómo te sientes acerca del propietario de un parque?
Me siento muy Preocupado por que quiere aumentar la renta muy alta.

10-19-16

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 11 años

2) Cuántas personas viven en tu casa? 2

3) Cuál es tu ingreso mensual? 600.00

4) Cuál es su gasto mensual familiar? 1,500

5) Puede permitirse pagar más renta? no

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? _____

7) Cómo te sientes acerca del propietario de un parque?

Que no queremos, que nos suban la renta

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 15 AÑOS

2) Cuántas personas viven en tu casa? 2

3) Cuál es tu ingreso mensual? 1,500

4) Cuál es su gasto mensual familiar? 1,400

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? SI

7) Cómo te sientes acerca del propietario de un parque?

NO ME PARECE JUSTO

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 14 Años

2) Cuántas personas viven en tu casa? 4

3) Cuál es tu ingreso mensual? $1,600

4) Cuál es su gasto mensual familiar? $1,500

5) Puede permitirse pagar más renta? No

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? _____

7) Cómo te sientes acerca del propietario de un parque?

No Deben de Subir la Renta es muy Caro mucho Dinero.

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 11 años.

2) Cuántas personas viven en tu casa? 3.

3) Cuál es tu ingreso mensual? $1,500.00.

4) Cuál es su gasto mensual familiar? $1,450.00.

5) Puede permitirse pagar más renta? NO.

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Si.

7) Cómo te sientes acerca del propietario de un parque?

Pues es muy injusto que ellos quiera aumentar la renta.

Encuesta Residente

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1) Cuánto tiempo has vivido aquí? 10 Years

2) Cuántas personas viven en tu casa? 5

3) Cuál es tu ingreso mensual? 2,100

4) Cuál es su gasto mensual familiar? 2,080

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Yes

7) Cómo te sientes acerca del propietario de un parque?
SIENTO que es UN avaro y
Greedy, Selfish egoista

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 3

2) Cuántas personas viven en tu casa? 5

3) Cuál es tu ingreso mensual? $1,100

4) Cuál es su gasto mensual familiar? $900, $1,000

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Si

7) Cómo te sientes acerca del propietario de un parque?

_____

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 20 AÑOS

2) Cuántas personas viven en tu casa? 3

3) Cuál es tu ingreso mensual? $1,800.00

4) Cuál es su gasto mensual familiar? $ 1,500.00

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Si

7) Cómo te sientes acerca del propietario de un parque?

INJUSTO que Suban la Renta

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 4 años

2) Cuántas personas viven en tu casa? 3

3) Cuál es tu ingreso mensual? 400

4) Cuál es su gasto mensual familiar? 2.50

5) Puede permitirse pagar más renta? no

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? no

7) Cómo te sientes acerca del propietario de un parque?

mal por que yo no puedo con mas pagos

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 11

2) Cuántas personas viven en tu casa? 3

3) Cuál es tu ingreso mensual? 1700

4) Cuál es su gasto mensual familiar? 1200

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? NO

7) Cómo te sientes acerca del propietario de un parque?

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 14 años

2) Cuántas personas viven en tu casa? 4

3) Cuál es tu ingreso mensual? $2400

4) Cuál es su gasto mensual familiar? $2,000 -2300

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? SI

7) Cómo te sientes acerca del propietario de un parque?
Siento que es injusto siempre e pagado atiempo Pagamos todos nuestros servicios y tratamos de cuidar nuestro porque.

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 4 yrs

2) How many people are in your home? 2

3) What's your monthly household income? 2500

4) What's your monthly household expenses? 2200

5) Can you afford to pay more rent? No

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?
Combative, Arogant

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 43 YEARS

2) How many people are in your home? 1

3) What's your monthly household income? 2,100

4) What's your monthly household expenses? 2,100

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?

They have closed the laundry. The facilities for the swimming pool are disgraceful. There are few guest parking spots. Cars are parked for months and are not moved. Fire hydrant needs painting

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 9 years

2) How many people are in your home? 4

3) What's your monthly household income? 1,088.00

4) What's your monthly household expenses? 975.00

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? yes

7) How do you feel about the Park Owner?
I don't know him/her.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 23 yrs

2) How many people are in your home? 1

3) What's your monthly household income? $1410

4) What's your monthly household expenses? $1375

5) Can you afford to pay more rent? No!!!

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner? - Negative! Has not made improvements.

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 14 años

2) Cuántas personas viven en tu casa? 2

3) Cuál es tu ingreso mensual? 2,800.=

4) Cuál es su gasto mensual familiar? 1,600.=

5) Puede permitirse pagar más renta? ¡No!

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? ¡Sí!

7) Cómo te sientes acerca del propietario de un parque?

Preocupado

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 9 años

2) Cuántas personas viven en tu casa? 1

3) Cuál es tu ingreso mensual? 1,800

4) Cuál es su gasto mensual familiar? 1,500

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? Sí

7) Cómo te sientes acerca del propietario de un parque?

Injusto y descontento.

Encuesta Residente

Esta es la encuesta mencionada en la reunión de residentes. Queremos decirle a la comisión de control de alquileres cómo un gran aumento del alquiler afectará a los residentes y cómo es injusto para los propietarios de estacionamiento para aumentar su riqueza por tomar más dinero de los residentes. No escriba su nombre o número de espacio de la encuesta así que nadie sabrá que lleno y su información se mantendrá confidencial. Por favor, poner la encuesta en el buzón de sugerencias situado fuera de la oficina junto a la Asociación Comunitaria firmar.

1) Cuánto tiempo has vivido aquí? 15

2) Cuántas personas viven en tu casa? 1

3) Cuál es tu ingreso mensual? 1100

4) Cuál es su gasto mensual familiar? 1040

5) Puede permitirse pagar más renta? NO

6) Ya a asistir a la audiencia de control de alquileres y exigen que se les deje este injusto aumento de alquiler? si

7) Cómo te sientes acerca del propietario de un parque?

Que es injusto el aumento del alquiler. Los que ya no trabajamos no podemos pagar mas

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 15 years

2) How many people are in your home? 2

3) What's your monthly household income? $2,000

4) What's your monthly household expenses? $1,500.00

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? ?

7) How do you feel about the Park Owner?

NO OPINION
DON'T KNOW WHO IT IS

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 22yrs

2) How many people are in your home? 2

3) What's your monthly household income? 1600.00

4) What's your monthly household expenses? 1600.00 +

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? yes

7) How do you feel about the Park Owner?
Park owners have not done any improvements that would justify the rent increase. everything is falling apart. Haven't had Pool furniture in over 15yrs. Streets are awful to drive on.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 21

2) How many people are in your home? 4

3) What's your monthly household income? 2,000

4) What's your monthly household expenses? 1,700

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?
He does not care about people. We have a fix income, we can not pay more rent o/o

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 8 yrs.

2) How many people are in your home? 3

3) What's your monthly household income? 900.00

4) What's your monthly household expenses? 1,200.00

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?
they are unjust

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 37 YR.

2) How many people are in your home? 2

3) What's your monthly household income? $800.00

4) What's your monthly household expenses? $720.00 OR MORE AT TIME

5) Can you afford to pay more rent? $420.00 OR LESS

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?

NOT TO GOOD AT THIS TIME AND GET PEOPLE IN HEAR THAT WILL DO WHAT THEY THINGS

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 17 YRS.

2) How many people are in your home? 2

3) What's your monthly household income? 3078.00

4) What's your monthly household expenses? 2834.46

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?
I feel he doesn't care about the residents, and I feel it's discrimination against low income-families, by forcing them out.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 4 YEARS

2) How many people are in your home? 3

3) What's your monthly household income? 2450.00

4) What's your monthly household expenses? 1800.00

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?
CANNOT BE TRUSTED

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? Since 2009

2) How many people are in your home? 2 elderly

3) What's your monthly household income? Varies - usually around 1800

4) What's your monthly household expenses? Varies - but never enough for savings

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? No - Writing a letter

7) How do you feel about the Park Owner? not impressed

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? Since 4/2004

2) How many people are in your home? Four

3) What's your monthly household income? 2648

4) What's your monthly household expenses? 2600 .

5) Can you afford to pay more rent? No

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?

~~Want to grab money unfairly and want to~~ be rich overnight.. Previous owner was in profit and used to increase annually as per law. (e 1.58% .

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 28 YEARS

2) How many people are in your home? 1

3) What's your monthly household income? $1,428.00

4) What's your monthly household expenses? 1,200.00

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?
I do not personally know the park owner, but do hope he or she would reconsider such a drastic increase to our space rent.

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? since 1995

2) How many people are in your home? 1

3) What's your monthly household income? #899.00

4) What's your monthly household expenses? #899+More

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? yes

7) How do you feel about the Park Owner?
greedy & untrustworthy

Resident Survey

Idle Wheel / Royal Palm Community Association

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1) How long have you lived here? 11 years

2) How many people are in your home? 5

3) What's your monthly household income? 1,600

4) What's your monthly household expenses? 1,200

5) Can you afford to pay more rent? Not Really

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes, If I can

7) How do you feel about the Park Owner?
Distorced & Greedy

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 40 YRS

2) How many people are in your home? ONE

3) What's your monthly household income? $839.34

4) What's your monthly household expenses? $657.50

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?

HE IS A MONEY-HUNGRY, UNFAIR OWNER WHO THINKS HIS MAINTENANCE COSTS ARE TO BE PAID BY PARK RESIDENTS. MY $417/MO (SPACE) + $160/MO. WOULD BE A 38% INCREASE; IF $180/MO., THE INCREASE WOULD BE 43%...AND I'D BE HOMELESS.

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 4 years

2) How many people are in your home? 3 people

3) What's your monthly household income? $943

4) What's your monthly household expenses? $920

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Yes

7) How do you feel about the Park Owner?
He has no humanity and expect us to pay for what he should

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

NOBODY FOLLOWS ANY PARK RULES!

1) How long have you lived here? 35 YRS

2) How many people are in your home? 2

3) What's your monthly household income? 2400

4) What's your monthly household expenses? 1850

5) Can you afford to pay more rent? NO
WILL NOT PAY MORE WHEN NEIGHBORS HOUSE IS A DUMP & YARD IS FULL OF JUNK

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES & YES

7) How do you feel about the Park Owner?
LIAR.. SAID WANTED TO FIX STREET & NO RISE IN RENT
GREEDY.. CARING NOW FOR X-TRA PARKING, STORAGE (WAS FREE) HAS LET KIDS PARKS DRY UP & CANT USE.. OTHER OWNER KEPT PARK UP.
HE HAS NOT & WANTS MONEY..! WE PAY WATER SEWER & GARBAGE @ HI PRICE

10/19/16

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 15 - YRS

2) How many people are in your home? 1

3) What's your monthly household income? 1,400 00

4) What's your monthly household expenses? thats personal --

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Maybe

7) How do you feel about the Park Owner?
Never MET - Don't Know "who" the Owner of Idle Wheel MHP is ??

Oct. 19, 2016

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 10 years

2) How many people are in your home? 2

3) What's your monthly household income? $ 2,200

4) What's your monthly household expenses? $ 1,400

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? Wish I could get off work to late

7) How do you feel about the Park Owner?
Don't know them But if they raise rent Sure would be hard on us

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 27 years

2) How many people are in your home? 1

3) What's your monthly household income? 1,200

4) What's your monthly household expenses? 1

5) Can you afford to pay more rent? NO

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? I'm Disabled

7) How do you feel about the Park Owner?
not so good

Resident Survey

Idle Wheel / Royal Palm Community Association

This is the survey mentioned at the Resident meeting. We want to tell the rent control commission how a big rent increase will affect the Residents and how unfair it is for the Park Owners to increase their wealth by taking more money from the Residents. Do not write your name or space number on the survey so nobody will know who filled it out and your information will remain confidential. Please put the survey in the suggestion box located outside the office next to the Community Association sign.

1) How long have you lived here? 17 yrs

2) How many people are in your home? 1 w/ 0

3) What's your monthly household income? 2700.00 2100.00 w/ husband

4) What's your monthly household expenses? [redacted]

5) Can you afford to pay more rent? Very Difficult

6) Will you attend the rent control hearing and demand they stop this unfair rent increase? YES

7) How do you feel about the Park Owner?

8. Talk about maintenance vs. improvements

IDLE WHEEL ESTATES	Vendor # ADASPE	03/01/16 NO: 5229		
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/29/16	7585-2	19,180.00	POOL REPLASTER	5510- -
	TOTAL	19,180.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5229

POWER CHECK

DATE
03/01/16

VOID AFTER SIX MONTHS
**********$19,180.00

PAY NINETEEN THOUSAND ONE HUNDRED EIGHTY AND NO/100 DOLLARS

TO THE ORDER OF
ADAMS POOL SPECIALTIES
7 WAYNE COURT
SACRAMENTO, CA 95829

ACCOUNTING COPY
V O I D

[redacted]

1-100

(i)

DAVE GROSS ENTERPRISES, INC
7 Wayne Court
Sacramento, CA 95829
Phone: (916) 388-2000
Fax: (916) 388-2001

ADAMS POOL SPECIALTIES

Invoice #	**7585-2**
Type	Final
Job #	7585

Bill To

Anahid Anahid
Idle Wheel Mobile Estates
IDLE WHEEL MOBILE ESTATES
907 Bourn Dr
Woodland, CA 95776
PHONE: (530) 662-6249

Install To

Idle Wheel Mobile Estates
IDLE WHEEL MOBILE ESTATES
907 Bourn Dr
Woodland, CA 95776
PHONE: (530) 662-6249

CUSTOMER PO	SALESPERSON	TERMS	INVOICE DATE	DUE DATE
	House	Due Upon Receipt	2/29/2016	2/29/2016

Plaster/Pebble

LINE	PART #	DESCRIPTION	QTY	B.O.	UNIT	PRICE EA	EXT PRICE
1	Plaster/Pebble		1.00	0.00	EA	$7,043.39	$7,043.39

Plumbing/Electrical

LINE	PART #	DESCRIPTION	QTY	B.O.	UNIT	PRICE EA	EXT PRICE
1	Plumbing/Electrical		1.00	0.00	EA	$1,049.02	$1,049.02

Prep/Demo

LINE	PART #	DESCRIPTION	QTY	B.O.	UNIT	PRICE EA	EXT PRICE
1	Prep/Demo		1.00	0.00	EA	$7,017.41	$7,017.41

Sales

LINE	PART #	DESCRIPTION	QTY	B.O.	UNIT	PRICE EA	EXT PRICE
1	Sales		1.00	0.00	EA	$739.31	$739.31

Tile

LINE	PART #	DESCRIPTION	QTY	B.O.	UNIT	PRICE EA	EXT PRICE
1	Tile		1.00	0.00	EA	$3,330.87	$3,330.87

Subtotal	$19,180.00
Tax	$0.00
Order Total	$19,180.00

Strip, tile, handrail, & resurface pool with white plaster per contract.

Amount Previously Invoiced	$0.00
Payments	$0.00
100.00 % Billing	$19,180.00
Tax	$0.00
Subtotal	$19,180.00
Credits / Discounts	$0.00
Amount Due	**$19,180.00**

Order Name: Default

2

IDLE WHEEL ESTATES	Vendor # AHAELE		01/29/16 NO: 5200
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
08/06/15	14918ST	1,553.00	RESTORE POWER	5480- -
	TOTAL	1,553.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5200

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$1,553.00

PAY ONE THOUSAND FIVE HUNDRED FIFTY-THREE AND NO/100 DOLLARS

TO THE ORDER OF
AHA ELECTRIC SERVICES
PO BOX 1206
WINTERS, CA 95694

ACCOUNTING COPY
V O I D

[redacted]

AHA! ELECTRIC
P.O. Box 1206
Winters, CA 95694-1206

Phone # 877-410-2655
Fax # 530-576-5077

8/6/2015	14918ST

Idle Wheels Estates
Anahid Lopez
907 Bourn Drive
Woodland, CA 95695

	8/6/2015

Troubleshot power issues with street lights. Found 2 panels in park that control lights. Found a 100 amp breaker that was tripped. Reset breaker and carwash breaker has short. Left carwash breaker off. Restored power to street lights. Replaced corner street light components. .	8	528.00
Repair street lights		300.00
Equipment rental-scissor lift		200.00
Trouble shooting for two guys, 3 hours		525.00
	Total	$1,553.00

Invoice from AHA! Electric Inc

linda.alsbury@ahaelectric.com

Wed 1/20/2016 3:09 PM

To:Sharon Bills <sharon@waterhousemgmt.com>;

1 attachment (79 KB)

Inv_14918ST_from_AHA_Electric_Inc._8648.pdf;

AHA Electric, Inc.

Invoice
14918ST

Amount Due: **$1,553.00**

To Whom It May Concern:

We completed work for Idle Wheels mobile home park back in July of 2015. I don't know whether you did not receive our bill or if it was overlooked, but there is a balance owing on your account.

Your invoice is attached. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

Sincerely,

Linda Alsbury

AHA! Electric Inc

If this email is spam, report it to www.OnlyMyEmail.com

12/15/2016

CHECK NO: 0000005464 FIRST INSURANCE FUNDING CORP. (FIRINS) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	12/05/2016.001	12/15/2016	5780	INSURANCE-PROPERTY & LIAB	$163.93
					$163.93

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005464

Customer ID:

DATE	VOID AFTER SIX MONTHS
12/15/2016	********** $163.93

PAY **ONE HUNDRED SIXTY-THREE AND 93 / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRST INSURANCE FUNDING CORP.**
PO BOX 7000
CAROL STREAM, IL 60197-7000

AUTHORIZED SIGNATURE

11/15/2016

CHECK NO: 0000005439 FIRST INSURANCE FUNDING CORP. (FIRINS) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	11/02/2016.001	11/15/2016	5780	INSURANCE-PROPERTY & LIAB	$163.93
					$163.93

Item# 115LC1

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005439

Customer ID:

DATE	VOID AFTER SIX MONTHS
11/15/2016	**********$163.93

PAY **ONE HUNDRED SIXTY-THREE AND 93 / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRST INSURANCE FUNDING CORP.**
PO BOX 7000
CAROL STREAM, IL 60197-7000

AUTHORIZED SIGNATURE

10/14/2016

CHECK NO: 0000005421 FIRST INSURANCE FUNDING CORP. (FIRINS) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	10/04/2016.001	10/15/2016	5780	INSURANCE-PROPERTY & LIAB	$163.93
					$163.93

Item# 115LC1

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005421

Customer ID:

DATE	VOID AFTER SIX MONTHS
10/14/2016	********** $163.93

PAY **ONE HUNDRED SIXTY-THREE AND 93 / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRST INSURANCE FUNDING CORP.**
PO BOX 7000
CAROL STREAM, IL 60197-7000

AUTHORIZED SIGNATURE

09/15/2016

CHECK NO: 0000005387 FIRST INSURANCE FUNDING CORP. (FIRINS) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	08/09/2016.005	09/15/2016	5780	INSURANCE-PROPERTY & LIAB	$163.93
					$163.93

Item# 115LC1

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005387

Customer ID:

DATE	VOID AFTER SIX MONTHS
09/15/2016	**********$163.93

PAY **ONE HUNDRED SIXTY-THREE AND 93 / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRST INSURANCE FUNDING CORP.**
PO BOX 7000
CAROL STREAM, IL 60197-7000

AUTHORIZED SIGNATURE

08/15/2016

CHECK NO: 0000005369 FIRST INSURANCE FUNDING CORP. (FIRINS) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	08/09/2016.001	08/15/2016	5780	INSURANCE-PROPERTY & LIAB	$163.93
					$163.93

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005369

Customer ID:

DATE	VOID AFTER SIX MONTHS
08/15/2016	**********$163.93

PAY **ONE HUNDRED SIXTY-THREE AND 93 / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRST INSURANCE FUNDING CORP.**
PO BOX 7000
CAROL STREAM, IL 60197-7000

AUTHORIZED SIGNATURE

07/15/2016

CHECK NO: 0000005344 FIRST INSURANCE FUNDING CORP. (FIRINS) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	07/04/2016.001	07/15/2016	5780	INSURANCE-PROPERTY & LIAB	$163.93
					$163.93

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005344

Customer ID:

DATE	VOID AFTER SIX MONTHS
07/15/2016	********** $163.93

PAY **ONE HUNDRED SIXTY-THREE AND 93 / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRST INSURANCE FUNDING CORP.**
PO BOX 7000
CAROL STREAM, IL 60197-7000

AUTHORIZED SIGNATURE

06/22/2016

CHECK NO: 0000005324 FIRST INSURANCE FUNDING CORP. (FIRINS) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	900-2939031-1	05/31/2016	5780	PROP/LIAB INSURANCE	$163.93
					$163.93

FORM# 115LC1

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005324

Customer ID:

DATE	VOID AFTER SIX MONTHS
06/22/2016	********** $163.93

PAY **ONE HUNDRED SIXTY-THREE AND 93 / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRST INSURANCE FUNDING CORP.**
PO BOX 7000
CAROL STREAM, IL 60197-7000

AUTHORIZED SIGNATURE

(12)

06/15/2016

CHECK NO: 0000005316 FIRST INSURANCE FUNDING CORP. (FIRINS) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	06/09/2016.001	06/15/2016	5780	INSURANCE-PROPERTY & LIAB	$163.93
					$163.93

FORM# 11BLG1

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005316

Customer ID:

DATE	VOID AFTER SIX MONTHS
06/15/2016	********** $163.93

PAY **ONE HUNDRED SIXTY-THREE AND 93 / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRST INSURANCE FUNDING CORP.**
PO BOX 7000
CAROL STREAM, IL 60197-7000

AUTHORIZED SIGNATURE

05/31/2016

CHECK NO: 0000005295 FIRECODE SAFETY EQUIPMENT, INC. (FIRECO) Customer ID:

Property Name	Invoice Number	Invoice Date	Expense	Description	Amount Paid
IDLE WHEEL ESTATES	781970	05/16/2016	5400	HYDRANT TESTING	$375.00
					$375.00

IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35/1210

NO: 0000005295

Customer ID:

DATE	VOID AFTER SIX MONTHS
05/31/2016	********** $375.00

PAY **THREE HUNDRED SEVENTY-FIVE AND XX / 100 DOLLARS**

COPY NON-NEGOTIABLE

TO THE ORDER OF **FIRECODE SAFETY EQUIPMENT, INC.**
3722 WEST PACIFIC AVENUE
SACRAMENTO, CA 95820

AUTHORIZED SIGNATURE

FIRECODE SAFETY EQUIPMENT, INC

SPRINKLER SALES AND SERVICE
3722 WEST PACIFIC AVE
SACRAMENTO, CA 95820-1000 PHONE: 916-456-5561

INVOICE COPY
INVOICE DATE : 05/16/16
INVOICE # 781970

BILL TO:

LANA
500 GIUSETTE CT SUITE 2
ROSEVILLE CA 95678

PHONE: 530-662-6249
CUSTOMER #: 36032

FOR SERVICES PERFORMED AT:

IDLE WHEEL MOBILE HOME BD
907 BOURN DR
WOODLAND, CA 95776

Labor Charges	0.00
Parts	0.00
Sales Tax	0.00
Sprinkler System	375.00
TOTAL OF INVOICE	375.00

TOTAL DUE **$375.00**

NOTE:
THIS INVOICE IS NOW DUE AND PAYABLE

PLEASE MAIL REMITTANCE TO:

FIRECODE SAFETY EQUIPMENT, INC
3722 WEST PACIFIC AVE
SACRAMENTO, CA 95820-1000

PHONE: 916-456-5561

PLEASE INCLUDE
INVOICE NUMBER
ON CHECK:
781970

FIRECODE

Firecode Safety Equipment, Inc.

Fire Extinguishers • Sprinklers

Please include this order # with payment

3722 W. Pacific Avenue • Sacramento, CA 95820
(916) 456-5561 • (800) 326-3473 • www.firecode.com
service@firecode.com

Order#: 781970
Date: 05/16/16
Sold by:
Sold to: IDLE WHEEL MOBILE HOME BD
907 BOURN DR
WOODLAND, CA 95776

Account: 36032

Description	Item Code	Qty	Price	Extension
HYDRANT TESTING, ANNUAL , 1-5	S-HYDRANT	1	375.00	375.00

Subtotal:	375.00
Tax:	0.00
Total:	**375.00**

Thank you for your order!

*** SEE BACK FOR IMPORTANT NOTICE ABOUT MONTHLY INSPECTION REQUIREMENTS.**

Customer Copy circle one **Office Copy**

PLEASE PAY FROM THIS INVOICE BY CREDIT CARD, CASH OR CHECK

Authorized signature _____ Print name _____

A service charge of 1.5% per month on unpaid balance after 30 days. Merchandise is not owned until invoice is paid in full. NOTE: BUYER ACKNOWLEDGES THAT ONE OR MORE OF THE FIRE EXTINGUISHERS LISTED ON THIS INVOICE MAY HAVE BEEN RECHARGED PRIOR TO THE DUE DATE FOR ONE OF THE FOLLOWING REASONS: PREVIOUS WORKMANSHIP WAS FAULTY; THE UNIT WAS DISCHARGED; THE CONVENIENCE OF THE BUYER. THE PERSON SIGNING THIS INVOICE WARRANTS THAT THEY ARE AN AUTHORIZED REPRESENTATIVE OF THE BUYER AND ACKNOWLEDGES THAT THEY APPROVE OF THIS SERVICE. WE WILL RETURN ALL REPLACED PARTS OF THE EXTINGUISHERS TO THE OWNER IF THE REQUEST IS MADE AT THE TIME OF SERVICE.

IDLE WHEEL ESTATES	Vendor # FTBTWL Cust # 201421810311			CHECK: 5284
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/01/16	EIN#47-1624550	900.00	2016 FORM 3536	5750- -
	TOTAL	900.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5284

POWER CHECK

DATE	VOID AFTER SIX MONTHS
05/13/16	**********$900.00

PAY NINE HUNDRED AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
FRANCHISE TAX BOARD
P.O. BOX 942857
SACRAMENTO, CA 94257-0531

Customer # 201421810311

[redacted]

Form at bottom of page.

IF AMOUNT OF PAYMENT IS ZERO, DO NOT MAIL THIS FORM.

WHERE TO FILE: Using black or blue ink, make check or money order payable to the "Franchise Tax Board." Write the California SOS file number or FEIN and "2016 FTB 3536" on the check or money order. Detach form below. Enclose, but **do not** staple, payment with form and mail to:

FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0531

Make all checks or money orders payable in U.S. dollars and drawn against a U.S. financial institution.

WHEN TO FILE: **Fiscal Year - File and Pay by the 15th day of the 6th month after the beginning of the taxable year.**
Calendar Year - File and Pay by June 15, 2016.

When the due date falls on a weekend or holiday, the deadline to file and pay without penalty is extended to the next business day.

ONLINE SERVICES: Make payments online using Web Pay for Businesses. After a one-time online registration, businesses can make an immediate payment or schedule payments up to a year in advance. For more information, go to **ftb.ca.gov.**

539325
11-18-15

DETACH HERE — IF NO PAYMENT IS DUE, DO NOT MAIL THIS FORM — DETACH HERE

TAXABLE YEAR **2016** **Estimated Fee for LLCs** CALIFORNIA FORM **3536 (LLC)**

201421810311 IDLE 47-1624550 16 FORM 0
TYB 01-01-2016 TYE 12-31-2016
IDLE WHEEL MHP LLC

500 GIUSEPPE COURT SUITE 2
ROSEVILLE CA 95678

Amount of Payment 900.

022 6221166 FTB 3536 2015

IDLE WHEEL ESTATES	Vendor # FTBTWL Cust # 201421810311			CHECK: 5244
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/01/16	EIN#47-1624550	900.00	2016 FORM 3588	5750- -
	TOTAL	900.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5244

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$900.00

PAY NINE HUNDRED AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
FRANCHISE TAX BOARD
P.O. BOX 942857
SACRAMENTO, CA 94257-0531

Customer # 201421810311

[redacted]

Voucher at bottom of page.

DO NOT MAIL A PAPER COPY OF THE LLC TAX RETURN WITH THE PAYMENT VOUCHER.
If the amount of payment is zero, do not mail this voucher.

WHERE TO FILE: Using black or blue ink, make check or money order payable to the "Franchise Tax Board." Write the California SOS file number or FEIN and "2015 FTB 3588" on the check or money order. Detach voucher below. Enclose, but **do not** staple, payment with voucher and mail to:

FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0531

Make all checks or money orders payable in U.S. dollars and drawn against a U.S. financial institution.

WHEN TO FILE: **Fiscal Year - File and Pay by the 15th day of the 4th month following the close of the taxable year.**
Calendar Year - File and Pay by April 18, 2016.
When the due date falls on a weekend or holiday, the deadline to file and pay without penalty is extended to the next business day.
Due to the Emancipation Day holiday on April 16, 2016, tax returns filed and payments mailed or submitted on April 18, 2016, will be considered timely.

ONLINE SERVICES: Limited liability companies (LLCs) can make payments electronically at the Franchise Tax Board's website using Web Pay for Businesses. After a one-time online registration, LLCs can make an immediate payment or schedule payments up to a year in advance. For more information, go to **ftb.ca.gov.**

539505
10-29-15

___ DETACH HERE _____ IF NO PAYMENT IS DUE, DO NOT MAIL THIS VOUCHER _____ DETACH HERE ___

TAXABLE YEAR **2015**

Payment Voucher for LLC e-filed Returns

CALIFORNIA FORM **3588 (e-file)**

201421810311 IDLE 47-1624550 (916) 772-4918 15 FORM 0
TYB 01-01-2015 TYE 12-31-2015
IDLE WHEEL MHP LLC

500 GIUSEPPE COURT
ROSEVILLE CA 95678

Amount of Payment 900.

022 6201156 FTB 3588 2015

20

IDLE WHEEL ESTATES	Vendor # FTBTWL	Cust # 201421810311	CHECK: 5243

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/01/16	EIN#47-1624550	800.00	2016 FORM 3522	5750- -
	TOTAL	800.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5243

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$800.00

PAY EIGHT HUNDRED AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
FRANCHISE TAX BOARD
P.O. BOX 942857
SACRAMENTO, CA 94257-0531

Customer # 201421810311

[redacted]

Voucher at bottom of page.

IF AMOUNT OF PAYMENT IS ZERO, DO NOT MAIL THIS VOUCHER.

WHERE TO FILE: Using black or blue ink, make check or money order payable to the "Franchise Tax Board." Write the California SOS file number or FEIN and "2016 FTB 3522" on the check or money order. Detach voucher below. Enclose, but **do not** staple, payment with voucher and mail to:

FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0531

Make all checks or money orders payable in U.S. dollars and drawn against a U.S. financial institution.

WHEN TO FILE: **Fiscal Year - File and Pay by the 15th day of the 4th month after the beginning of the taxable year.**
Calendar Year - File and Pay by April 18, 2016.

When the due date falls on a weekend or holiday, the deadline to file and pay without penalty is extended to the next business day.
Due to the Emancipation Day holiday on April 16, 2016, tax returns filed and payments mailed or submitted on April 18, 2016, will be considered timely.

ONLINE SERVICES: Make a payment online using Web Pay for Businesses. After a one-time online registration, businesses can make an immediate payment or schedule payments up to a year in advance. For more information, go to **ftb.ca.gov.**

529921
11-18-15

--- DETACH HERE --- IF NO PAYMENT IS DUE, DO NOT MAIL THIS VOUCHER --- DETACH HERE ---

TAXABLE YEAR **2016** **LLC Tax Voucher** CALIFORNIA FORM **3522**

201421810311 IDLE 47-1624550 16 FORM 0
TYB 01-01-2016 TYE 12-31-2016
IDLE WHEEL MHP LLC

500 GIUSEPPE COURT SUITE 2
ROSEVILLE CA 95678

Amount of Payment 800.

022 6111166 FTB 3522 2015

IDLE WHEEL ESTATES	Vendor # GALLLP		03/31/16 NO: 5245
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/26/16	GA204868	2,435.00	2015 TAX RETURN	5700- -
	TOTAL	2,435.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5245

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$2,435.00

PAY TWO THOUSAND FOUR HUNDRED THIRTY-FIVE AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF **GALLINA LLP**
925 HIGHLAND POINTE DR #450
ROSEVILLE, CA 95678-5418

[redacted]

GALLINA LLP
CERTIFIED PUBLIC ACCOUNTANTS
925 Highland Pointe Drive, Suite 450, Roseville, CA 95678-5423
Office: (916) 784-7800 | EIN: 94-2147510

Idle Wheel MHP, LLC
Attn: Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678

Client No: 529600146 Terms: Due Upon Receipt
Invoice Date: 02/26/2016 Invoice No: GA204868

Preparation of 12/31/2015 federal and state partnership tax returns for a Limited Liability Company.	$ 2,435.00
	$ 2,435.00

- ***Make check or money order payable to GALLINA LLP. Detach and enclose this stub with your payment.***
- ***Please write the INVOICE number(s) on your check / money order.***
- ***To pay by Credit Card complete the enclosed Credit Card Authorization Form.***
- ***Return stub, payment, and / or Credit Card Authorization Form in the enclosed envelope.***
- ***Ensure remittance address appears in the window.***

GALLINA LLP
ACCOUNTS RECEIVABLE
925 Highland Pointe Dr Ste 450
Roseville, CA 95678-5423

Client No: 529600146
Invoice Date: 02/26/2016
Invoice No: GA204868
Amount Paid: $ 2435.00

IDLE WHEEL ESTATES	Vendor # ANALOP		02/05/16 NO: 5209
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/04/16	020416-HOMEDPT	672.29	LUMBER	5440- -
	TOTAL	672.29		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5209

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/05/16	**********$672.29

PAY SIX HUNDRED SEVENTY-TWO AND 29/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel Estates MHP

RETURN CHECK TO: (Circle One) (PARK) VENDOR PROP MANAGER

PAYEE: The Home depot
1860 E. Main St.
Woodland, CA. 95776

DATE CHECK NEEDED: February 8, 2016

TAX ID #:

AMOUNT: 672.29

DESCRIPTION (Include Space Number/Project, if applicable)
We ran out of lumber and we need more. We are just about done we need to get this finished by next week

SPECIAL INSTRUCTIONS: Please see Quote attached.

APPROVAL: [signature]

DATE: February 4, 2016

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

Feb 04 16 10:15a Idle Wheel Estates (530) 661-0957 p.1

QUOTE

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
Store 1068 WOODLAND
1860 E MAIN STREET
WOODLAND, CA 95776

Phone: (530) 661-1201
Salesperson: WLP047
Reviewer:

QUOTE

SOLD TO

Name: MULLINAX BRYAN
Home Phone: (530) 644-1706
Address: 6701 PONY EXPRESS TRL
Work Phone:
Company Name:
City: POLLOCK PINES
Job Description: FRONT FENCE
State: CA
Zip: 95726
County: EL DORADO

2016-01-28 10:29

Prices Valid Thru: 02/04/2016

CARRY OUT MERCHANDISE

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R05	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee		N	$6.15	$6.15
							MERCHANDISE TOTAL:	$6.15
							END OF CARRY OUT MERCHANDISE - REF #N/A	

CUSTOMER PICKUP #1

REF # W04 SKU # 0000-515-664 Customer Pickup / Will Call

STOCK MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-448-612	16.00	EA	3.56INX3.56INX96IN PT HF BROWN STAIN /	A	Y	$10.57	$169.12
R02	0000-414-226	25.00	EA	1.5INX3.5INX96IN PT HF BROWN STAIN /	A	Y	$5.37	$134.25
R03	0000-734-453	160.00	EA	0.688IN X 5.5IN X 60IN CONCOM DE PKT /	A	Y	$1.95	$312.00
SCHEDULED PICKUP DATE: 02/03/2016							MERCHANDISE TOTAL:	$615.37
							END OF CUSTOMER PICKUP - REF #W04	

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA
(Pro Customers, Proceed To The Pro Desk)

Customer Copy

p.2
(530) 661-0957
Idle Wheel Estates
Feb 04 16 10:15a
27

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY;

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

ORDER TOTAL	$621.52
SALES TAX	$50.77
TOTAL	$672.29
BALANCE DUE	$672.29

END OF ORDER No. 1068-218360

TERMS AND CONDITIONS

WILL CALL

Will Call items will be held in the store for 7 days. For Will Call merchandise pick up, proceed to Will Call/Service Desk area(Pro Customers, proceed to the Pro Desk).

Returns: A 15% restocking fee applies to the return of regular special orders, i.e., special orders merchandise that is not custom made. Special orders that are custom uniquely designed or fitted to accommodate the requirements of a particular space or environment (some examples are cabinetry, countertops, floor and wall coverings, and window treatments) are non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of Your purchase; merchandise incorrectly ordered by Home Depot or by Professional; or merchandise damaged beyond repair in delivery or by Professional. Unless otherwise specified in this Agreement, all returns must be made within Home Depot's posted time frame.

IDLE WHEEL ESTATES Vendor # ANALOP 01/29/16 NO: 5199

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/28/16	012816-HOMEDPT	672.29	LUMBER,STAIN	5440- -
	TOTAL	672.29		

Sent w/payroll

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5199

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$672.29

PAY SIX HUNDRED SEVENTY-TWO AND 29/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel Estates MHP

RETURN CHECK TO: (Circle One) (PARK) VENDOR PROP MANAGER

PAYEE: The Home Depot
1860 E. main st.
Woodland CA. 95776

DATE CHECK NEEDED: February 1, 2016

TAX ID #:

AMOUNT: 672.29

DESCRIPTION (Include Space Number/Project, if applicable)
This is to cover the last few sections of the fence that need to be replaced. We would need stain, as well as the lumber, as well as nails. We want to ensure this gets done soon.

SPECIAL INSTRUCTIONS: Please see quote attached

APPROVAL: [signature]

DATE: January 28, 2016

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

Jan 28 16 10:43a Idle Wheel Estates (530) 661-0957 p.1

QUOTE

No. 1068-218360

Notice of Cancellation (see Exhibit A) may be sent to this address:
HOME DEPOT U.S.A., INC.
Store 1068 WOODLAND
1860 E MAIN STREET
WOODLAND, CA 95776

Phone: (530) 661-1201
Salesperson: WLP047
Reviewer:

QUOTE

SOLD TO

Name: **MULLINAX BRYAN**
Home Phone: **(530) 644-1706**
Address: 6701 PONY EXPRESS TRL
Work Phone:
Company Name:
City: POLLOCK PINES
Job Description: FRONT FENCE
State: CA Zip: 95726 County: EL DORADO

2016-01-28 10:29

Prices Valid Thru: 02/04/2016

CARRY OUT MERCHANDISE

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R05	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee		N	$6.15	$6.15

MERCHANDISE TOTAL: $6.15

END OF CARRY OUT MERCHANDISE - REF #N/A

CUSTOMER PICKUP #1

REF # W04 SKU # 0000-515-664 Customer Pickup / Will Call

STOCK MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-448-612	16.00	EA	3.56INX3.56INX96IN PT HF BROWN STAIN /	A	Y	$10.57	$169.12
R02	0000-414-226	25.00	EA	1.5INX3.5INX96IN PT HF BROWN STAIN /	A	Y	$5.37	$134.25
R03	0000-734-453	160.00	EA	0.688IN X 5.5IN X 60IN CONCOM DE PKT /	A	Y	$1.95	$312.00

SCHEDULED PICKUP DATE: 02/03/2016

MERCHANDISE TOTAL: $615.37

END OF CUSTOMER PICKUP - REF #W04

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA
(Pro Customers, Proceed To The Pro Desk)

Custom Copy

(13)

p.2
(530) 661-0957
Idle Wheel Estates
Jan 28 16 10:43a

p.3 (530) 661-0957 Idle Wheel Estates Jan 26 16 10:43a

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY;

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

ORDER TOTAL	$621.52
SALES TAX	$50.77
TOTAL	$672.29
BALANCE DUE	$672.29

END OF ORDER No. 1068-218360

TERMS AND CONDITIONS

WILL CALL

Will Call items will be held in the store for 7 days. For Will Call merchandise pick up, proceed to Will Call/Service Desk area(Pro Customers, proceed to the Pro Desk).

Returns: A 15% restocking fee applies to the return of regular special orders, i.e., special orders merchandise that is not custom made. Special orders that are custom uniquely designed or fitted to accommodate the requirements of a particular space or environment (some examples are cabinetry, countertops, floor and wall coverings, and window treatments) are non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of Your purchase; merchandise incorrectly ordered by Home Depot or by Professional; or merchandise damaged beyond repair in delivery or by Professional. Unless otherwise specified in this Agreement, all returns must be made within Home Depot's posted time frame.

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IDLE WHEEL ESTATES	Vendor # ANALOP		01/19/16 NO: 5197
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/18/16	011816-HOMEDPT	599.81	SAKRETE,LUMBER	5440- -
	TOTAL	599.81		

650 53062208

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5197

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/19/16	**********$599.81

PAY FIVE HUNDRED NINETY-NINE AND 81/100 DOLLARS

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

ACCOUNTING COPY
V O I D

[redacted]

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel Estates

RETURN CHECK TO: (Circle One) PARK / VENDOR / PROP MANAGER

PAYEE: The Home Depot
1860 E. main street
Woodland, CA. 95776.

DATE CHECK NEEDED: January 20, 2016

TAX ID #:

AMOUNT: $599.81

DESCRIPTION (Include Space Number/Project, if applicable)
There is a quote attached that shows how much supply we need in order to get the fence repaired. We have accomplished a lot but we are still short handed with lumber, concrete and stain to protect the boards.

SPECIAL INSTRUCTIONS: Please see attached quote

APPROVAL:

DATE: January 18, 2016.

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

Jan 18 16 01:40p Idle Wheel Estates (530) 661-0957 p.1

QUOTE

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
Store 1068 WOODLAND
1860 E MAIN STREET
WOODLAND, CA 95776

Phone: (530) 661-1201
Salesperson: AM081F
Reviewer:

QUOTE

SOLD TO

Name: MULLINAX BRYAN
Home Phone: (530) 644-1706
Address: 6701 PONY EXPRESS TRL
Work Phone:
Company Name:
City: POLLOCK PINES
Job Description: FRONT FENCE
State: CA Zip: 95726 County: EL DORADO

2016-01-18 12:08

Prices Valid Thru: 01/25/2016

CARRY OUT MERCHANDISE

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R06	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee		N	$4.18	$4.18
							MERCHANDISE TOTAL:	$4.18
							END OF CARRY OUT MERCHANDISE - REF #N/A	

CARRY OUT MERCHANDISE

REF # W05 SKU # 0000-515-664 The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-370-328	10.00	EA	50LB SAKRETE FAST-SET CONCRETE /	A	Y	$4.68	$46.80
R02	0000-448-612	10.00	EA	3.56INX3.56INX96IN PT HF BROWN STAIN /	A	Y	$10.57	$105.70
R03	0000-734-453	160.00	EA	0.688IN X 5.5IN X 60IN CONCOM DE PKT /	A	Y	$1.95	$312.00
R04	0000-509-150	6.00	EA	SAKRETE 50LB US COLD PATCH /	A	Y	$14.29	$85.74
							MERCHANDISE TOTAL:	$550.24
							END OF CARRY OUT MERCHANDISE - REF #W05	

p.2
(530) 661-0957
Idle Wheel Estates
Jan 18 16 01:40p

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

ORDER TOTAL	$554.42
SALES TAX	$45.39
TOTAL	$599.81
BALANCE DUE	$599.81

END OF ORDER No. 1068-217806

[illegible] Vendor # ANALOP 03/11/16 NO: 5230

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
03/10/16	031016		1,210.15	SLATS FOR FENCE	5510- -
		TOTAL	1,210.15		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5230

DATE	VOID AFTER SIX MONTHS
03/11/16	**********$1,210.15

PAY ONE THOUSAND TWO HUNDRED TEN AND 15/100 DOLLARS

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

ACCOUNTING COPY
V O I D

[redacted]

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel ~~Estates~~ MHP

RETURN CHECK TO: (Circle One) (PARK) VENDOR PROP MANAGER

PAYEE: The Home Depot
1860 E. main Street
Woodland, CA. 95776

DATE CHECK NEEDED: March 14, 2016

TAX ID #:

AMOUNT: $1,210.15

DESCRIPTION (Include Space Number/Project, if applicable)

Upon inspection of the pool remodel the inspector for the Yolo County Environmental Health Department informed me that the fencing around the pool area was not in compliance with California Building Code § 3119B.1. As a result we gave us the option of placing slats in the fence so kids couldn't climb the fence and get hurt.

SPECIAL INSTRUCTIONS: Please see quote attached along with inspection report.

APPROVAL: [signature]

DATE: March 10, 2016

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

Mar 10 16 02:16p Idle Wheel Estates (530) 661-0957 p.1

Yolo County Environmental Health
137 N Cottonwood Street Ste 2400
Woodland, CA 95695
(530) 666-8646 Fax: (530) 669-1448
www.yolohealth.org

Service Request
Official Inspection Report

Date: 02/16/2016	Page 1 of 1
Time In:	9:30 am
Time Out:	9:50 am

Facility Name: IDLE WHEEL MOBILE ESTATES		Address: 907 BOURN DRIVE			City: WOODLAND	Zip Code: 95207
Facility #: FA0001786	Exp Date:	Program #: SR0017025	PE: 3605	Phone #: (916) 997-6787	Type of Inspection: Construct, Repair, Abandon, Initial Inspection	
Email: idlewheelestates@gmail.com						

OBSERVATIONS AND CORRECTIVE ACTIONS

Pre-deck inspection performed and approved. Contact Environmental Health when ready for the pre-plaster inspection.

Note: Pool enclosure currently is made of chain linked fence with gaps measured horizontally equal to 3 inches. California Building Code § 3119B.1. Chain link fences may be used provided openings measure no greater than 1 3/4 inches. Install slates in between the holes or change out the fence. This shall be completed prior to receiving final approval. Submit a plan to Environmental Health on the decision made to correct this violation.

Note: An hourly fee of $152.00/hour will be charged for each re-inspection, after the 1st re-inspection, which includes site time, travel time, & written correspondence.

Received by (Print): Anahid Lopez		Title: Manager
Received by (Signature): Anahid Lopez		Reinspection Date:
Specialist (Print): HOA TAN	Specialist (Signature): Hoa Tan	

Mar 10 16 02:17p Idle Wheel Estates (530) 661-0957 p.3
39

IDLE WHEEL ESTATES	Vendor # ANALOP	03/01/16 NO: 5228

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/01/16	030116	852.15	LUMBER	5440- -
	TOTAL	852.15		

GSO

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5228

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/01/16	**********$852.15

PAY EIGHT HUNDRED FIFTY-TWO AND 15/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel Estates MHP

RETURN CHECK TO: (Circle One) (PARK) VENDOR PROP MANAGER

PAYEE: The Home Depot
1960 E. Main Street
Woodland, CA 95776

DATE CHECK NEEDED: March 2, 2016

TAX ID #:

AMOUNT: ~~852.15~~ 780.00

DESCRIPTION (Include Space Number/Project, If applicable)
These are the last 400 planks we need for the fence

SPECIAL INSTRUCTIONS: Please see quote attached

APPROVAL: [signature] **DATE:** February 26, 2016

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

QUOTE

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
Store 1068 WOODLAND
1860 E MAIN STREET
WOODLAND, CA 95776

Phone: (530) 661-1201
Salesperson: MNM3219
Reviewer:

QUOTE

2016-02-25 14:47

Prices Valid Thru: 03/03/2016

SOLD TO

Name: MULLINAX BRYAN
Home Phone: (530) 644-1706
Address: 6701 PONY EXPRESS TRL
Work Phone:
Company Name:
City: POLLOCK PINES
Job Description: FRONT FENCE
State: CA Zip: 95726 County: EL DORADO

CARRY OUT MERCHANDISE — MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R03	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee		N	$7.80	$7.80

MERCHANDISE TOTAL: $7.80

END OF CARRY OUT MERCHANDISE - REF #N/A

CUSTOMER PICKUP #1

REF # W02 SKU # 0000-515-664 Customer Pickup / Will Call

STOCK MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-734-453	400.00	EA	0.688IN X 5.5IN X 60IN CONCOM DE PKT /	A	Y	$1.95	$780.00

SCHEDULED PICKUP DATE: 02/25/2016

MERCHANDISE TOTAL: $780.00

END OF CUSTOMER PICKUP - REF #W02

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA
(Pro Customers, Proceed To The Pro Desk)

Customer Copy

42

p.3
(530) 661-0957
Idle Wheel Estates

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY••••••

IDLE WHEEL ESTATES	Vendor # ANALOP		02/24/16 NO: 5225
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/23/16	022316	599.81	LUMBER, CONCRETE	5400- -
	TOTAL	599.81		

650

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5225

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/24/16	**********$599.81

PAY FIVE HUNDRED NINETY-NINE AND 81/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel Estates

RETURN CHECK TO: (Circle One) (PARK) VENDOR PROP MANAGER

PAYEE: The Home Depot
1860 E. main street
Woodland, CA. 95776

DATE CHECK NEEDED: February 25 2016

TAX ID #:

AMOUNT: $599.81

DESCRIPTION (Include Space Number/Project, if applicable)
More lumber & stain & concrete is needed

SPECIAL INSTRUCTIONS: Please see attached quote.

APPROVAL: [signature]

DATE: February 23, 2016

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

(530) 661-0957

QUOTE

 No. 1068-217806

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
Store 1068 WOODLAND
1860 E MAIN STREET
WOODLAND, CA 95776

Phone: (530) 661-1201
Salesperson: AM081F
Reviewer:

QUOTE

2016-01-18 12:08

Prices Valid Thru: 01/25/2016

SOLD TO

Name: MULLINAX BRYAN
Home Phone: (530) 644-1706
Address: 6701 PONY EXPRESS TRL
Work Phone:
Company Name:
City: POLLOCK PINES
Job Description: FRONT FENCE
State: CA
Zip: 95726
County: EL DORADO

CARRY OUT MERCHANDISE

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R06	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee		N	$4.18	$4.18
							MERCHANDISE TOTAL:	$4.18
							END OF CARRY OUT MERCHANDISE - REF #N/A	

CARRY OUT MERCHANDISE

REF # W05 SKU # 0000-515-664 The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-370-328	10.00	EA	50LB SAKRETE FAST-SET CONCRETE /	A	Y	$4.68	$46.80
R02	0000-448-612	10.00	EA	3.56INX3.56INX96IN PT HF BROWN STAIN /	A	Y	$10.57	$105.70
R03	0000-734-453	160.00	EA	0.688IN X 5.5IN X 60IN CONCOM DE PKT /	A	Y	$1.95	$312.00
R04	0000-509-150	6.00	EA	SAKRETE 50LB US COLD PATCH /	A	Y	$14.29	$85.74
							MERCHANDISE TOTAL:	$550.24
							END OF CARRY OUT MERCHANDISE - REF #W05	

46

p.5 (530) 661-0957 Idle Wheel Estates Feb 24 10 09:07a

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY••••••

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel Estates MHP

RETURN CHECK TO: (Circle One) (PARK) VENDOR PROP MANAGER

PAYEE: The Homedepot
1860 E. Main Street
Woodland, CA. 95776

DATE CHECK NEEDED: Feb. 22, 2016

TAX ID #:

AMOUNT: $721.60

DESCRIPTION (Include Space Number/Project, if applicable)
We need stain, and more concrete to make sure that the fence stays in place with the weather changes. Bryan miscalculated how much lumber we needed as well

SPECIAL INSTRUCTIONS: Please see quote attached. Thank you.

APPROVAL: [signature]

DATE: February 18, 2016

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

CHECK #:

G/L ACCOUNT

Feb 18 16 10:57a Idle Wheel Estates (530) 661-0957 p.1

48

IDLE WHEEL ESTATES Vendor # ANALOP 02/19/16 NO: 5224

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/18/16	021816-HOMEDPT	721.60	STAIN,LUMBER	5440- -
	TOTAL	721.60		

650

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5224

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/19/16	**********$721.60

PAY SEVEN HUNDRED TWENTY-ONE AND 60/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

QUOTE

Notice of Cancellation (see Exhibit A) may be sent to this address:
HOME DEPOT U.S.A., INC.
Store 1068 WOODLAND
1860 E MAIN STREET
WOODLAND, CA 95776

Phone: (530) 661-1201
Salesperson: AM081F
Reviewer:

QUOTE

SOLD TO
Name: MULLINAX BRYAN
Home Phone: (530) 644-1706
Address: 6701 PONY EXPRESS TRL
Work Phone:
Company Name:
City: POLLOCK PINES
Job Description: FENCE
State: CA Zip: 95726 County: EL DORADO

2016-02-16 14:57
Prices Valid Thru: 02/23/2016

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R06	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee		N	$6.71	$6.71
								$6.71

END OF CARRY OUT MERCHANDISE - REF #N/A

CUSTOMER PICKUP #1

REF # W05 SKU # 0000-515-664 Customer Pickup / Will Call

STOCK MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-734-453	140.00	EA	0.688IN X 5.5IN X 60IN CONCOM DE PKT /	A	Y	$1.95	$273.00
R02	0000-448-612	20.00	EA	3.56INX3.56INX96IN PT HF BROWN STAIN /	A	Y	$9.97	$199.40
R03	0000-414-226	40.00	EA	1.5INX3.5INX96IN PT HF BROWN STAIN /	A	Y	$4.97	$198.80
R04	0000-666-249	20.00	EA	60LB SAKRETE CONCRETE MIX /	A	Y	$2.52	$50.40
								$721.60

SCHEDULED PICKUP DATE: 02/23/2016

END OF CUSTOMER PICKUP - REF #W05

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA
(Pro Customers. Proceed To The Pro Desk)

Feb 18 16 10:58a Idle Wheel Estates (530) 661-0957 p.2

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Feb 18 16 10:58a Idle Wheel Estates (530) 661-0957 p.3

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY

	$728.31
SALES TAX	$59.53
TOTAL	$787.84
BALANCE DUE	$787.84

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

END OF ORDER No. 1068-219379

TERMS AND CONDITIONS

WILL CALL

Will Call items will be held in the store for 7 days. For Will Call merchandise pick up, proceed to Will Call/Service Desk area(Pro Customers, proceed to the Pro Desk).

Returns: A 15% restocking fee applies to the return of regular special orders, i.e., special orders merchandise that is not custom made. Special orders that are custom uniquely designed or fitted to accommodate the requirements of a particular space or environment (some examples are cabinetry, countertops, floor and wall coverings, and window treatments) are non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of Your purchase; merchandise incorrectly ordered by Home Depot or by Professional; or merchandise damaged beyond repair in delivery or by Professional. Unless otherwise specified in this Agreement, all returns must be made within Home Depot's posted time frame.

19

IDLE WHEEL ESTATES	Vendor # BRYMUL		03/15/16 NO: 5233
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/01/16	030116	1,584.70	TRAVEL 2/1-2/29	5940- -
	TOTAL	1,584.70		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5233

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$1,584.70

POWER CHECK

PAY ONE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND 70/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **BRYAN MULLINAX**
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

[redacted]

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: ~~BRYAN MULLANIX~~ Mullinax

Travel Dates: From Feb-1-2016 To Feb-29-2016

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
2-1	Pollock pines - woodland	woodland - Pollock pines	197,998	198,135	137.8 -	To & From work
2-2	" "	" "	198,135	198,273	137.8 -	
2-3	"	"	198,273	198,411	137.8 -	
2-4	"	"	198,411	198,549	137.8 -	
2-5	"	"	198,549	198,687	137.8 -	
2-8	"	"	198,728	198,865	137.8 -	
2-9	"	"	198,865	199,002	137.8 -	
2-10	"	"	199,002	199,140	137.8 -	
2-11	"	"	199,140	199,278	137.8 -	
2-12	"	"	199,278	199,416	137.8 -	
2-16	"	"	199,421	199,558	137.8 -	
2-17	"	"	199,558	199,696	137.8 -	
2-18	"	"	199,696	199,835	137.8 -	
2-19	"	"	199,835	199,973	137.8 -	
2-22	"	"	199,973	200,111	137.8 -	
2-23	"	"	200,111	200,249	137.8 -	
2-24	"	"	200,249	200,387	137.8 -	
2-25	"	"	200,387	200,524	137.8 -	
2-26	"	"	200,524	200,662	137.8 -	
2-29	"	"	200,662	200,800	137.8 -	
				Total miles traveled	2,756	
				Total due @ 57.5¢ per mile	$1,584.70	

Employee signature: _____ Approved by: _____

Waterhouse Management Corporation -1014 FORM

IDLE WHEEL ESTATES	Vendor # BRYMUL	02/15/16 NO: 5215

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/01/16	020116	1,584.70	TRAVEL	5940- -
	TOTAL	1,584.70		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5215

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/15/16	**********$1,584.70

PAY ONE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND 70/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

[redacted]

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: BRYAN ~~MULLANIX~~ Mullinax

Travel Dates: From 1-4-16 To 1-29-16

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
1-4	Pollock Pines-woodland	Woodland - Pollock Pines	195,201	195,338	137.8	To ₿ From work
1-5	"	" "	195,338	195,476	137.8	
1-6	"	"	195,476	195,614	137.8	
1-7	"	"	195,614	195,752	137.8	
1-8	"	"	195,752	195,890	137.8	
1-11	"	"	195,913	196,050	137.8	
1-12	"	"	196,050	196,188	137.8	
1-13	"	"	196,188	196,326	137.8	
1-14	"	"	196,326	196,464	137.8	
1-15	"	"	196,464	196,602	137.8	
1-18	"	"	196,602	196,739	137.8	
1-19	"	"	196,739	196,877	137.8	
1-20	"	"	196,888	197,025	137.8	
1-21	"	"	197,025	197,163	137.8	
1-22	"	"	197,163	197,301	137.8	
1-25	"	"	197,301	197,439	137.8	
1-26	"	"	197,439	197,577	137.8	
1-27	"	"	197,577	197,714	137.8	
1-28	"	"	197,714	197,852	137.8	
1-29	"	"	197,852	197,990	137.8	
				Total miles traveled	2,756	
				Total due @ 57.5¢ per mile	$1,584.70	

Employee signature: _____ Approved by: _____

Waterhouse Management Corporation - 1014 FORM

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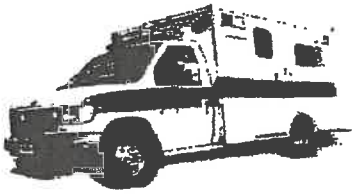
Feb 16 16 10:52a Idle Wheel Estates

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228



www.plumbingmd.com

Invoice

Date	Invoice #
2/3/2016	52299

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Trailer Hydrojet Service Space # 128	1	729.00	729.00

Total	$729.00
Payments	$0.00
Balance Due	$729.00

Make checks payable to: Plumbing MD Inc.

Corporate Headquarters 955 Business Park Drive Dixon, CA 95620 Phone - 1-866-FAST-AID Fax - 707-678-8614

The Plumbing Doctor

IDLE WHEEL ESTATES | Vendor # BRYMUL | 01/15/16 NO: 5189

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/01/16	123115	1,743.17	TRVL 12/1-12/31	5940- -
	TOTAL	1,743.17		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5189

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/15/16	**********$1,743.17

PAY ONE THOUSAND SEVEN HUNDRED FORTY-THREE AND 17/100 DOLLARS

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

ACCOUNTING COPY
V O I D

[redacted]

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: BRYAN ~~MULLANIX~~ Mullinax

Travel Dates: From 12-1-15 To 12-30-15

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
12-1	Pollock Pines - woodland	woodland - Pollock pines	191,992	192,119	137.8	TO & FROM WORK
12-2	"	"	192,119	192,257	137.8	
12-3	"	"	192,257	192,395	137.8	
12-4	"	"	192,395	192,533	137.8	
12-7	"	"	192,548	192,685	137.8	
12-8	"	"	192,685	192,823	137.8	
12-9	"	"	192,823	192,961	137.8	
12-10	"	"	192,984	193,121	137.8	
12-11	"	"	193,121	193,259	137.8	
12-14	"	"	193,259	193,397	137.8	
12-15	"	"	193,397	193,535	137.8	
12-16	"	"	193,535	193,672	137.8	
12-17	"	"	193,691	193,828	137.8	
12-18	"	"	193,828	193,966	137.8	
12-21	"	"	193,966	194,104	137.8	
12-22	"	"	194,104	194,242	137.8	
12-23	"	"	194,242	194,379	137.8	
12-24	"	"	194,386	194,523	137.8	
12-28	"	"	194,523	194,660	137.8	
12-29	"	"	194,694	194,831	137.8	
12-30	"	"	194,831	194,969	137.8	
12-31	"	"	194,969	195,107	137.8	
	"	"				
				Total miles traveled	3,031	
				Total due @ 57.5¢ per mile	$1,742.82	

Employee signature

Approved by: $1743.17

Waterhouse Management Corporation · 1014 FORM

58

IDLE WHEEL ESTATES | Vendor # SCOMUR | 01/29/16 NO: 5205

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/01/16	010116	46.00	2016 CARE/FERA	5870- -
	TOTAL	46.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5205

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$46.00

PAY FORTY-SIX AND NO/100 DOLLARS

TO THE ORDER OF
SCOTT MURPHY
675 E. CENTRAL AVENUE
MORGAN HILL, CA 95037

ACCOUNTING COPY
V O I D

[redacted]

49

CHECK REQUEST

Payee: SCOTT MURPHY
675 E. Central Avenue
Morgan Hill, CA 95037

Date needed: February 1, 2016

Send checks to: Payee

Description: Preparation and Mailing:
2015 Civil Code
CARE Notification
Gas System Public Awareness Message
Emergency Phone List

PARK	$	PARK	$	PARK	$
Alpine Village	10.00	Avalon	33.00	Barrett Lake	27.00
Buena Vista	14.00	Carriage Court	23.00	Clifton	14.00
Coddingtown	36.00	Coral Isle	21.00	Countryside	12.00
Del Monte	20.00	Dixon Oaks	13.00	Golden Wheel	67.00
Gold Hill	12.00	Grass Valley	32.00	Herlong	19.00
Idle Wheel	46.00	Imperial Ventura 100	55.00	Imperial Ventura 200	58.00
Lazy Wheel	21.00	Lido Estates	37.00	Little Woods	24.00
Mac's Trailer Park	10.00	Meadows Manor	77.00	Mono Vista Ranch	12.00
Napa Olympia	61.00	Nomad	45.00	Oak Lane	12.00
Oak Terrace	14.00	Oakridge	33.00	Old Stage	12.00
Orosi	40.00	Pacifico	14.00	Pine Knoll	23.00
Pinto Lakes	54.00	Pleasure Point	12.00	Rancho Salinas	42.00
Rio Plaza	33.00	Rodeo	62.00	San Leandro Court	14.00
Shady Oaks	16.00	Sherwood	55.00	Stonegate	23.00
Sunny Trailer Park	12.00	Tah Wye Pines	10.00	Twin Lakes	20.00
Twin Pines	19.00	Victoria Mobile Village	17.00	Walnut Grove	17.00
Woodward Bluffs	51.00	Yacht Harbor	30.00	Yuba	10.00

1444.00

IDLE WHEEL ESTATES Vendor # PREEMP 01/29/16 NO: 5204

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/24/16	WKN158504-1	482.00	W/C INSURANCE	5260- -
	TOTAL	482.00		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5204

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

TO THE ORDER OF
PREFERRED EMPLOYERS INSURANCE COMPANY
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
V O I D

[redacted]

(1)

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 01/24/16
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	12/24/15	01/24/16	5.00	02/13/16
INSTALLMENT	12/24/15	01/24/16	477.00	02/13/16

TOTAL: **$482.00**

RECEIVED
JAN 25 2016
BY:

Do not include correspondence with payment .

IDLE EEL ESTATES Vendor # PARBIL 03/31/16 NO: 5249

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/24/16	687 04/16	145.35	BILLING SERVICE	5870- -
	TOTAL	145.35		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5249

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$145.35

PAY ONE HUNDRED FORTY-FIVE AND 35/100 DOLLARS

TO THE ORDER OF
PARK BILLING
P.O. BOX 910
DIXON, CA 95620

ACCOUNTING COPY
VOID

[redacted]

Park Billing Company, Inc.

Park Billing Company, Inc.
P.O. Box 910
Dixon, CA 95620

Phone: (707) 693-9999
Fax: (707) 693-9992

WATERHOUSE MGMT
IDLE WHEEL ESTATES
500 GUISEPPE CT STE 2
ROSEVILLE CA 95678

Account Number: 687

3/24/16

Description	Unit Price	QTY	Total Price
Apr 2016 - BASE MONTHLY BILLING CHARGE	0.95	153	145.35

Previous Balance Detail:

DATE	ITEM	AMOUNT	BALANCE
	Beginning Balance		0.00
09/25/15	Billing for Oct15	145.35	145.35
10/07/15	Recd check# 5114	-145.35	0.00
10/27/15	Billing for Nov15	145.35	145.35
11/04/15	Recd check# 5136	-145.35	0.00
11/23/15	Billing for Dec15	145.35	145.35
12/22/15	Billing for Jan16	145.35	290.70
12/28/15	Recd check# 5171	-145.35	145.35
01/25/16	Recd check# 5194	-145.35	0.00
01/25/16	Billing for Feb16	145.35	145.35
02/19/16	Recd check# 5219	-145.35	0.00
02/26/16	Billing for Mar16	145.35	145.35

Sub Total	145.35
Previous Balance	145.35
Total Due	290.70

PLEASE KEEP THIS PORTION FOR YOUR RECORDS

IDLE WHEEL ESTATES Vendor # PARBIL 02/15/16 NO: 5219

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
01/25/16	687 02/16		145.35	BILLING SERVICE	5870- -
		TOTAL	145.35		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5219

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/15/16	**********$145.35

PAY ONE HUNDRED FORTY-FIVE AND 35/100 DOLLARS

TO THE ORDER OF PARK BILLING
P.O. BOX 910
DIXON, CA 95620

ACCOUNTING COPY
V O I D

[redacted]

(5)

Park Billing Company, Inc.

Park Billing Company, Inc.
P.O. Box 910
Dixon, CA 95620

Phone: (707) 693-9999
Fax: (707) 693-9992

WATERHOUSE MGMT
IDLE WHEEL ESTATES
500 GUISEPPE CT STE 2
ROSEVILLE CA 95678

Account Number: 687

1/25/16

Description	Unit Price	QTY	Total Price
Feb 2016 - BASE MONTHLY BILLING CHARGE	0.95	153	145.35

8

RECEIVED
FEB 04 2016
BY:

Sub Total	145.35
Previous Balance	0.00
Total Due	145.35

IDLE WHEEL ESTATES Vendor # PARBIL 01/15/16 NO: 5194

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
12/28/15	687 01/16	145.35	BILLING SERVICE	5870- -
	TOTAL	145.35		

FORM# 1:5LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5194

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/15/16	**********$145.35

PAY ONE HUNDRED FORTY-FIVE AND 35/100 DOLLARS

TO THE ORDER OF
PARK BILLING
P.O. BOX 910
DIXON, CA 95620

ACCOUNTING COPY
V O I D

[redacted]

19

Park Billing Company, Inc.

Park Billing Company, Inc.
P.O. Box 910
Dixon, CA 95620

Phone: (707) 693-9999
Fax: (707) 693-9992

WATERHOUSE MGMT
IDLE WHEEL ESTATES
500 GUISEPPE CT STE 2
ROSEVILLE CA 95678

Account Number: 687

12/22/15

Description	Unit Price	QTY	Total Price
Jan 2016 - BASE MONTHLY BILLING CHARGE	0.95	153	145.35

Previous Balance Detail:

DATE	ITEM	AMOUNT	BALANCE
	Beginning Balance		0.00
06/25/15	Billing for Jul15	145.35	145.35
07/07/15	Recd check# 5049	-145.35	0.00
07/28/15	Billing for Aug15	145.35	145.35
08/05/15	Recd check# 5074	-145.35	0.00
08/26/15	Billing for Sep15	145.35	145.35
09/03/15	Recd check# 5091	-145.35	0.00
09/25/15	Billing for Oct15	145.35	145.35
10/07/15	Recd check# 5114	-145.35	0.00
10/27/15	Billing for Nov15	145.35	145.35
11/04/15	Recd check# 5136	-145.35	0.00
11/23/15	Billing for Dec15	145.35	145.35

Sub Total	145.35
Previous Balance	145.35
Total Due	290.70

DETACH HERE - THIS PORTION FOR YOUR RECORDS

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IDLE WHEEL ESTATES Vendor # PACGAS 03/31/16 NO: 5248

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/11/16	2894289934-6	347.17	SVC 2/9-3/9	5310- -
03/11/16	2894289934-6	54.92	SVC 2/9-3/9	5300- -
	TOTAL	402.09		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5248

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$402.09

PAY FOUR HUNDRED TWO AND 09/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF PACIFIC GAS & ELECTRIC COMPANY
BOX 997300
SACRAMENTO, CA 95899-7300

[redacted]

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ENERGY STATEMENT

www.pge.com/MyEnergy

Statement Date: 03/11/2016
Due Date: 03/28/2016

Service For:

IDLE WHEEL MHP LLC
Please see details page.

Questions about your bill?

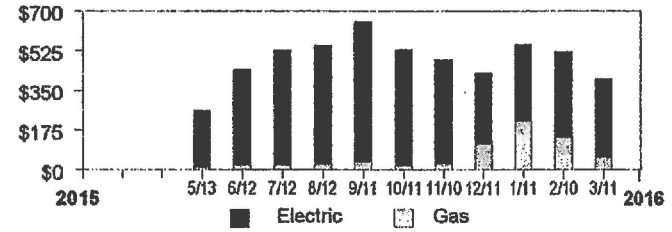
24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$523.64
Payment(s) Received Since Last Statement	-523.64
Previous Unpaid Balance	$0.00
Current Electric Charges	$347.17
Current Gas Charges	54.92
Total Amount Due by 03/28/2016	**$402.09**

RECEIVED
MAR 16 2016
BY:

Monthly Billing History



Visit www.pge.com/MyEnergy for a detailed bill comparison

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]
Statement Date: 03/11/2016
Due Date: 03/28/2016

Summary of your energy related services

	Meter Number	Usage	Amount
Service For: ES/RD 101 .3M N/RD 24			
Service Agreement ID: 2894289252			
Electric Charges	1004541839	1,032.555450 kWh	$210.03
Total			**$210.03**
Service For: COR RD 101 & 23B			
Service Agreement ID: 2894289185			
Electric Charges	1004542453	387.089100 kWh	$84.26
Total			**$84.26**
Service For: ES RD 101 .13M N/RD 24			
Service Agreement ID: 2894289819			
Electric Charges	1008881783	223.867200 kWh	$52.88
Total			**$52.88**
Service For: ES/RD 101 .13M N/RD 24			
Service Agreement ID: 2894289659			
Gas Charges	60677652	41.000000 Therms	$54.92
Total			**$54.92**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Statement Date: 03/11/2016
Due Date: 03/28/2016

Details of Electric Charges

02/09/2016 - 03/09/2016 (30 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

02/09/2016 – 02/29/2016

Customer Charge	21	days	@ $0.32854	$6.90
Energy Charges				
Part Peak	49.571300	kWh	@ $0.21039	10.43
Off Peak	223.569600	kWh	@ $0.18948	42.36
California Climate Credit				-0.76
Energy Commission Tax				0.08

03/01/2016 – 03/09/2016

Customer Charge	9	days	@ $0.32854	$2.96
Energy Charges				
Part Peak	23.274400	kWh	@ $0.21477	5.00
Off Peak	90.673800	kWh	@ $0.19386	17.58
California Climate Credit				-0.32
Energy Commission Tax				0.03

Total Electric Charges $84.26

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	13.86	12.90

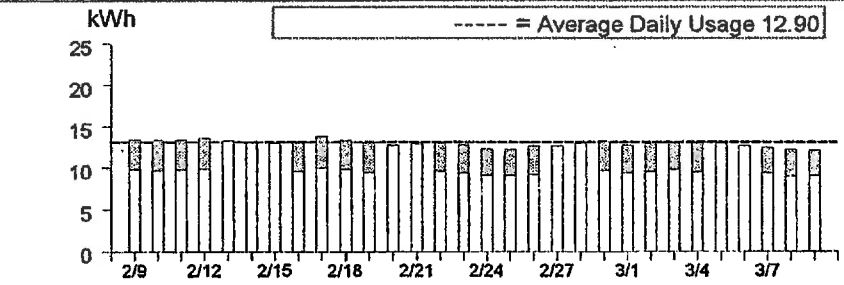
Service Information

Meter #	100454245
Total Usage	387.089100 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 387.089100 kWh, 30 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	18.82%	$15.43
Off Peak[3]	81.18%	$59.94

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Statement Date: 03/11/2016
Due Date: 03/28/2016

Details of Gas Charges

02/10/2016 - 03/10/2016 (30 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

02/10/2016 – 02/29/2016

Customer Charge	20 days @ $0.52106	$10.42
Gas Charges		
First 4,000 Therms/month	27.333333 Therms @ $1.00458	27.46
Gas PPP Surcharge ($0.04371/Therm)		1.19

03/01/2016 – 03/10/2016

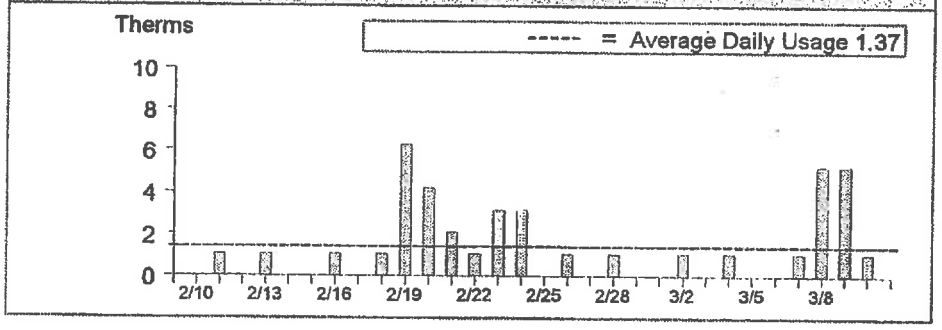
Customer Charge	10 days @ $0.52106	$5.21
Gas Charges		
First 4,000 Therms/month	13.666667 Therms @ $0.73466	10.04
Gas PPP Surcharge ($0.04371/Therm)		0.60

Total Gas Charges $54.92

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	4.03	1.37

Gas Usage This Period: 41.000000 Therms, 30 billing days



Service Information

Meter #	60677652
Current Meter Reading	2,001
Prior Meter Reading	1,962
Difference	39
Multiplier	1.045889
Total Usage	41.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

02/10/2016 - 02/29/2016	$0.40891
03/01/2016 - 03/10/2016	$0.13899

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 01/09/2016, your highest average daily gas usage was 6.8 therms.

Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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IDLE WHEEL ESTATES Vendor # PACGAS 02/15/16 NO: 5218

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
02/10/16	2894289934-6		379.33	SVC 1/9-2/8	5310- -
02/10/16	2894289934-6		144.31	SVC 1/9-2/8	5300- -
		TOTAL	523.64		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5218

DATE	VOID AFTER SIX MONTHS
02/15/16	**********$523.64

POWER CHECK

PAY FIVE HUNDRED TWENTY-THREE AND 64/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF PACIFIC GAS & ELECTRIC COMPANY
BOX 997300
SACRAMENTO, CA 95899-7300

[redacted]

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No. [redacted]

Statement Date: 02/10/2016

Due Date: 02/29/2016

Service For:

IDLE WHEEL MHP LLC
Please see details page.

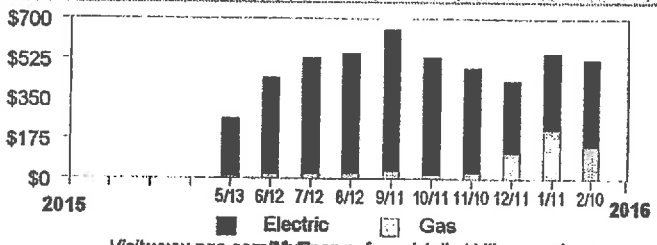
Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$550.94
Payment(s) Received Since Last Statement	-550.94
Previous Unpaid Balance	$0.00
Current Electric Charges	$379.33
Current Gas Charges	144.31
Total Amount Due by 02/29/2016	**$523.64**

Monthly Billing History



Visit www.pge.com/MyEnergy for a detailed bill comparison

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]

Statement Date: 02/10/2016

Due Date: 02/29/2016

Summary of your energy related services

	Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**			
Service Agreement ID: 2894289252			
Electric Charges	1004541839	1,136.556300 kWh	$229.56
Total			**$229.56**
Service For: **COR RD 101 & 23B**			
Service Agreement ID: 2894289185			
Electric Charges	1004542453	429.748900 kWh	$92.29
Total			**$92.29**
Service For: **ES RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289819			
Electric Charges	1008881783	247.633800 kWh	$57.48
Total			**$57.48**
Service For: **ES/RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289659			
Gas Charges	60677652	125.000000 Therms	$144.31
Total			**$144.31**

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]
Statement Date: 02/10/2016
Due Date: 02/29/2016

Details of Electric Charges

01/09/2016 - 02/08/2016 (31 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

01/09/2016 – 02/08/2016

Customer Charge	31 days	@ $0.32854	$10.18
Energy Charges			
Part Peak	84.202500 kWh	@ $0.21039	17.72
Off Peak	345.546400 kWh	@ $0.18948	65.47
California Climate Credit			-1.20
Energy Commission Tax			0.12

Total Electric Charges $92.29

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	14.14	13.86

Service Information

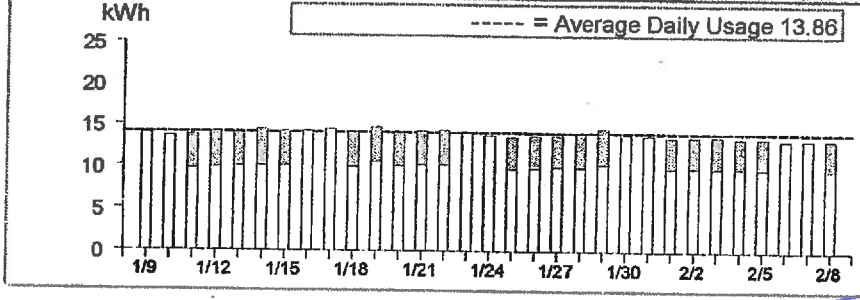
Meter #	1004542453
Total Usage	429.748900 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Time-Of-Use Customers: In 2016, Daylight Saving Time begins on 3/13/16. To adjust for this, from 3/13/16 through 4/3/16 your time-of-use periods will begin and end one hour later.

Electric Usage This Period: 429.748900 kWh, 31 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	19.60%	$17.72
Off Peak[3]	80.40%	$65.47

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]

Statement Date: 02/10/2016

Due Date: 02/29/2016

Details of Gas Charges

01/10/2016 - 02/09/2016 (31 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

01/10/2016 – 01/31/2016

Customer Charge	22 days @ $0.52106	$11.46
Gas Charges		
First 4,000 Therms/month	88.709677 Therms @ $0.97209	86.23
Gas PPP Surcharge ($0.04371/Therm)		3.88

02/01/2016 – 02/09/2016

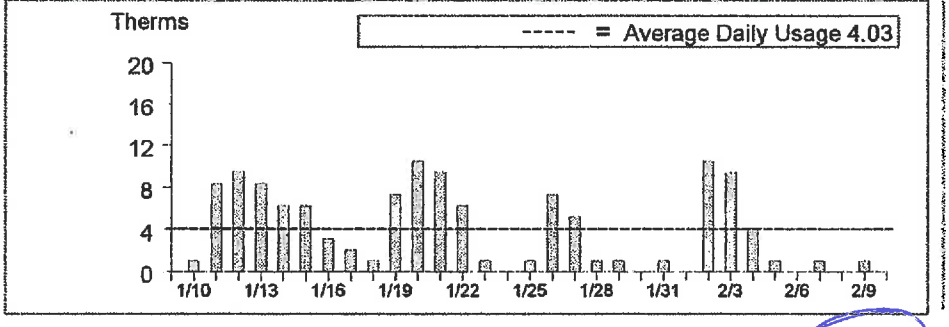
Customer Charge	9 days @ $0.52106	$4.69
Gas Charges		
First 4,000 Therms/month	36.290323 Therms @ $1.00458	36.46
Gas PPP Surcharge ($0.04371/Therm)		1.59

Total Gas Charges $144.31

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	6.80	4.03

Gas Usage This Period: 125.000000 Therms, 31 billing days



Service Information

Meter #	60677652
Current Meter Reading	1,962
Prior Meter Reading	1,843
Difference	119
Multiplier	1.051930
Total Usage	125.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

01/10/2016 - 01/31/2016	$0.37642
02/01/2016 - 02/09/2016	$0.40891

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 01/09/2016, your highest average daily gas usage was 6.8 therms.

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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IDLE WHEEL ESTATES Vendor # PACGAS 01/15/16 NO: 5193

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/11/16	2894289934-6	334.77	SVC 12/10-1/8	5310- -
01/11/16	2894289934-6	216.17	SVC 12/10-1/8	5300- -
	TOTAL	550.94		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5193

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/15/16	**********$550.94

PAY FIVE HUNDRED FIFTY AND 94/100 DOLLARS

TO THE ORDER OF PACIFIC GAS & ELECTRIC COMPANY
BOX 997300
SACRAMENTO, CA 95899-7300

ACCOUNTING COPY
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[redacted]

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]
Statement Date: 01/11/2016
Due Date: 01/28/2016

Service For:

IDLE WHEEL MHP LLC
Please see details page.

Questions about your bill?

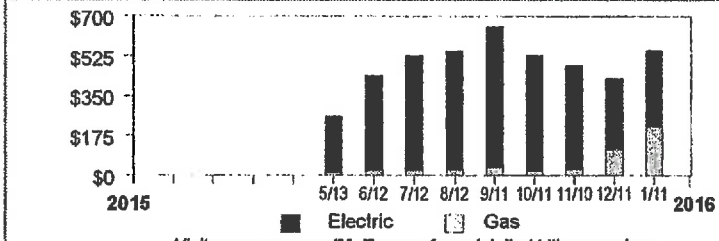
24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$428.81
Payment(s) Received Since Last Statement	-428.81
Previous Unpaid Balance	$0.00
Current Electric Charges	$334.77
Current Gas Charges	216.17
Total Amount Due by 01/28/2016	**$550.94**

COPY

Monthly Billing History



Visit www.pge.com/MyEnergy *for a detailed bill comparison*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]
Statement Date: 01/11/2016
Due Date: 01/28/2016

Summary of your energy related services

	Meter Number	Usage	Amount
Service For: ES/RD 101 .3M N/RD 24			
Service Agreement ID: 2894289252			
Electric Charges	1004541839	1,196.510500 kWh	$206.57
Total			**$206.57**
Service For: COR RD 101 & 23B			
Service Agreement ID: 2894289185			
Electric Charges	1004542453	424.093100 kWh	$78.74
Total			**$78.74**
Service For: ES RD 101 .13M N/RD 24			
Service Agreement ID: 2894289819			
Electric Charges	1008881783	243.928800 kWh	$49.46
Total			**$49.46**
Service For: ES/RD 101 .13M N/RD 24			
Service Agreement ID: 2894289659			
Gas Charges	60677652	204.000000 Therms	$216.17
Total			**$216.17**

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]
Statement Date: 01/11/2016
Due Date: 01/28/2016

Details of Electric Charges

12/10/2015 - 01/08/2016 (30 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

12/10/2015 – 12/31/2015

Customer Charge	22	days	@ $0.32854	$7.23
Energy Charges				
Part Peak	65.695600	kWh	@ $0.17280	11.35
Off Peak	249.144800	kWh	@ $0.15298	38.11
California Climate Credit				-1.53
Energy Commission Tax				0.09

01/01/2016 – 01/08/2016

Customer Charge	8	days	@ $0.32854	$2.63
Energy Charges				
Part Peak	20.667200	kWh	@ $0.21039	4.35
Off Peak	88.585500	kWh	@ $0.18948	16.79
California Climate Credit				-0.31
Energy Commission Tax				0.03

Total Electric Charges $78.74

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	13.91	14.14

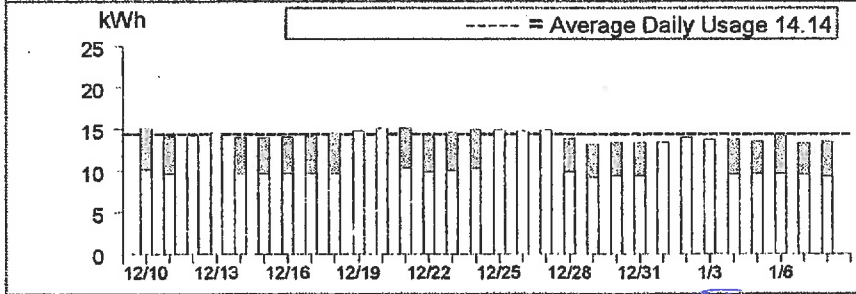
Service Information

Meter #	1004542453
Total Usage	424.093100 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 424.093100 kWh, 30 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	20.37%	$15.70
Off Peak[3]	79.63%	$54.90

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

Printed on recycled paper.

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: [redacted]
Statement Date: 01/11/2016
Due Date: 01/28/2016

Details of Gas Charges

12/11/2015 - 01/09/2016 (30 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

12/11/2015 – 12/31/2015

Customer Charge	21 days @ $0.52106	$10.94
Gas Charges		
First 4,000 Therms/month	142.800000 Therms @ $0.92428	131.99
Gas PPP Surcharge ($0.04472/Therm)		6.38

01/01/2016 – 01/09/2016

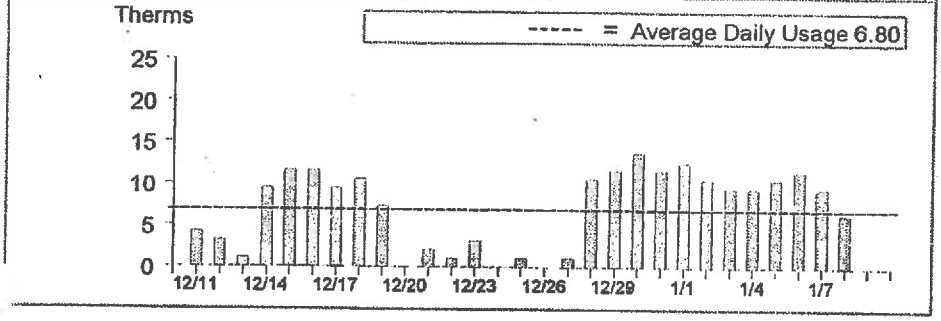
Customer Charge	9 days @ $0.52106	$4.69
Gas Charges		
First 4,000 Therms/month	61.200000 Therms @ $0.97209	59.49
Gas PPP Surcharge ($0.04371/Therm)		2.68

Total Gas Charges $216.17

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	3.55	6.80

Gas Usage This Period: 204.000000 Therms, 30 billing days



Service Information

Meter #	60677652
Current Meter Reading	1,843
Prior Meter Reading	1,649
Difference	194
Multiplier	1.053249
Total Usage	204.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

12/11/2015 - 12/31/2015	$0.37986
01/01/2016 - 01/09/2016	$0.37642

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 01/09/2016, your highest average daily gas usage was 6.8 therms.

83

Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

IDLE WHEEL ESTATES Vendor # ULINE 03/15/16 NO: 5231

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/26/16	74884696	49.43	BUS ENVELOPES	5860- -
	TOTAL	49.43		

FORM 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5231

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$49.43

PAY FORTY-NINE AND 43/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
ULINE
ATTN: ACCOUNTS RECEIVABLE
PO BOX 88741
CHICAGO, IL 60680-1741

[redacted]

24

ULINE

SHIPPING SUPPLY SPECIALISTS

1-800-295-5510
uline.com
PO Box 88741 • Chicago IL 60680-1741

74884696

**

INVOICE

ULINE FED ID#: 36-3684738

THANK YOU FOR YOUR ORDER. ULINE CUSTOMER SINCE 2008

YOUR ORDER # 79106144

SOLD TO:

MDG2014 00008797 1 AB 0416 4700740

WATERHOUSE MANAGEMENT CORP
500 GIUSEPPE CT STE 2
ROSEVILLE CA 95678-6305

SHIP TO:

Idle Wheel

WATERHOUSE MANAGEMENT CORP
500 GIUSEPPE CT STE 2
ROSEVILLE CA 95678-6305

U100-9-2013

CUSTOMER NO.	PURCHASE ORDER NO.	SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DATE
4700740	IDLEWHEEL	GOLDEN STAT	2/26/16	2/26/16	NET 30 DAYS	2/26/16

QUANTITY ORDERED	U/M	QUANTITY BACK ORDERED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	BX		S-19527	#11 BUSINESS ENVELOPE 500/BX	34.00	34.00

370738

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MAR 04 2016
BY:

85

ORDER PLACED BY: SHARON JENNINGS

AFORSTER /T

SUB-TOTAL	SALES TAX	FRT/HNDLING	AMOUNT DUE
34.00	2.56	12.87	49.43

IDLE WHI . ESTATES Vendor # YOLW&M J2/17/16 NO: 5223

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/16/16	448 2016	39.90	16 DIVICE REGIS	5810- -
	TOTAL	39.90		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5223

DATE	VOID AFTER SIX MONTHS
02/17/16	**********$39.90

POWER CHECK

PAY THIRTY-NINE AND 90/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
YOLO COUNTY DEPT OF AGRICULTURE
DIVISION OF WEIGHTS & MEASURES
70 COTTONWOOD STREET
WOODLAND, CA 95695-2557

[redacted]

89

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 03/31/16 NO: 5242

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/01/16	080869-000	6,837.06	SVC 2/1-2/29	5320- -
03/01/16	080869-000	5,524.83	SVC 2/1-2/29	5330- -
03/01/16	080869-000	40.66	SVC 2/1-2/29	5340- -
	TOTAL	12,402.55		

FORM# 116LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5242

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$12,402.55

PAY TWELVE THOUSAND FOUR HUNDRED TWO AND 55/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
BILLING & COLLECTIONS
PO BOX 13819
SACRAMENTO, CA 95853-3819
Customer # 080869-000

[redacted]

18

BILL SSAGE

CITY OF WOODLAND UTILITIES - WATER & SEWER

ANY PAST DUE BALANCE IS DELINQUENT AND DUE NOW

Office hours: Monday-Friday 8am-12pm and 1pm-5pm.
Drop box located in Dead Cat Alley & First Street

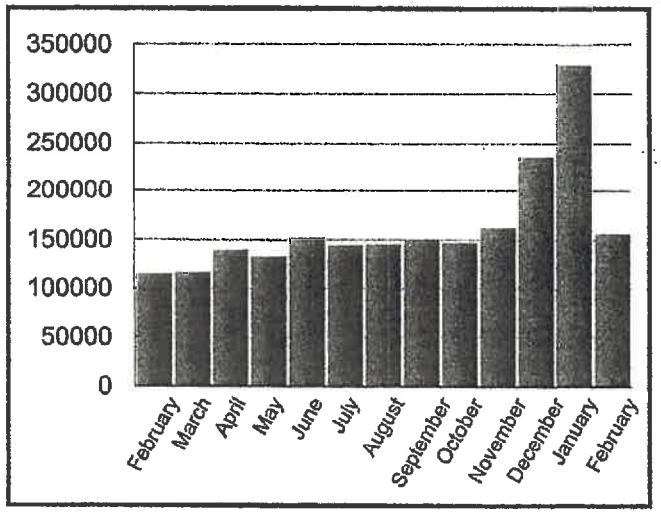
DO NOT PUT CASH PAYMENT IN THE DROP BOX
Pay your bill online at www.cityofwoodland.org/paymybill
See reverse of bill for additional information.

ACCOUNT SUMMARY

WATERHOUSE MANAGEMENT

Account Number:	[redacted]
Service Address:	**907 BOURN DR**
Service Dates:	**02/01/16 to 02/29/16**
Billing Date:	**03/01/16**
Current Charges Due Date:	**03/31/16**
Last Payment Date:	
Previous Balance:	**$19885.62**
Payments:	
Current Charges:	**$12402.55**
Credit On Account:	**$0.00**
Past Due:	**$19885.62**
Total Due:	**$32,288.17**

USAGE HISTORY



Meter Number:	**73786453**	
Previous Read:	5027120	on 01/20/16
Current Read:	5182669	on 02/20/16
Days between Reads:	31	
Your usage in cubic feet:	155,549	
Your usage in gallons:	1,163,506.52	

1 cf (cubic foot) = 7.48 gallons

ACCOUNT DETAIL

Water	
Base Charge 4"	$132.90
Commercial Consumption Charge	$6704.16
Sewer	
Condo/Apartment/MobileHome/3plex or more	$5224.95
Storm	
Storm Water Fee - Per Unit	$40.66
Waste Water Industrial Pretreatment	
WASTE WATER INDUSTRIAL & RESIDENTIAL PRETREATMENT	$299.88
Total Current Charges	**$12,402.55**

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MAR 07 2016
BY:

Consumption Charges				
0-1200 cf	155549	cf @	$0.0431	$6704.16
Total Consumption Charges				**$6704.16**

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 02/29/16 NO: 5226

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/01/16	080869-000	14,320.13	SVC 12/21-1/20	5320- -
02/01/16	080869-000	5,524.83	SVC 12/21-1/20	5330- -
02/01/16	080869-000	40.66	SVC 12/21-1/20	5340- -
	TOTAL	19,885.62		

FORM# 1158.C1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5226

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/29/16	**********$19,885.62

PAY NINETEEN THOUSAND EIGHT HUNDRED EIGHTY-FIVE AND 62/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
CITY OF WOODLAND
BILLING & COLLECTIONS
PO BOX 13819
SACRAMENTO, CA 95853-3819
Customer # 080869-000

[redacted]

52

BILL MESSAGE

CITY OF WOODLAND UTILITIES – WATER & SEWER

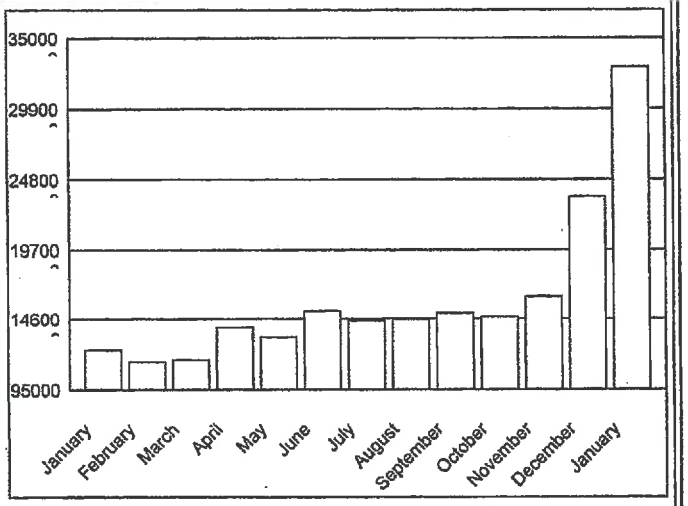
ANY PAST DUE BALANCE IS DELINQUENT AND DUE NOW
Office hours: Monday-Friday 8am-12pm and 1pm-5pm.
Drop box located in Dead Cat Alley & First Street

DO NOT PUT CASH PAYMENT IN THE DROP BOX
Pay your bill online at www.cityofwoodland.org/paymybill
See reverse of bill for additional information.

ACCOUNT SUMMARY

Account Number:	[redacted]
Service Address:	907 BOURN DR
Service Dates:	01/01/16 to 01/31/16
Billing Date:	02/01/16
Due Date:	02/29/16
Last Payment Date:	01/21/16
Previous Balance:	$14,473.24
Payments:	$14,473.24
Current Charges:	$19,885.62
Credit On Account:	$0.00
Past Due:	$0.00
Total Due:	$19,885.62

USAGE HISTORY



Meter Number:	73786453		
Previous Read:	4697950	on	12/20/15
Current Read:	5027120	on	01/20/16
Days between Reads:	31		
Your usage in cubic feet:	329,170		
Your usage in gallons:	2,462,192.00		

1 cf (cubic foot) = 7.48 gallons

ACCOUNT DETAIL

Water	
Base Charge 4"	$132.90
Commercial Consumption Charge	$14,187.23
Sewer	
Condo/Apartment/MobileHome/3plex or mo	$5,224.95
Storm	
Storm Water Fee - Per Unit	$40.66
Waste Water Industrial Pretreatment	
WASTE WATER INDUSTRIAL & RESIDEN	$299.88
Total Current Charges	**$19,885.62**

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BY:

9

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 01/15/16 NO: 5190

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
01/01/16	080869-000		9,357.57	SVC 12/1-12/31	5320- -
01/01/16	080869-000		4,796.55	SVC 12/1-12/31	5330- -
01/01/16	080869-000		319.12	SVC 12/1-12/31	5340- -
		TOTAL	14,473.24		

FORM# 1151.C1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5190

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/15/16	**********$14,473.24

PAY FOURTEEN THOUSAND FOUR HUNDRED SEVENTY-THREE AND 24/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
BILLING & COLLECTIONS
PO BOX 13819
SACRAMENTO, CA 95853-3819
Customer # 080869-000

[redacted]

(1)

BILL MESSAGE

CITY OF WOODLAND UTILITIES – WATER & SEWER

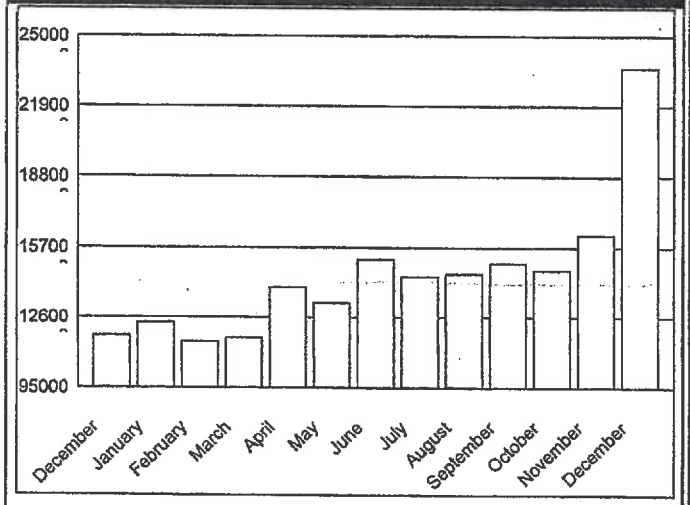
ANY PAST DUE BALANCE IS DELINQUENT AND DUE NOW
Office hours: Monday-Friday 8am-12pm and 1pm-5pm.
Drop box located in Dead Cat Alley & First Street

DO NOT PUT CASH PAYMENT IN THE DROP BOX
Pay your bill online at www.cityofwoodland.org/paymybill
See reverse of bill for additional information.

ACCOUNT SUMMARY

Account Number:	[redacted]
Service Address:	907 BOURN DR
Service Dates:	12/01/15 to 12/31/15
Billing Date:	01/01/16
Due Date:	01/31/16
Last Payment Date:	12/21/15
Previous Balance:	$11,611.24
Payments:	$11,611.24
Current Charges:	$14,473.24
Credit On Account:	$0.00
Past Due:	$0.00
Total Due:	$14,473.24

USAGE HISTORY



Meter Number:	73786453		
Previous Read:	4462331	on	11/20/15
Current Read:	4697950	on	12/20/15
Days between Reads:	30		
Your usage in cubic feet:	235,619		
Your usage in gallons:	1,762,430.00		

1 cf (cubic foot) = 7.48 gallons

ACCOUNT DETAIL

Water	
Base Charge 4"	$121.30
Commercial Consumption Charge	$9,236.27
Sewer	
Condo/Apartment/MobileHome/3plex or mo	$4,796.55
Storm	
Storm Water Fee - Per Unit	$40.66
Waste Water Industrial Pretreatment	
WASTE WATER INDUSTRIAL & RESIDEN	$278.46
Total Current Charges	**$14,473.24**

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BY:
COPY

92

IDLE WHEEL ESTATES Vendor # WAVBRO Cust # 403-803765 03/31/16 NO: 5252

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/17/16	403-803765	47.95	INTERNET SVC	5860- -
03/17/16	403-803765	61.48	SVC 3/27-4/26	5910- -
03/17/16	403-803765	4.75	LATE FEE	5750- -
	TOTAL	114.18		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5252

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$114.18

PAY ONE HUNDRED FOURTEEN AND 18/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **WAVE BROADBAND**
P.O. BOX 34808
SEATTLE, WA 98124-1808

Customer # 403-803765

[redacted]

93

wave.
business

1-888-202-9820
wavebroadband.com/business

MOBILE ESTATES
For Service Provided At:
907 BOURN DR OFFICE
WOODLAND CA 95776-9303

Woodland Mobile

Account Number [redacted]
Billing Date March 17, 2016

3/15 Ck#5232

Watch for some changes to your bill coming soon

In the coming months, thanks to a new billing system, your statement will be improved so that it is even easier to read and understand.

Along with the new statement, some of your account and payment information will be changing:

- New Account Number
- New Payment Address
- New Payment Due Date
- New Online Account Management

Watch your mailbox for more information, and keep an eye out for these changes on future billing statements.

Monthly Statement Summary	
Previous Balance	108.48
Payments Received	0.00
Balance Forward	108.48
New Charges Total	114.18
Total Due By April 7, 2016	**$222.66**

New Charges Summary	
High-Speed Internet	47.95
Wave Phone	55.34
Other Charges	4.75
Taxes	6.14
New Charges Total	**$114.18**

Your account is 30 days past due. Please send payment today. Thank you.

Please write your account number on your check. Detach and enclose the portion below with your payment. See reverse side for store locations and other payment options.

IDLE WHEEL ESTATES Vendor # ASTBRO 03/15/16 NO: 5232

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/18/16	403-803765	47.95	INTERNET SVC	5860- -
02/18/16	403-803765	60.53	SVC 2/27-3/26	5910- -
	TOTAL	108.48		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5232

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$108.48

PAY ONE HUNDRED EIGHT AND 48/100 DOLLARS

TO THE ORDER OF
WAVE
PO BOX 35164
SEATTLE, WA 98124-5164

ACCOUNTING COPY
V O I D

[redacted]

9

IDLE WH[illegible] ESTATES Vendor # WAVBRO Cust # 403-[illegible]3765 01/29/16 NO: 5208

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/17/16	403-803765	47.95	INTERNET SVC	5860- -
01/17/16	403-803765	61.35	SVC 1/27-2/26	5910- -
	TOTAL	109.30		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5208

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$109.30

PAY ONE HUNDRED NINE AND 30/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **WAVE BROADBAND**
P.O. BOX 34808
SEATTLE, WA 98124-1808

Customer # 403-803765

[redacted]

96

wave.
business

1-888-202-9820
waveroadband.com/business

IDLE WHEEL MOBILE ESTATES
For Service Provided At:
907 BOURN DR OFFICE
WOODLAND CA 95776-9303

Account Number [redacted]
Billing Date January 17, 2016

We are here for you, 24/7

Wave continuously invests in the maintenance and improvement of our fiber-optic network and infrastructure, to provide you the highest quality products and services possible. If you ever have a question or concern, our dedicated team of service professionals is ready to assist you 24/7.

Monthly Statement Summary	
Previous Balance	112.60
Payments Received	-112.60
Balance Forward	0.00
New Charges Total	109.30
Total Due By February 7, 2016	**$109.30**

New Charges Summary	
High-Speed Internet	47.95
Wave Phone	55.59
Taxes	5.76
New Charges Total	**$109.30**

RECEIVED
JAN 25 2016
BY:

Please write your account number on your check. Detach and enclose the portion below with your payment. See reverse side for store locations and other payment options.

IDLE WH[illegible] ESTATES Vendor # YOLHEA 03/15/16 NO: 5240

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/02/16	AR0019303	470.00	16 POOL PERMIT	5810- -
	TOTAL	470.00		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5240

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$470.00

PAY FOUR HUNDRED SEVENTY AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
COUNTY OF YOLO
ENVIRONMENTAL HEALTH
137 N. COTTONWOOD ST, STE 2400
WOODLAND, CA 95695

[redacted]

98

Yolo County Environmental Health
292 W Beamer St.
Woodland, CA 95695

INVOICE

ACCOUNT DUE AND PAYABLE UPON RECEIPT

TO: WATERHOUSE MANAGEMENT CORP
500 GIUSEPPE CT #2
ROSEVILLE, CA 95678

Account ID	Date
AR0019303	3/2/2016

Facility ID
FA0001788

RE:
CARE OF:
VENDOR #:

PLEASE RETURN THE BOTTOM OF THE INVOICE
137 N COTTONWOOD STREET STE 2400
WOODLAND CA 95695

Date	Program/ Element	Description	Amount
04/01/16	3618	PUBLIC SWIMMING POOL OR SPA-SEASONAL	$ ~~470.00~~ 470.00

Invoice # IN0082845-- Date of Invoice : 3/2/2016

RECEIVED
MAR 07 2016
BY:

99

Detach and Mail the Bottom of the Invoice

IDLE WHEEL ESTATES	Vendor # WATMAN		03/31/16 NO: 5251
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/29/16	BAL FEB FEE	2,190.78	FEB MGT FEE	5820- -
	TOTAL	2,190.78		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5251

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$2,190.78

PAY TWO THOUSAND ONE HUNDRED NINETY AND 78/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

[redacted]

100

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Feb-16

Rent:			54,179.62
	Income:	Expense:	
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			590.00
		TOTAL INCOME:	54,769.62
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,190.78
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,190.78

101-200

101

PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
FEBRUARY 29, 2016

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5599	TOTAL REPAIRS & MAINTENANCE	2,485.29	0.00	17,612.35	0.00
5610	COMMON AREA SUPPLIES	26.61	0.00	26.61	0.00
5615	EQUIPMENT GAS	20.00	0.00	20.00	0.00
5650	TOOLS & EQUIPMENT	18.33	0.00	18.33	0.00
5655	VEHICLE GAS	7.49	0.00	7.49	0.00
5699	TOTAL OPERATING SUPPLIES	72.43	0.00	72.43	0.00
5710	ADVERTISING & PROMOTION	0.00	0.00	67.71	0.00
5730	BANK CHARGES	35.00	0.00	35.00	0.00
5750	DUES, SUBSCRIPTION, FEES	0.00	0.00	150.00	0.00
5790	LEGAL-EVICTIONS	0.00	0.00	50.00	0.00
5800	LEGAL-GENERAL	0.00	0.00	564.95	0.00
5810	LICENSES & PERMITS	39.90	0.00	39.90	0.00
5820	MANAGEMENT FEES	2,219.58	0.00	4,405.56	0.00
5860	OFFICE SUPPLIES	114.87	0.00	232.03	0.00
5870	OUTSIDE SERVICES	145.35	0.00	336.70	0.00
5885	PAYROLL SERVICE	138.80	0.00	277.60	0.00
5890	POSTAGE	144.52	0.00	210.60	0.00
5910	TELEPHONE	0.00	0.00	61.35	0.00
5940	TRAVEL	1,584.70	0.00	3,327.87	0.00
5945	CASH OVER/SHORT	0.10-	0.00	0.11-	0.00
5998	TOTAL OFFICE & ADMINISTRATION	4,422.62	0.00	9,759.16	0.00
5999	TOTAL OPERATING EXPENSES	32,913.88	0.00	78,095.51	0.00
6000	NET OPERATING INCOME	32,201.69	0.00	52,661.00	0.00
6101	INTEREST - CAPITAL ONE	17,982.41	0.00	35,964.82	0.00
6199	TOTAL INTEREST EXPENSE	17,982.41	0.00	35,964.82	0.00
9999	NET INCOME	14,219.28	0.00	16,696.18	0.00

IDLE WHEEL ESTATES Vendor # WATMAN 03/17/16 NO: 5241

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
03/17/16	031716DJB		1,616.91	TRAVEL	5940- -
		TOTAL	1,616.91		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5241

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/17/16	**********$1,616.91

PAY ONE THOUSAND SIX HUNDRED SIXTEEN AND 91/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

IDLE WHEEL ESTATES Vendor # WATMAN 03/15/16 NO: 5239

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/08/16	030816-3	25.00	TITLE SEARCH	5930- -
03/07/16	PSTG 1/18-3/7	9.23	PSTG 1/18-3/7	5890- -
	TOTAL	34.23		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5239

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$34.23

PAY THIRTY-FOUR AND 23/100 DOLLARS

TO THE ORDER OF **WATERHOUSE MANAGEMENT CORPORATION**
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

ACCOUNTING COPY
V O I D

[redacted]

104

Title Search Reimbursement - Idle Wheel

Jackie Murphy

Mon 3/7/2016 4:28 PM

To:Shari Jennings <shari@waterhousemgmt.com>; Sharon Bills <sharon@waterhousemgmt.com>;

Good afternoon,

I used the WMC Requester Account for Idle Wheel #3.

Thank you,

Jackie Murphy
Operations Manager
Waterhouse Management Corp.
500 Giuseppe Court, Suite 2
Roseville, CA 95678
916-772-4918 ext. 300
916.720.0245 fax

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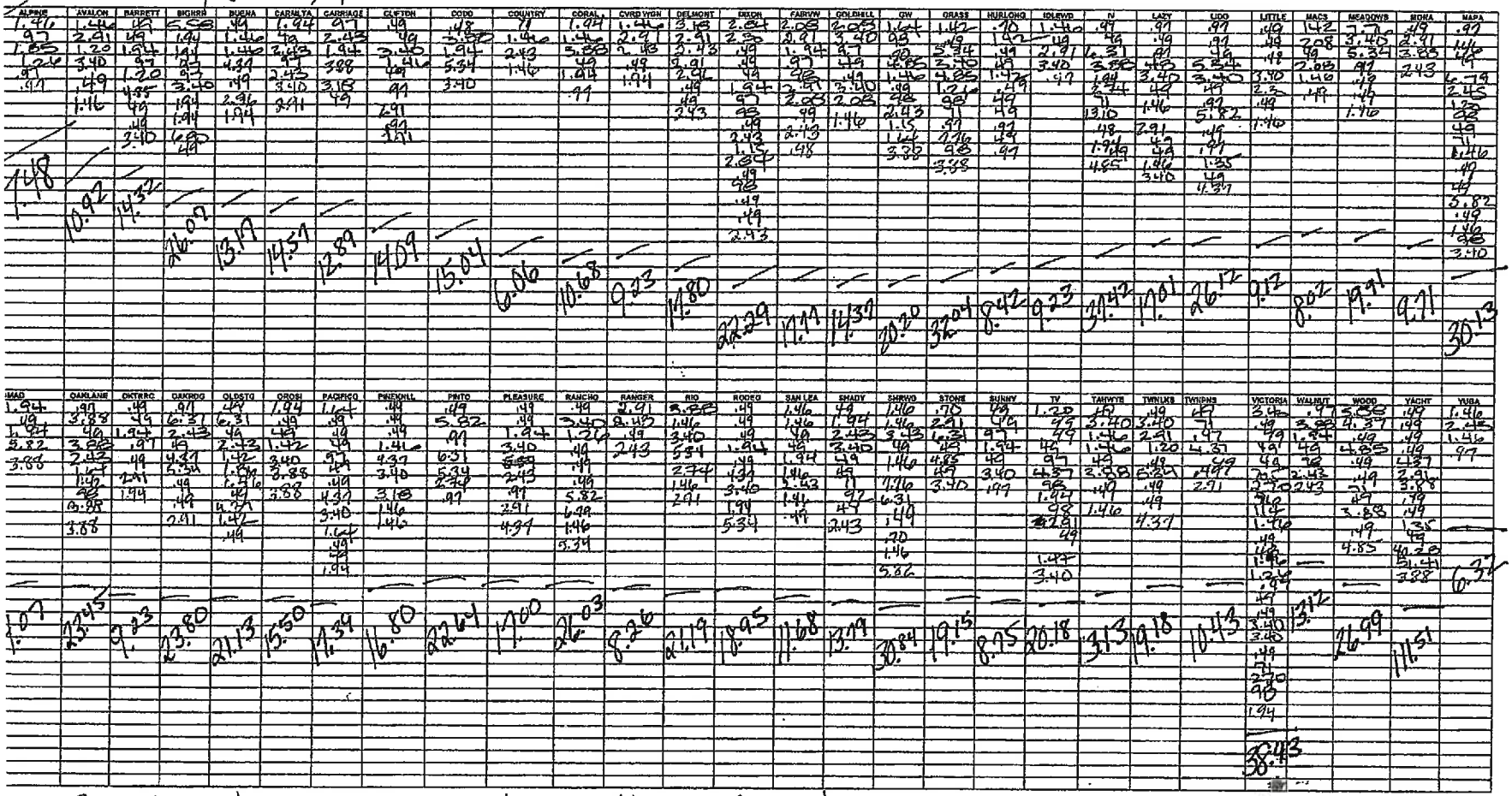
105

8)

POSTAGE USE FOR THE PERIOD 1/18 – 3/7



Emerald

2.43

Ideal
1.46
97

10.20

Silver
2.45
49
7.24

Lake
2pg

Waterhouse
1.46
3pg

109

IDLE WHEEL ESTATES Vendor # WATMAN 02/15/16 NO: 5222

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/01/16	PSTG 12/1-1/31	73.72	PSTG 12/1-1/31	5890- -
01/31/16	BAL JAN FEE	2,219.58	JAN MGT FEE	5820- -
	TOTAL	2,293.30		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5222

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/15/16	**********$2,293.30

PAY TWO THOUSAND TWO HUNDRED NINETY-THREE AND 30/100 DOLLARS

TO THE ORDER OF **WATERHOUSE MANAGEMENT CORPORATION**
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

ACCOUNTING COPY
V O I D

[redacted]

107

Waterhouse Management Corporation – Morgan Hill

POSTAGE LOG – January 2016

Date	Bill to	Item	Postage	Balance
1/1/16	STARTING BALANCE			$64.71
1/21/16		**REFILL**	**+1,000.00**	1,064.71
1/21/16	Sunny Trailer Park	Annual Document Mailing 27 @ $1.42	-38.34	1026.37
	Pacifico	Annual Document Mailing 40 @ $1.42	-56.80	969.57
	Old Stage	Annual Document Mailing 26 @ $1.42	-36.92	932.65
	Gold Hill	Annual Document Mailing 28 @ $1.42	-39.76	892.89
	Pleasure Point	Annual Document Mailing 33 @ $1/42	-46.86	846.03
	Buena Vista	Annual Document Mailing 44 @ $1.20	-52.80	793.23
	Yuba	Annual Document Mailing 19 @ $1.42	-26.98	766.25
	Herlong	Annual Document Mailing 15 @ $1.20	-18.00	748.25
	Clifton	Annual Document Mailing 44 @ $1.42	-62.48	685.77
	Alpine	Annual Document Mailing 12 @ $1.20	-14.40	671.37
	Mac's Trailer Park	Annual Document Mailing 13 @ $1.42	-18.46	652.91
	Tah Wye	Annual Document Mailing 9 @ $.142	-12.78	640.13
	Countryside	Annual Document Mailing 36 @ $1.42	-51.12	589.01
	Dixon Oaks	Annual Document Mailing 39 @ $1.42	-55.38	533.63
	Oak Lane	Annual Document Mailing 33 @ $1.42	-46.86	486.77
	Nomad	Annual Document Mailing 150 @ $0.485	-72.75	414.02
	Sherwood	Annual Document Mailing 174 @ $0.705	-122.67	291.35
	Avalon	Annual Document Mailing 106 @ $0.485	-51.41	239.94
	Golden Wheel	Annual Document Mailing 221 @ $0.705	-155.805	84.135
1/21/16		**REFILL**	**+1,000.00**	1,084.135
	Rodeo	Annual Document Mailing 204 @ $0.705	-143.82	940.315
	Grass Valley	Annual Document Mailing 103 @ $0.485	-49.995	890.36
	Lido Estates	Annual Document Mailing 113 @ $0.485	-54.805	835.555
	Barrett Lake	Annual Document Mailing 60 @ $0.485	-29.1	806.455
	Oakridge	Annual Document Mailing 104 @ $0.485	-50.44	756.015
	Carriage Court	Annual Document Mailing 74 @ $0.485	-35.89	720.125
	Rio Plaza	Annual Document Mailing 110 @ $0.485	-53.35	666.775
	Idle Wheel	Annual Document Mailing 152 @ $0.485	-73.72	593.055
	Imperial Ventura I	Annual Document Mailing 183 @ $0.485	-88.755	504.30
	Imperial Ventura II	Annual Document Mailing 191 @ $0.485	-92.635	411.665
	Meadows Manor	Annual Document Mailing 251 @ 0.485	-121.735	289.97
	Lazy Wheel	Annual Document Mailing 67 @ $0.485	-32.495	257.435
	Walnut Grove	Annual Document Mailing 53 @ $0.485	-25.705	231.73
	Oak Terrace	Annual Document Mailing 42 @ $0.485	-20.37	211.36
	Coddingtown	Annual Document Mailing 117 @ $0.485	-56.745	154.615
	Coral Isle	Annual Document Mailing 59 @ $0.485	-28.615	126.000
1/22/16		**REFILL**	**+700.00**	826.000
1/25/16	Napa Olympia	Annual Document Mailing 200 @ $0.485	-97.00	729.00
	Pinto Lakes	Annual Document Mailing 176 @ $0.485	-85.36	643.64
	Shady Oaks	Annual Document Mailing 33 @ $0.485	-16.005	627.635
	Twin Lakes	Annual Document Mailing 59 @ $0.485	-28.615	599.02
	Mono Vista Ranch	Annual Document Mailing 29 @ $0.485	-14.065	584.955
	Victoria Mobile Village	Annual Document Mailing 54 @ $0.485	-26.19	558.765
	San Leandro Court	Annual Document Mailing 45 @ $0.485	-21.825	536.94
	Twin Pines	Annual Document Mailing 62 @ $0.485	-30.07	476.80

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Jan-16

Rent:			54,179.62
	Income:	Expense:	
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			1310.00
		TOTAL INCOME:	55,489.62
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,219.58
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,219.58

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5710	ADVERTISING & PROMOTION	67.71	0.00	67.71	0.00
5750	DUES, SUBSCRIPTION, FEES	150.00	0.00	150.00	0.00
5790	LEGAL-EVICTIONS	50.00	0.00	50.00	0.00
5800	LEGAL-GENERAL	564.95	0.00	564.95	0.00
5820	MANAGEMENT FEES	2,185.98	0.00	2,185.98	0.00
5860	OFFICE SUPPLIES	117.16	0.00	117.16	0.00
5870	OUTSIDE SERVICES	191.35	0.00	191.35	0.00
5885	PAYROLL SERVICE	138.80	0.00	138.80	0.00
5890	POSTAGE	66.08	0.00	66.08	0.00
5910	TELEPHONE	61.35	0.00	61.35	0.00
5940	TRAVEL	1,743.17	0.00	1,743.17	0.00
5945	CASH OVER/SHORT	0.01-	0.00	0.01-	0.00
5998	TOTAL OFFICE & ADMINISTRATION	5,336.54	0.00	5,336.54	0.00
5999	TOTAL OPERATING EXPENSES	45,181.63	0.00	45,181.63	0.00
6000	NET OPERATING INCOME	20,459.31	0.00	20,459.31	0.00
6101	INTEREST - CAPITAL ONE	17,982.41	0.00	17,982.41	0.00
6199	TOTAL INTEREST EXPENSE	17,982.41	0.00	17,982.41	0.00
9999	NET INCOME	2,476.90	0.00	2,476.90	0.00

IDLE WHEEL ESTATES Vendor # WATMAN 01/29/16 NO: 5207

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/15/16	PSTG 11/17-1/15	16.51	PSTG 11/17-1/15	5890- -
01/01/16	EMPL XMAS GIFTS	67.71	EMPL XMAS GIFTS	5710- -
12/31/15	BAL DEC FEE	2,185.98	DEC MGT FEE	5820- -
	TOTAL	2,270.20		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5207

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$2,270.20

PAY TWO THOUSAND TWO HUNDRED SEVENTY AND 20/100 DOLLARS

TO THE ORDER OF
WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

ACCOUNTING COPY
V O I D

[redacted]

(111)

Emerald 10.02

Ideal

Silver

11/7 – 1/15/16

POSTAGE USED FOR THIS PERIOD

| ALPINE | AVALON | BARRETT | BIDWELL | BURBANK | CABRILLO | CAMANCHE | CAMPBELL | CARLTON | CHEROKEE | CLAREMONT | CLIFTON | COLUSA | CORONADO | COURTLAND | CRESTA | DEL MONTE | DIXON | DORRIS | EUREKA | FAIRVIEW | FERNDALE | FIRESIDE | FORTUNA | GERBER | GRIDLEY | HERITAGE | HOLLYWOOD | HOLT | HUNTINGTON | IDEAL | LAKEVIEW | LITTLE RIVER | MADRONE | MAYWOOD | MONTECITO | MORRO BAY | NAPA | NEWCASTLE | NORTH FORK | OAKDALE | OCEANO | OLIVE | PACIFIC | PALISADES | PARADISE | PARKWAY | PETALUMA | PIEDMONT | PINEDALE | PLACERVILLE | PLEASANTON | RAMONA | RED BLUFF | REDDING | RICHMOND | RIO DELL | RIO VISTA | ROSEVILLE | SAN MARCOS | SANTA ROSA | SEBASTOPOL | SILVERADO | SOLANO | SONOMA | STANFORD | STRATFORD | SUISUN | SUTTER | TAHOE | TRACY | TRUCKEE | TURLOCK | VACAVILLE | VALLEJO | VENTURA | VICTORIA | WALNUT | WESTWOOD | WILLOW | WOODLAKE | YOSEMITE | YUBA |
|---|---|---

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Dec-15

Rent:			54,179.62
	Income:	Expense:	
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			470.00
		TOTAL INCOME:	54,649.62
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,185.98
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,185.98

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
4100	GROSS POTENTIAL RENT	54,533.24	0.00	449,492.31	0.00
4105	LOSS TO VACANCY	353.62-	0.00	2,824.26-	0.00
4199	TOTAL PERMANENT RENTS	54,179.62	0.00	446,668.05	0.00
4299	TOTAL RENTAL INCOME	54,179.62	0.00	446,668.05	0.00
4320	WATER INCOME	3,560.80	0.00	33,670.90	0.00
4340	SEWER INCOME	4,667.92	0.00	38,596.33	0.00
4360	TRASH INCOME	2,278.34	0.00	19,089.63	0.00
4399	TOTAL UTILITIES	10,507.06	0.00	91,356.86	0.00
4500	PARKING & STORAGE FEES	470.00	0.00	4,160.00	0.00
4540	SECURITY/KEY DEPOSITS	0.00	0.00	699.10-	0.00
4620	RETURNED CHECK FEES	0.00	0.00	172.68	0.00
4630	LATE CHARGES	0.00	0.00	220.00	0.00
4660	OTHER INTEREST INCOME	30.44	0.00	410.10	0.00
4899	TOTAL PASS-THRU/OTHER INCOME	500.44	0.00	4,263.68	0.00
4999	TOTAL INCOME	65,187.12	0.00	542,288.59	0.00
5200	WAGES - MANAGERS	2,177.50	0.00	14,052.00	0.00
5210	WAGES - MAINTENANCE	2,632.00	0.00	18,312.00	0.00
5239	TOTAL WAGES	4,809.50	0.00	32,364.00	0.00
5241	EMPLOYER P/R TAX-SOC SECURITY	298.19	0.00	2,006.57	0.00
5242	EMPLOYER P/R TAX-MEDICARE	69.74	0.00	469.32	0.00
5243	EMPLOYER P/R TAX-FUTA	0.00	0.00	84.00	0.00
5244	EMPLOYER P/R TAX-SUTA	0.00	0.00	490.01	0.00
5249	TOTAL EMPLOYER P/R TAXES	367.93	0.00	3,049.90	0.00
5260	INSURANCE - WORKERS COMP	482.00	0.00	4,486.00	0.00
5270	EMPLOYEE RENT	0.00	0.00	708.43	0.00
5299	TOTAL EMPLOYEE COSTS	5,659.43	0.00	40,608.33	0.00
5300	GAS	114.24	0.00	271.00	0.00
5310	ELECTRIC	314.57	0.00	3,614.38	0.00
5320	WATER	6,495.57	0.00	47,006.48	0.00
5330	SEWER	5,075.01	0.00	36,336.33	0.00
5340	STORM DRAINAGE	40.66	0.00	573.92	0.00
5360	TRASH	309.06	0.00	20,577.47	0.00
5399	TOTAL UTILITIES	12,349.11	0.00	108,379.58	0.00
5400	R & M-COMMON AREAS	5,000.87	0.00	9,429.47	0.00
5410	R & M-DUMP RUNS	0.00	0.00	77.00	0.00
5420	R & M-ELECTRICAL	10.76	0.00	588.90	0.00
5430	R & M-TOOLS & EQUIPMENT	0.00	0.00	25.12	0.00
5440	R & M-FENCES	771.46	0.00	1,127.72	0.00
5450	R & M-GAS SYSTEM	5,698.04	0.00	5,698.04	0.00
5460	R & M-LANDSCAPE	0.00	0.00	264.15	0.00

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5490	R & M-PARK OWNED HOMES/BLDGS	70.09	0.00	7,310.84	0.00
5510	R & M-POOL & SPA	26.85	0.00	3,227.26	0.00
5530	R & M-STREETS	92.81	0.00	92.81	0.00
5570	R & M-WATER SYSTEM	196.50	0.00	9,933.02	0.00
5599	TOTAL REPAIRS & MAINTENANCE	11,867.38	0.00	37,774.33	0.00
5615	EQUIPMENT GAS	41.20	0.00	61.20	0.00
5620	JANITORIAL SUPPLIES	116.13	0.00	135.44	0.00
5650	TOOLS & EQUIPMENT	0.00	0.00	51.35	0.00
5655	VEHICLE GAS	20.00	0.00	103.20	0.00
5699	TOTAL OPERATING SUPPLIES	177.33	0.00	351.19	0.00
5700	ACCOUNTING	0.00	0.00	300.00	0.00
5710	ADVERTISING & PROMOTION	0.00	0.00	289.67	0.00
5730	BANK CHARGES	0.00	0.00	60.00	0.00
5740	CREDIT CHECKS	148.00	0.00	202.00	0.00
5750	DUES, SUBSCRIPTION, FEES	0.00	0.00	1,982.70	0.00
5760	EDUCATION & SEMINARS	0.00	0.00	950.00	0.00
5780	INSURANCE-PROPERTY & LIABILITY	0.00	0.00	11,693.30	0.00
5790	LEGAL-EVICTIONS	925.00	0.00	925.00	0.00
5800	LEGAL-GENERAL	701.10	0.00	8,441.65	0.00
5810	LICENSES & PERMITS	320.10	0.00	3,108.10	0.00
5820	MANAGEMENT FEES	2,185.98	0.00	15,737.11	0.00
5830	MEALS & ENTERTAINMENT	0.00	0.00	82.66	0.00
5860	OFFICE SUPPLIES	110.00	0.00	1,460.62	0.00
5870	OUTSIDE SERVICES	145.35	0.00	2,092.45	0.00
5885	PAYROLL SERVICE	222.31	0.00	1,147.66	0.00
[illegible]90	POSTAGE	48.32	0.00	809.87	0.00
[illegible]0	PROPERTY TAXES	36,890.31	0.00	50,319.34	0.00
[illegible]05	RENT STABILIZATION FEES	4,590.00	0.00	4,590.00	0.00
5910	TELEPHONE	64.65	0.00	621.53	0.00
5930	TITLE SEARCH	0.00	0.00	50.00	0.00
5940	TRAVEL	1,584.70	0.00	12,642.11	0.00
5945	CASH OVER/SHORT	0.00	0.00	0.01-	0.00
5950	OTHER EXPENSE	0.00	0.00	0.80	0.00
5998	TOTAL OFFICE & ADMINISTRATION	47,935.82	0.00	117,506.56	0.00
5999	TOTAL OPERATING EXPENSES	77,989.07	0.00	304,619.99	0.00
5000	NET OPERATING INCOME	12,801.95-	0.00	237,668.60	0.00
5101	INTEREST - CAPITAL ONE	17,402.33	0.00	129,357.35	0.00
5199	TOTAL INTEREST EXPENSE	17,402.33	0.00	129,357.35	0.00
9999	NET INCOME	30,204.28-	0.00	108,311.25	0.00

IDLE WHEEL ESTATES Vendor # WASIDL 03/15/16 NO: 5238

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/01/16	2055878-2549-3	137.61	3YD BIN MAR	5360- -
03/01/16	2055877-2549-5	173.07	4YD BIN MAR	5360- -
03/01/16	2047511-2549-1	3,899.94	CARTS MAR-APR	5360- -
03/01/16	2047511-2549-1	627.76	SVC MAR-APR	5540- -
	TOTAL	4,838.38		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5238

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$4,838.38

PAY FOUR THOUSAND EIGHT HUNDRED THIRTY-EIGHT AND 38/100 DOLLARS

TO THE ORDER OF
WASTE MANAGEMENT OF WOODLAND
PO BOX 541065
LOS ANGELES, CA 90054-1065

ACCOUNTING COPY
V O I D

[redacted]

116

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	**00014-89692-83000**
Invoice Date:	03/01/2016
Invoice Number:	2055878-2549-3
Account Number:	491-0038343-2549-4
Due Date:	Due Upon Receipt

Total Current Charges	Total Amount Due
137.61	137.61

Please pay total amount due. Thank you for your business.

Account Summary

Description	
Previous Balance	137.61
Total Credits and Adjustments	0.00
Total Payments Received	137.61-
Total Current Charges	137.61
Total Amount Due	137.61
Total Amount Past Due	0.00

*** PAYMENTS RECEIVED AFTER FEB 18, 2016 WILL REFLECT ON YOUR NEXT INVOICE *** THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

RECEIVED
FEB 29 2016
BY:

Service Period: MARCH 2016 SVCS

Description	Amount
Commercial	137.61
Total Current Charges	137.61

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Use your iPhone or Android mobile device to manage your account, pay your bill, and schedule a roll-off pickup, similar to wm.com. More at wm.com/GoMobile.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
137.61	0.00	0.00	0.00	0.00	137.61

Service Location: 491-38343 Idle Wheel Mhp Llc: 907 Bourn Dr: Woodland Ca 95776-9372						
Date	Ticket	Description	Quantity	U/M	Rate	Amount
03/01/16		1 - 3 Yard dumpster 1 time per week	1.00			134.37
03/01/16		Wdl comm state mandated fee				3.24
		Total Current Charges				**137.61**

Payments Received Detail	
Payment - thank you	137.61-
Total Payments Received	**137.61-**

118

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer: IDLE WHEEL ROYAL PALM MHP LLC
Online WM ezPay ID: **00015-25061-53000**
Invoice Date: 03/01/2016
Invoice Number: 2055877-2549-5
Account Number: 491-0038838-2549-3
Due Date: Due Upon Receipt

Total Current Charges	Total Amount Due
173.07	173.07

Please pay total amount due. Thank you for your business.

Account Summary

Description	
Previous Balance	346.14
Total Credits and Adjustments	0.00
Total Payments Received	-346.14-
Total Current Charges	173.07
Total Amount Due	~~173.07~~
Total Amount Past Due	0.00

*** PAYMENTS RECEIVED AFTER FEB 18, 2016 WILL REFLECT ON YOUR NEXT INVOICE *** THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

RECEIVED
FEB 29 2016
BY:

Service Period: MARCH 2016 SVCS

Description	Amount
Commercial	173.07
Total Current Charges	173.07

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Use your iPhone or Android mobile device to manage your account, pay your bill, and schedule a roll-off pickup, similar to wm.com. More at wm.com/GoMobile.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
173.07	0.00	0.00	0.00	0.00	173.07

6/19

Service Location: 491-38838 Idle Wheel Royal Palm Mhp Llc: 840 Bourn Dr: Woodland Ca 95776-4982

Date	Ticket	Description	Quantity	U/M	Rate	Amount
03/01/16		1 - 4 Yard dumpster 1 time per week	1.00			168.74
03/01/16		Wdl comm state mandated fee				4.33
		Total Current Charges				**173.07**

Payments Received Detail

Payment - thank you	346.14-
Total Payments Received	**346.14-**

120

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	**00014-90232-73007**
Invoice Date:	03/01/2016
Invoice Number:	2047511-2549-1
Account Number:	491-0038355-2549-8
Due Date:	Due Upon Receipt

Total Current Charges	Total Amount Due
4,527.70	4,527.70

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	4,527.75
Total Credits and Adjustments	0.00
Total Payments Received	4,527.75-
Total Current Charges	4,527.70
Total Amount Due	**4,527.70**
Total Amount Past Due	**0.00**

Service Period: MAR - ARP 2016 SVCS

Service Location: 491-38355: Idle Wheel Mhp Llc: 907 Bourn Dr

Date	Description	Qty	Amount
03/01/16	Government franchise regulatory fee - recycle material	133.00	186.20
03/01/16	Sweeping service	133.00	627.76
03/01/16	64 Gallon cart service	125.00	3,382.50
03/01/16	96 Gallon toter per	7.00	331.24
	Total Current Charges		4,527.70

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

PAYMENTS RECEIVED AFTER FEB 17, 2016 WILL REFLECT ON YOUR NEXT INVOICE. THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

RECEIVED
FEB 29 2016
BY:

This invoice constitutes an offer by WM to provide service to you for a specified period. By accepting this, you agree to continue service during the specified time. Cancellation results in the forfeit of any prepayment unless prohibited by law, regulation, or contract.

121

IDLE WHEEL ESTATES Vendor # WASIDE 02/15/16 NO: 5221

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/01/16	2046234-2549-1	137.61	3YD SVC FEB	5360- -
02/01/16	2046233-2549-3	173.07	4YD SVC FEB	5360- -
	TOTAL	310.68		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5221

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/15/16	**********$310.68

PAY THREE HUNDRED TEN AND 68/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
WASTE MANAGEMENT OF WOODLAND
PO BOX 541065
LOS ANGELES, CA 90054-1065

[redacted]

122

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	**00014-89692-83000**
Invoice Date:	02/01/2016
Invoice Number:	2046234-2549-1
Account Number:	491-0038343-2549-4
Due Date:	Due Upon Receipt

Total Current Charges	Total Amount Due
137.61	137.61

Please pay total amount due. Thank you for your business.

Account Summary

Description	
Previous Balance	274.52
Total Credits and Adjustments	136.91-
Total Payments Received	137.61-
Total Current Charges	137.61
Total Amount Due	137.61
Total Amount Past Due	0.00

*** PAYMENTS RECEIVED AFTER JAN 21, 2016 WILL REFLECT ON YOUR NEXT INVOICE *** THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

RECEIVED
FEB 01 2016
BY:

Service Period: FEB 2016 SVCS

Description	Amount
Commercial	137.61
Total Current Charges	137.61

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Use your iPhone or Android mobile device to manage your account, pay your bill, and schedule a roll-off pickup, similar to wm.com. More at wm.com/GoMobile.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
137.61	0.00	0.00	0.00	0.00	137.61

Please note your service rate has increased for services covered on your current or next invoice. Your new service rate may be based on any number of factors, including adjustments to cover increases in the Consumer Price Index (now tied to the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics), increased costs of servicing your account, such as disposal costs, or other costs specific to the waste industry, or for us to achieve acceptable operating margins. To the extent required by your customer service terms, your consent to your new service rate will be effective upon your invoice payment.

123

Service Location: 491-38343 Idle Wheel Mhp Llc: 907 Bourn Dr: Woodland Ca 95776-9372

Date	Ticket	Description	Quantity	U/M	Rate	Amount
02/01/16		1 - 3 Yard dumpster 1 time per week	1.00			134.37
02/01/16		Wdl comm state mandated fee				3.24
		Total Current Charges				**137.61**

Credits and Adjustments Detail

Misc adjustment/payment	136.91-
Total Credits and Adjustments	**136.91-**

Payments Received Detail

Payment - thank you	137.61-
Total Payments Received	**137.61-**

124

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer: IDLE WHEEL ROYAL PALM MHP LLC
Online WM ezPay ID: **00015-25061-53000**
Invoice Date: 02/01/2016
Invoice Number: 2046233-2549-3
Account Number: 491-0038838-2549-3
Due Date: Due Upon Receipt

Total Current Charges	Total Amount Due
173.07	346.14

Please pay total amount due. Thank you for your business.

Account Summary

Description	
Previous Balance	36.16
Total Credits and Adjustments	136.91
Total Payments Received	0.00
Total Current Charges	173.07
Total Amount Due	346.14
Total Amount Past Due	173.07

*** PAYMENTS RECEIVED AFTER JAN 21, 2016 WILL REFLECT ON YOUR NEXT INVOICE *** THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

RECEIVE
FEB 01 2016
BY:

Service Period: FEB 2016 SVCS

Description	Amount
Commercial	173.07
Total Current Charges	173.07

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Use your iPhone or Android mobile device to manage your account, pay your bill, and schedule a roll-off pickup, similar to wm.com. More at wm.com/GoMobile.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
173.07	173.07	0.00	0.00	0.00	346.14

Please note your service rate has increased for services covered on your current or next invoice. Your new service rate may be based on any number of factors, including adjustments to cover increases in the Consumer Price Index (now tied to the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics), increased costs of servicing your account, such as disposal costs, or other costs specific to the waste industry, or for us to achieve acceptable operating margins. To the extent required by your customer service terms, your consent to your new service rate will be effective upon your invoice payment.

125

Service Location: 491-38838 Idle Wheel Royal Palm Mhp Llc: 840 Bourn Dr: Woodland Ca 95776-4982

Date	Ticket	Description	Quantity	U/M	Rate	Amount
02/01/16		1 - 4 Yard dumpster 1 time per week	1.00			168.74
02/01/16		Wdl comm state mandated fee				4.33
		Total Current Charges				**173.07**

Credits and Adjustments Detail

Misc adjustment/payment	136.91
Total Credits and Adjustments	**136.91**

126

IDLE WHEEL ESTATES Vendor # WASIDL 01/29/16 NO: 5206

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/01/16	2030173-2549-9	173.07	4YD SVC JAN	5360- -
	TOTAL	173.07		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5206

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$173.07

PAY ONE HUNDRED SEVENTY-THREE AND 07/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF **WASTE MANAGEMENT OF WOODLAND**
PO BOX 541065
LOS ANGELES, CA 90054-1065

[redacted]

121

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Wasid!

Pmt processed wrong

Pd 12/15 Ck# 5173

Customer: IDLE WHEEL ROYAL PALM MHP LLC
Online WM ezPay ID: **00015-25061-53000**
Invoice Date: 01/01/2016
Invoice Number: 2030173-2549-9
Account Number: 491-0038838-2549-3
Due Date: Due Upon Receipt

Total Current Charges	Total Amount Due
173.07	36.16

Please pay total amount due. Thank you for your business.

Account Summary

Description	
Previous Balance	172.15
Total Credits and Adjustments	0.00
Total Payments Received	309.06-
Total Current Charges	173.07
Total Amount Due	36.16
Total Amount Past Due	0.00

*** PAYMENTS RECEIVED AFTER DEC 21, 2015 WILL REFLECT ON YOUR NEXT INVOICE *** THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

Service Period: JAN 2016 SVCS

Description	Amount
Commercial	173.07
Total Current Charges	173.07

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Use your iPhone or Android mobile device to manage your account, pay your bill, and schedule a roll-off pickup, similar to wm.com. More at wm.com/GoMobile.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
36.16	0.00	0.00	0.00	0.00	36.16

Please note your service rate has increased for services covered on your current or next invoice. Your new service rate may be based on any number of factors, including adjustments to cover increases in the Consumer Price Index (now tied to the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics), increased costs of servicing your account, such as disposal costs, or other costs specific to the waste industry, or for us to achieve acceptable operating margins. To the extent required by your customer service terms, your consent to your new service rate will be effective upon your invoice payment.

128

Service Location: 491-38838 Idle Wheel Royal Palm Mhp Llc: 840 Bourn Dr: Woodland Ca 95776-4982

Date	Ticket	Description	Quantity	U/M	Rate	Amount
01/01/16		1 - 4 Yard dumpster 1 time per week	1.00			168.74
01/01/16		Wdl comm state mandated fee				4.33
		Total Current Charges				**173.07**

Payments Received Detail

Payment - thank you	309.06-
Total Payments Received	**309.06-**

129

IDLE WHEEL ESTATES Vendor # WASIDL 01/15/16 NO: 5196

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/01/16	2031270-2549-2	3,382.50	CRT SVC JAN-FEB	5360- -
01/01/16	2031270-2549-2	517.49	TTR SVC JAN-FEB	5360- -
01/01/16	2031270-2549-2	627.76	SWP SVC JAN-FEB	5540- -
01/01/16	2030802-2549-3	137.61	TRASH SVC JAN	5360- -
	TOTAL	4,665.36		

FORM# 1154.C1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5196

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/15/16	**********$4,665.36

PAY FOUR THOUSAND SIX HUNDRED SIXTY-FIVE AND 36/100 DOLLARS

TO THE ORDER OF WASTE MANAGEMENT OF WOODLAND
PO BOX 541065
LOS ANGELES, CA 90054-1065

ACCOUNTING COPY
V O I D

[redacted]

130

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	00014-89692-83000
Invoice Date:	01/01/2016
Invoice Number:	2030802-2549-3
Account Number:	491-0038343-2549-4
Due Date:	Due Upon Receipt

Total Current Charges	Total Amount Due
137.61	274.52

Please pay total amount due. Thank you for your business.

Account Summary

Pd 1/15 Ck# 5173

Description	
Previous Balance	136.91
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	137.61
Total Amount Due	274.52
Total Amount Past Due	136.91

*** PAYMENTS RECEIVED AFTER DEC 21, 2015 WILL REFLECT ON YOUR NEXT INVOICE *** THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

Service Period: JAN 2016 SVCS

Description	Amount
Commercial	137.61
Total Current Charges	137.61

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Use your iPhone or Android mobile device to manage your account, pay your bill, and schedule a roll-off pickup, similar to wm.com. More at wm.com/GoMobile.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
137.61	136.91	0.00	0.00	0.00	274.52

Please note your service rate has increased for services covered on your current or next invoice. Your new service rate may be based on any number of factors, including adjustments to cover increases in the Consumer Price Index (now tied to the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics), increased costs of servicing your account, such as disposal costs, or other costs specific to the waste industry, or for us to achieve acceptable operating margins. To the extent required by your customer service terms, your consent to your new service rate will be effective upon your invoice payment.

131

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	**00014-90232-73007**
Invoice Date:	01/01/2016
Invoice Number:	2031270-2549-2
Account Number:	491-0038355-2549-8
Due Date:	Due Upon Receipt

Total Current Charges	Total Amount Due
4,527.75	4,527.75

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	4,503.65
Total Credits and Adjustments	0.00
Total Payments Received	4,503.65-
Total Current Charges	4,527.75
Total Amount Due	4,527.75
Total Amount Past Due	0.00

Service Period: JAN - FEB 2016 SVCS

Service Location: 491-38355: Idle Wheel Mhp Llc: 907 Bourn Dr

Date	Description	Qty	Amount
01/01/16	Government franchise regulatory fee - recycle material	133.00	186.20
01/01/16	Sweeping service	133.00	627.76
01/01/16	64 Gallon cart service	125.00	3,382.50
01/01/16	96 Gallon toter per	7.00	331.24
01/01/16	Wdl resi state mandated fee		.05
	Total Current Charges		4,527.75

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

PAYMENTS RECEIVED AFTER DEC 22, 2015 WILL REFLECT ON YOUR NEXT INVOICE. THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

ATTENTION: 2016 Collection Calendar and recycling information is enclosed. eZ Pay Customers: download and print from file represented by the electronic paper clip on the PDF.

RECEIVED
JAN 04 2016
BY:

This invoice constitutes an offer by WM to provide service to you for a specified period. By accepting this, you agree to continue service during the specified time. Cancellation results in the forfeit of any prepayment unless prohibited by law, regulation, or contract.

Please note your service rate has increased for services covered in this invoice. If you have questions about this increase, please contact your Customer Service Center online under Billing Inquiry at www.wm.com or by calling the number listed on this invoice.

132

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	**00014-90232-73007**
Invoice Date:	01/01/2016
Invoice Number:	2031270-2549-2
Account Number:	491-0038355-2549-8
Due Date:	Due Upon Receipt

Total Current Charges	Total Amount Due
4,527.75	4,527.75

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	4,503.65
Total Credits and Adjustments	0.00
Total Payments Received	4,503.65-
Total Current Charges	4,527.75
Total Amount Due	4,527.75
Total Amount Past Due	0.00

Service Period: JAN - FEB 2016 SVCS

Service Location: 491-38355: Idle Wheel Mhp Llc: 907 Bourn Dr

Date	Description	Qty	Amount
01/01/16	Government franchise regulatory fee - recycle material	133.00	186.20
01/01/16	Sweeping service	133.00	627.76
01/01/16	64 Gallon cart service	125.00	3,382.50
01/01/16	96 Gallon toter per	7.00	331.24
01/01/16	Wdl resi state mandated fee		.05
	Total Current Charges		4,527.75

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late charge allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume charge to restart your service. For each returned check, a charge will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

PAYMENTS RECEIVED AFTER DEC 22, 2015 WILL REFLECT ON YOUR NEXT INVOICE. THIS INVOICE REFLECTS A RATE INCREASE FOR CITY OF WOODLAND EFFECTIVE JAN 1ST, 2016

ATTENTION: 2016 Collection Calendar and recycling information is enclosed. eZ Pay Customers: download and print from file represented by the electronic paper clip on the PDF.

RECEIVED
JAN 04 2016
BY:

This invoice constitutes an offer by WM to provide service to you for a specified period. By accepting this, you agree to continue service during the specified time. Cancellation results in the forfeit of any prepayment unless prohibited by law, regulation, or contract.

Please note your service rate has increased for services covered in this invoice. If you have questions about this increase, please contact your Customer Service Center online under Billing Inquiry at www.wm.com or by calling the number listed on this invoice.

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IDLEWHEEL PAYROLL

Start Date: 05/15/2015 / 1
End Date: 03/31/2016 / 1

Twin Lakes MHP LLC - 30304

Payroll Register (Date Range)

Run Date: 03/17 at 17:53

	Earnings	Hours	Amount	Deductions	Amount	Taxes	Amount	Net Pay / Chk/Vchr Count
Lopez, Anahid (1)	Regular	161900	1780900			Soc. Sec.	118160	1643820
SSN: ***-**-6352	Sick	700	7700			Medicare	27633	23
LOC/DEPT: 100/100	Overtime	800	13200			CA SDI	17150	
Hire Date: 4/23/2015	Salary		50000			Federal	95724	
	Holiday	4900	53900			CA SWT	3223	
		168300	**1905700**				**261880**	
Mullinax, Bryan (2)	Regular	153100	2449600			Soc. Sec.	158667	2340391
SSN: ***-**-2505	Sick	700	11200			Medicare	37105	23
LOC/DEPT: 100/100	Salary		20000			CA SDI	23037	
Hire Date: 4/23/2015	Holiday	4900	78400					
		158700	**2559200**				**218809**	
Company Totals	Regular	315000	4230500			Soc. Sec.	276817	3984211
	Sick	1400	18900			Medicare	64738	
	Overtime	800	13200			CA SDI	40187	
	Salary		70000			Federal	95724	
	Holiday	9800	132300			CA SWT	3223	
		327000	**4464900**				**480689**	

134

Start Date: 05/15/2015
End Date: 03/31/2016

Twin Lakes MHP LLC - 30304

Payroll Tax Report (Date Range)

Run Date: 03/17 at 17:53

Tax Type	Tax Id	Tax Rate	Deposit Frequency	Wages Subject	Wages Taxable	Employee Taxes	Employer Taxes	Total
941 Taxes								
Federal Withholding Tax	47-1624550		Semi-Weekly	44,649.00	44,649.00	957.24		
Medicare	47-1624550	0.014500**	Semi-Weekly	44,649.00	44,649.00	647.38		
Employer Medicare	47-1624550	0.014500	Semi-Weekly	44,649.00	44,649.00		647.48	
Social Security	47-1624550	0.062000	Semi-Weekly	44,649.00	44,649.00	2,768.17		
Employer Social Security	47-1624550	0.062000	Semi-Weekly	44,649.00	44,649.00		2,768.25	
						4,372.79	**3,415.73**	**7,788.52**
940 Tax								
Federal Unemployment Tax	47-1624550	0.006000	Quarterly	44,649.00	26,005.00		156.02	
						0.00	**156.02**	**156.02**
California State Taxes								
CA ETT	046-4475-3	0.001000	Quarterly	44,649.00	26,005.00		26.02	
CA SDI	046-4475-3		Semi-Weekly	44,649.00	44,649.00	401.87		
CA SUI	046-4475-3	0.034000	Quarterly	44,649.00	26,005.00		884.18	
CA SWT	046-4475-3		Semi-Weekly	44,649.00	44,649.00	32.23		
						434.10	**910.20**	**1,344.30**
Total Tax Liability						**4,806.89**	**4,481.95**	**9,288.84**

* Tax paid on your behalf

** Employee wages over $200,000.00 are calculated at 0.023500

135

Phone: (888) 799-3249
Fax: [illegible]9) 777-1771

IDLE WHEEL ESTATES	Vendor # AMEWMC Cust # 9-74004			10/22/15 NO: 5130
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/27/15	9-74004	387.51	TONER	5860- -
	TOTAL	387.51		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5130

POWER CHECK

DATE	VOID AFTER SIX MONTHS
10/22/15	**********$387.51

PAY THREE HUNDRED EIGHTY-SEVEN AND 51/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
AMERICAN EXPRESS
BOX 0001
LOS ANGELES, CA 90096-0001

Customer # 9-74004

[redacted]

IDLE WHEEL ESTATES Vendor # AMEWMC Cust # 9-74004 08/21/15 NO: 5086

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/28/15	9-74004	196.18	TRAVEL	5940- -
07/28/15	9-74004	54.22	GIFT-REED	5710- -
7/28/15	9-74004	578.14	ELECTRICAL REPR	5420- -
07/28/15	9-74004	3.30	TRAVEL	5940- -
	TOTAL	831.84		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5086

POWER CHECK

DATE	VOID AFTER SIX MONTHS
08/21/15	**********$831.84

PAY EIGHT HUNDRED THIRTY-ONE AND 84/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **AMERICAN EXPRESS**
BOX 0001
LOS ANGELES, CA 90096-0001

Customer # 9-74004

[redacted]

137

IDLE WHEEL ESTATES	Vendor # AMEWMC Cust # 9-74004			07/22/15 NO: 5065
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/26/15	9-74004	3.39	TRAVEL	5940- -
	TOTAL	3.39		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5065

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/22/15	**********$3.39

PAY THREE AND 39/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
AMERICAN EXPRESS
BOX 0001
LOS ANGELES, CA 90096-0001

Customer # 9-74004

[redacted]

IDLE WHEEL ESTATES	Vendor # AMEWMC Cust # 3727-106429-71000	NO: 5041

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/28/15	9-74004	103.06	TRAVEL	5940- -
05/28/15	9-74004	306.64	ALL STAR RENTAL	5400- -
	TOTAL	409.70		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5041

POWER CHECK

DATE	VOID AFTER SIX MONTHS
06/22/15	**********$409.70

PAY FOUR HUNDRED NINE AND 70/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
AMERICAN EXPRESS
BOX 0001
LOS ANGELES, CA 90096-0001

Customer # 3727-106429-71000

[redacted]

IDLE WHEEL ESTATES Vendor # AMEWMC Cust # 3727-106429-71000 NO: 5018

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
04/27/15	9-74004		85.94	TRAVEL	5940- -
04/27/15	9-74004		302.13	EQUIPMENT RNTL	5400- -
		TOTAL	388.07		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5018

POWER CHECK

DATE	VOID AFTER SIX MONTHS
05/22/15	**********$388.07

PAY THREE HUNDRED EIGHTY-EIGHT AND 07/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
AMERICAN EXPRESS
BOX 0001
LOS ANGELES, CA 90096-0001

Customer # 3727-106429-71000

[redacted]

140

IDLE WHEEL ESTATES	Vendor # AMOMET		06/15/15 NO: 5032

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/05/15	515460	237.50	TRACTOR RENTAL	5400- -
	TOTAL	237.50		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5032

DATE	VOID AFTER SIX MONTHS
06/15/15	**********$237.50

POWER CHECK

PAY TWO HUNDRED THIRTY-SEVEN AND 50/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **AMOS METZ RENTALS**
38532 W. KENTUCKY AVENUE
WOODLAND, CA 95695

[redacted]

141

AMOS METZ RENTALS
SINCE 1945

AMOS METZ RENTALS
38532 WEST KENTUCKY AVE.
WOODLAND, CA 95695
(530) 662-5001

WE DELIVER
HOURS • MON-SAT
7:00 AM - 5:00 PM

INVOICE NO. 515460

CASH ☐ VISA ☐ M.C. ☐ CHECK ☐ CHARGE ☑

DEPOSIT

DATE OUT 5/15 TIME OUT 8:45

DATE IN 5/15 TIME IN 3:15

LESSEE Idle Wheel

ADDRESS

TELEPHONE (H) (W)

C.D.L.# B Nan

JOB ADDRESS Empty lot Outside Park

P.O.#

TRANSFERRED FROM INVOICE NUMBER

ITEMS RENTED	EQUIP. NUMBER	MINIMUM HOURS	MINIMUM AMOUNT	*DAY	*WEEK (7 DAYS)	*MONTH (28 DAYS)	AMOUNT
2629 2726 DVAD Trailer				200			200 —
1st Mower							
				1.5			

☐ CHAINS ☐ BINDERS ☐ BALL W/HITCH ☐ CUSTOMER WILL CALL FOR PICK-UP# _____

TIRE DAMAGE IS CUSTOMERS RESPONSIBILITY.
RENTERS I HEREBY RELEASE OWNER FROM ANY LIABILITY DUE TO ACCIDENTS OR ANY OTHER CAUSE WHILE EQUIPMENT IS IN MY POSSESSION.

I AGREE TO RETURN ABOVE RENTED EQUIPMENT TO OWNER IN AS GOOD A CONDITION AS WHEN I RENTED IT, EXCEPT FOR NATURAL WEAR THROUGH ORDINARY USAGE OR AGREE TO PAY REASONABLE DAMAGES.

RENTER'S SIGNATURE _____

*ALLOWABLE USE • DAY= 8 HRS. • WEEK = 40 HRS. • MONTH = 160 HRS.

I AGREE TO RETURN EQUIPMENT ON OR BEFORE THE FOLLOWING TIME.

NV

DATE HOUR

IN CASE OF LONGER USAGE I WILL NOTIFY OWNER AND **PAY IN ADVANCE** ANY ADDITIONAL CHARGES REQUIRED.

DIESEL TAX INCL. ☑
GAS TAX INCL. ☐
PROPANE TXBL. ☐
PRICE PER GAL. 5

DELIVERY	15 —
PICK UP	15 —
FUEL	50 —
SALES TAX	
TOTAL	330 —

IF THE EQUIPMENT DOES NOT WORK PROPERLY NOTIFY THIS OFFICE AT ONCE

42

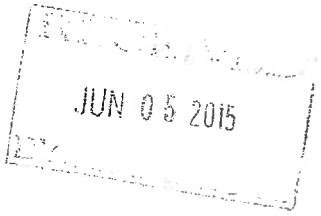
Amos Metz Rentals LLC

38532 Kentucky Ave.
Woodland, CA 95695

6/1/2015

Bill To

IDLE WHEEL ESTATES
500 GIUSEPPE COURT #2
ROSEVILLE, CA 95678



Amount Due	Amount Enc.
$237.50	

Date	Description	Amount	Balance	Received on Ac...
05/05/2015	INVOICE 515460	237.50	237.50	1

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
237.50	0.00	0.00	0.00	0.00	$237.50

143

IDLE WHEEL ESTATES	Vendor # ASTPAV	09/04/15 NO: 5096

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/04/15	090415PYT	150,000.00	PAYMENT-PAVING	1355- -
	TOTAL	150,000.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5096

POWER CHECK

DATE	VOID AFTER SIX MONTHS
09/04/15	*********$150,000.00

PAY ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
ASTRO PAVING INC.
PO BOX 6975
AUBURN, CA 95604

[redacted]

144

Astro Paving Inc.
P.O. Box 6975
Auburn, CA 95604
Office: (530) 823-3330
Fax: (530) 823-7158
Fax: (888) 823-7158

Proposal

ASTRO PAVING INC.
The Company of the Future.

DATE	API #
8/14/2015	3037

NAME / ADDRESS	PROJECT NAME
Waterhouse Management 500 Giuseppe Court, Suite 2 Roseville, Ca 95678	Idle Wheel MHP 907 Bourn Drive Woodland, CA 95776

CONTACT NAME:	Customer Fax	Customer Phone
Ruben	916-772-4923	916-772-4918

Description	FOOTAGE	TOTAL
We will grind asphalt to a depth of 2.0 inches and replace using SS-1 tack oil as a binder and 2.0 inches of new hot asphalt. This does not include the RV parking area in the back.	200,000 Sq. Ft.	
We will stripe as per existing. Updates to ADA Compliance is not included. This may be added at an additional cost.	As per existing	
When removing existing asphalt if any petromat or other foreign material is detected there may be an additional "Dumping Fee" for the contaminated asphalt.		
We will clean entire asphalt surfaces using high powered blowers. A sealer will be applied using a machine and/or by hand squeegee. Lot will be barricaded and closed until dry. There may be some flaking where oil spots exist as seal may not adhere to oil. (does not include rv lot)	200,000 sq..ft.	
Total Price for above work		362,977.00
Astro Paving has inspected all V-gutters, Curb gutter and valley flows at the center of various streets. It has been determined, to the best of our knowledge, that the drainage for the park is sufficient. It is our evaluation that there is no need for additional work.		
A California Preliminary Notice may be sent in compliance with California Civil Code section 3097 or 3098. This is NOT a lien and is NOT an indication that Astro Paving, Inc. is concerned about the financial viability or integrity of those parties involved.		
When the section of work to be completed has a drainage slope of less than 1.25% allowing the possibility for puddles to occur; or when only the traffic area is paved or a portion of the complete property is paved, allowing the possibility for puddles along the edges of the new paving to occur (additional work may be contracted at he sole expense of the contracting party).		
Due to the uncertainty of the oil market, prices are subject to review prior to starting the project.		

"By signing this proposal you agree to and are bound by the terms and conditions of the Contract Terms and Provisions agreement by and between yourself and Astro Paving, Inc., which is attached hereto and incorporated herein by this referance as Exhibit "A"

TOTAL $362,977.00

Contractors Lic. # 337302

Estimator: Frank Munoz

SIGNATURE _____

NOTE: This proposal may be withdrawn by us at any time prior to acceptance.

Acceptance of Proposal

The proposal prices, specifications, and conditions are satisfactory and are hereby accepted. You are authoritzed to do the work as specified. Payment will be made as outlined in Section 12 of Exhibit "A".

Date of Acceptance: _____ SIGNATURE _____

145

IDLE WHEEL ESTATES Vendor # BOAWMC Cust # -9814 11/19/15 NO: 5152

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
09/30/15	-9814		250.64	POOL SUPPLIES	5510- -
		TOTAL	250.64		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5152

DATE	VOID AFTER SIX MONTHS
11/19/15	**********$250.64

POWER CHECK

PAY TWO HUNDRED FIFTY AND 64/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BANK OF AMERICA
P.O. BOX 15731
WILMINGTON, DE 19886-5731

Customer # -9814

[redacted]

146

IDLE WHEEL ESTATES Vendor # BOAWMC Cust # -9814 10/13/15 NO: 5121

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
09/30/15	-9814		216.70	DIAMOND POOL	5510- -
		TOTAL	216.70		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5121

POWER CHECK

DATE	VOID AFTER SIX MONTHS
10/13/15	**********$216.70

PAY TWO HUNDRED SIXTEEN AND 70/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF BANK OF AMERICA
P.O. BOX 15731
WILMINGTON, DE 19886-5731

Customer # -9814

[redacted]

147

Bank of America

WATERHOUSE MANAGEMENT
SHARI JENNINGS
[redacted]

Commercial Card

September 01, 2015 - September 30, 2015

Company Statement

Account Information

Mail Billing Inquiries to:
BANKCARD CENTER
PO BOX 982238
EL PASO, TX 79998-2238

Customer Service:
1.888.449.2273 24 Hours

TTY Hearing Impaired:
1.800.222.7365 24 Hours

Outside the U.S.:
1.509.353.6656 24 Hours

For Lost or Stolen Card:
1.888.449.2273 24 Hours

Payment Information

Statement Date	09/30/15
Payment Due Date	**10/20/15**
Days in Billing Cycle	30
Credit Limit	$115,000
Cash Limit	$23,000
Total Payment Due	**$367.64**

RECI
OCT 0
BY:

Account Summary

Previous Balance	$5,762.93
Payments	-$5,762.93
Credits	$0.00
Cash	$0.00
Purchases ...	$367.64
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00
	$367.64

0995
(CANCELED)

Cardholder Activity Summary

Account Number / *Credit Limit*	*Credits*	*Cash*	*Fees and Other Debits*	*Total Activity*
JENNINGS, SHARI [redacted]				
50,000	0.00	0.00	367.64	367.64

Transactions

Posting Date	*Transaction Date*	*Description*	*Reference Number*	*MCC*	*Charge*	*Credit*
WATERHOUSE MANAGEMENT						**Total Activity**
Account Number: [redacted]						**-$5,762.93**
09/21	09/20	PAYMENT - THANK YOU	26315300000000582528070	0008		5,762.93
JENNINGS, SHARI						**Total Activity**
Account Number: [redacted]						**367.64**
09/01	08/31	ROSE GARDEN RESTAURANT ROSEVILLE CA	24431065244207718900854	5812	71.12	

148

Transactions

Posting Date	Transaction Date	Description	Reference Number	MCC	Charge	Credit
09/10	09/09	DIAMOND POOL SERVICE 530-6627906 CA	24717055252282520991552	5996	216.70	
09/17	09/16	ROSE GARDEN RESTAURANT ROSEVILLE CA	24431065260207718601022	5812	79.82	

Finance Charge Calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	9.25% V	$0.00	$0.00
CASH	9.25% V	$0.00	$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

Bank of America

SHARI JENNINGS
WATERHOUSE MANAGEMENT
[redacted]

Commercial Card

September 01, 2015 - September 30, 2015

Cardholder Activity

Account Information

Mail Billing Inquiries to:
BANKCARD CENTER
PO BOX 982238
EL PASO, TX 79998-2238

Customer Service:
1.888.449.2273 24 Hours

TTY Hearing Impaired:
1.800.222.7365 24 Hours

Outside the U.S.:
1.509.353.6656 24 Hours

For Lost or Stolen Card:
1.888.449.2273 24 Hours

Payment Information

Statement Date	09/30/15
Credit Limit	$50,000
Cash Limit	$0
Days in Billing Cycle	30
Total Activity	$367.64

THIS IS NOT A BILL - DO NOT PAY

Account Summary

Credits	$0.00
Cash	$0.00
Purchases	$367.64
Other Debits	$0.00
Cash Fees	$0.00
Other Fees	$0.00
Total Activity	$367.64

Transactions

Posting Date	Transaction Date	Description	Reference Number	MCC	Charge	Credit
09/01	08/31	ROSE GARDEN RESTAURANT ROSEVILLE CA	24431065244207718900854	5812	71.12	
09/10	09/09	DIAMOND POOL SERVICE 530-6627906 CA	24717055252282520991552	5996	216.70	
09/17	09/16	ROSE GARDEN RESTAURANT ROSEVILLE CA	24431065260207718601022	5812	79.82	

[redacted]

Account Number: [redacted]
September 01, 2015 - September 30, 2015

Total Activity $367.64

BANK OF AMERICA
PO BOX 15731
WILMINGTON, DE 19886-5731

Cardholder Signature Date

Manager Signature Date

SHARI JENNINGS
WATERHOUSE MANAGEMENT
500 GIUSEPPE CT STE 2
ROSEVILLE, CA 95678-6305

**N0007311

150

[redacted]

IDLE WHEEL ESTATES Vendor # BOAWMC Cust # -9814 09/15/15 NO: 5103

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
08/18/15	081815DIAMOND	125.63	DIAMOND POOL SV	5510- -
	TOTAL	125.63		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5103

POWER CHECK

DATE	VOID AFTER SIX MONTHS
09/15/15	**********$125.63

PAY ONE HUNDRED TWENTY-FIVE AND 63/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF **BANK OF AMERICA**
P.O. BOX 15731
WILMINGTON, DE 19886-5731

Customer # -9814

[redacted]

151

IDLE WHEEL ESTATES Vendor # BOAWMC Cust # -9814 08/17/15 NO: 5085

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/21/15	072115DIAMOND	79.88	POOL SUPPLIES	5510- -
07/30/15	073015DIAMOND	69.11	POOL SUPPLIES	5510- -
	TOTAL	148.99		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5085

POWER CHECK

DATE	VOID AFTER SIX MONTHS
08/17/15	**********$148.99

PAY ONE HUNDRED FORTY-EIGHT AND 99/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF BANK OF AMERICA
P.O. BOX 15731
WILMINGTON, DE 19886-5731

Customer # -9814

[redacted]

IDLE WHEEL ESTATES Vendor # BOAWMC Cust # -9814 07/15/15 NO: 5064

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/16/15	061615DIAMOND	209.76	CHEMICALS	5510- -
06/17/15	061715DIAMOND	409.61	CHEMICALS	5510- -
	TOTAL	619.37		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5064

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/15/15	**********$619.37

PAY SIX HUNDRED NINETEEN AND 37/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
BANK OF AMERICA
P.O. BOX 15731
WILMINGTON, DE 19886-5731

Customer # -9814

[redacted]

B 153

IDLE WHEEL ESTATES Vendor # BUEVIS 04/30/15 NO: 5002

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
04/03/15	REIM EXPENSES	500.00	REIM OPEN ACCT	1991- -
04/03/15	REIM EXPENSES	850.00	#47 EVALUATION	5870- -
04/03/15	REIM EXPENSES	800.00	2015 FORM 3522	5750- -
04/03/15	REIM EXPENSES	800.00	2014 FORM 3588	5750- -
04/24/15	042415PC	500.00	EST PETTY CASH	1010- -
04/15/15	041515DIAMOND	120.00	DIAMOND POOL	5510- -
	TOTAL	3,570.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5002

POWER CHECK

DATE	VOID AFTER SIX MONTHS
04/30/15	**********$3,570.00

PAY THREE THOUSAND FIVE HUNDRED SEVENTY AND NO/100 DOLLARS

TO THE ORDER OF BUENA VISTA MOBILE HOME PARK

ACCOUNTING COPY
VOID

[redacted]

154

IDLE WHEEL ESTATES Vendor # BROBRO 07/30/15 NO: 5066

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/24/15	072415IDLEWHEEL	536.30	ENDORSEMENTS	5780- -
	TOTAL	536.30		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5066

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/30/15	**********$536.30

PAY FIVE HUNDRED THIRTY-SIX AND 30/100 DOLLARS

TO THE ORDER OF **BROWN & BROWN INSURANCE OF AZ**
2800 NORTH CENTRAL AVE #1600
PHOENIX, AZ 85004

ACCOUNTING COPY
V O I D

[redacted]

55

Brown & Brown Insurance of Arizona, Inc.

INVOICE

P. O. Box 2800 • 85002-2800
2800 N. Central Avenue • Suite 1600
Phoenix, Arizona 85004-1047
Phone
Toll Free 800/223-7840

DATE: July 24, 2015

Website: http://www.bbphoenix.com

Insured Name:
Waterhouse Management Corp.
500 Giuseppe Court, #2
Roseville, CA 95678

PAYMENT ENCLOSED
$ _____

EFFECTIVE DATE	INSURED TO	POLICY NUMBER	DESCRIPTION	AMOUNT
			Idle Wheel Balance	$536.30

PLEASE MAKE YOUR CHECK PAYABLE TO BROWN & BROWN INSURANCE.

THANK YOU FOR YOUR BUSINESS!

156

IDLE WHEEL ESTATES Vendor # BROBRO 05/29/15 NO: 5020

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/14/15	4216	176.00	PROP INSURANCE	5780- -
	TOTAL	176.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5020

POWER CHECK

DATE	VOID AFTER SIX MONTHS
05/29/15	**********$176.00

PAY ONE HUNDRED SEVENTY-SIX AND NO/100 DOLLARS

TO THE ORDER OF
BROWN & BROWN INSURANCE OF AZ
2800 NORTH CENTRAL AVE #1600
PHOENIX, AZ 85004

ACCOUNTING COPY
VOID

[redacted]

157

Brown & Brown Insurance of Arizona, Inc.

2800 N. Central Ave, Suite 1600
Phoenix, Arizona 85004
Phone: 602-277-6672 Fax: 602-664-7000

Invoice # 4216	Page 1 of 1
Account Number	Date
WATEMAN-01	5/14/2015
BALANCE DUE ON	
5/14/2015	
AMOUNT PAID	Amount Due

Waterhouse Management Corp.
500 Giuseppe Court, #2
Roseville, CA 95678

Umbrella - FINANCED PolicyNumber: 77024G141ALI Effective: 6/17/2014 to 6/17/2015

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
75615	4/23/2015	5/14/2015	ENDT	04/23/15 Endt - Add Idle Wheel Location	$153.00
75616	4/23/2015	5/14/2015	AFEE	Agency Fee	$23.00

Total Invoice Balance: **$176.00**

Please Mail Payment To: Brown & Brown Insurance of Arizona, Inc., P. O. Box 2800, Phoenix, Arizona 85002-2800
Wire/ACH Payment Info: Wells Fargo Bank, N.A., P. O. Box 63020, San Francisco, CA 94163 Routing #121000248, Account # 4121357735

158

IDLE WHEEL ESTATES Vendor # JOSECA 12/15/15 NO: 5169

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
12/02/15	16332		925.00	LEGAL-IBARRA	5790- -
		TOTAL	925.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5169

POWER CHECK

DATE	VOID AFTER SIX MONTHS
12/15/15	**********$925.00

PAY NINE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

O THE ORDER OF JOSEPH W. CARROLL
ATTORNEY AT LAW
1231 I STREET. STE. 203
SACRAMENTO, CA 95814

[redacted]

159

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814
(916) 443-9000

December 02, 2015

Please Pay **$925.00**
by January 2nd, 2015
THANK YOU!

Idle Wheel Manufactured Home Community

500 Giuseppe Court, Suite 2
Roseville, CA 95678

Please mail payment to:

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814

File #0307 Idle Wheel Manufactured Home Community Invoice # 16332

PROFESSIONAL SERVICES

		Hours	Amount
11/3/2015	Conduct Initial Review (Ibarra #210)	0.20	50.00
	Conduct Initial Review (Ibarra/Pimentel #92)	0.20	50.00
	Telephone call to Anahid Lopez [redacted] (Ibarra #92/Ibarra #210)	0.30	75.00
	Prepare 7-Day Notice (Ibarra/Pimentel #92)	1.00	250.00
	Prepare request for police report to Woodland police department (Ibarra/Pimentel#92)	0.20	50.00
11/5/2015	Telephone call to Woodland police department for police reports (Ibarra/Pimentel #92)	0.10	25.00
	Prepare 7-Day Notice (Ibarra #210)	1.00	250.00
11/9/2015	Telephone call to Yolo County District Attorney's office regarding (Ibarra/Pimentel #92)	0.10	25.00
11/10/2015	Telephone call to Anahid [redacted] (Ibarra #210)	0.10	25.00
11/18/2015	Telephone call to Anahid Lopez [redacted] (Ibarra/Pimentel#92)	0.20	50.00
11/19/2015	Telephone call to Anihid Lopez [redacted] (Ibarra/Pimentel #92)	0.10	25.00
FOR PROFESSIONAL SERVICES RENDERED		**3.50**	**$875.00**

ADDITIONAL CHARGES:

11/10/2015	Service of 7 day notice to comply with rules and regulations (Ibarra#210)	50.00
TOTAL ADDITIONAL CHARGES		**$50.00**

TOTAL AMOUNT OF THIS BILL **$925.00**

RECEIVED
DEC 07 2015
BY:

BALANCE DUE **$925.00**

160

IDLE WHEEL ESTATES	Vendor # JOSECA		07/15/15 NO: 5060
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/29/15	15418	50.00	PARKING PERMIT	5800- -
	TOTAL	50.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5060

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/15/15	**********$50.00

PAY FIFTY AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
JOSEPH W. CARROLL
ATTORNEY AT LAW
1231 I STREET. STE. 203
SACRAMENTO, CA 95814

[redacted]

161

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814
(916) 443-9000

June 29, 2015

Please Pay **$50.00**
by July 29th, 2015
THANK YOU!

Idle Wheel Manufactured Home Community

500 Giuseppe Court, Suite 2
Roseville, CA 95678

Please mail payment to:

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814

File #0307 Idle Wheel Manufactured Home Community Invoice # 15418

PROFESSIONAL SERVICES

	Hours	Amount
6/8/2015 Telephone call to Ruben Garcia [redacted]	0.20	50.00
FOR PROFESSIONAL SERVICES RENDERED	0.20	$50.00
PREVIOUS BALANCE		$100.00
ACCOUNTS RECEIVABLE TRANSACTIONS		
6/4/2015 Payment - Thank You. Check No. 5024		($100.00)
TOTAL PAYMENTS AND ADJUSTMENTS		($100.00)
BALANCE DUE		$50.00

JUL 0 8 2015
BY

162

IDLE WHEEL ESTATES | Vendor # JOSECA | 05/29/15 NO: 5024

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
05/26/15	15230		100.00	RENT,CTY ATTOR	5800- -
		TOTAL	100.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5024

POWER CHECK

DATE	VOID AFTER SIX MONTHS
05/29/15	**********$100.00

PAY ONE HUNDRED AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
JOSEPH W. CARROLL
ATTORNEY AT LAW
1231 I STREET. STE. 203
SACRAMENTO, CA 95814

[redacted]

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814
(916) 443-9000

May 26, 2015

Please Pay **$100.00**
by June 25th, 2015
THANK YOU!

Idle Wheel Manufactured Home Community

500 Giuseppe Court, Suite 2
Roseville, CA 95678

Please mail payment to:

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814

File #0307 Idle Wheel Manufactured Home Community Invoice # 15230

PROFESSIONAL SERVICES

		Hours	Amount
5/5/2015	Telephone call to Ruben Garcia [redacted]	0.20	50.00
5/7/2015	Telephone call to City of Woodland plaaner, Dan Sokolow, to discuss rent control ordinance	0.20	50.00
FOR PROFESSIONAL SERVICES RENDERED		**0.40**	**$100.00**
BALANCE DUE			**$100.00**

RECEIVED
MAY 28 2015
BY:

164

IDLE WHEEL ESTATES	Vendor # DIAPOO		05/29/15 NO: 5022
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/07/15	14457B	468.64	POOL REPAIR	5510- -
05/21/15	14457A	700.00	FILTER CLEAN	5510- -
5/21/15	14457A	550.44	DE,RX,ACID	5510- -
	TOTAL	1,719.08		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5022

POWER CHECK

DATE
05/29/15

VOID AFTER SIX MONTHS
**********$1,719.08

PAY ONE THOUSAND SEVEN HUNDRED NINETEEN AND 08/100 DOLLARS

TO THE ORDER OF
DIAMOND POOL SERVICE
49 WEST MAIN STREET
WOODLAND, CA 95695

ACCOUNTING COPY
VOID

[redacted]

Diamond Pool Service
49 W. Main St.
Woodland, CA 95695
Phone # 530-662-7906

Invoice

Date	Invoice #
5/21/2015	14457B

Bill To:

Idle Wheel
Ruben Garcia
500 Giuseppe Ct., Suite 2
Roseville, CA 95678

Ship To:

Idle Wheel
907 Bourn Dr
Woodland, CA 95776

P.O. Number	Terms	Account #	Rep	Date of Sale/Work Completed	Due Date
	Due on receipt	09455	DS	**5/21/2015**	**5/31/2015**

Qua...	Item Code	Description	Price Each	Amount
1	Field Labor #378	Labor - Field	60.00	60.00 60.00
1	Any Misc #366	Top Manifold	128.95	128.95T
1	Unicel PG1904 #451	Unicel PG-1904 24" Partial Grid	24.95	24.95T
7	Unicel FG1004 #452	Unicel FG-1004 24" Full Grid	24.95	174.65T
1	Pentair CCP Spring & Nut #1865	Pentair CCP Spring & Nut Assy 53108900	48.95	48.95T
				377.50
		8.25% Tax for S. B. E.	27.11	27.11 27.11
		No Tax	4.03	4.03
		Tax item used for transactions created in QuickBooks POS	0.00%	0.00

YOUR PROMPT PAYMENT IS APPRECIATED!
For your convenience we now accept secure credit card payments by phone.

	Total	**$468.64**

166

Diamond Pool Service
49 W. Main St.
Woodland, CA 95695
Phone # 530-662-7906

Invoice

Date	Invoice #
5/21/2015	14457A

Bill To:

Idle Wheel
Ruben Garcia
500 Giuseppe Ct., Suite 2
Roseville, CA 95678

Ship To:

Idle Wheel
907 Bourn Dr
Woodland, CA 95776

P.O. Number	Terms	Account #	Rep	Date of Sale/Work Completed	Due Date
	Due on receipt	09455	DS	**5/21/2015**	**5/31/2015**

Qua...	Item Code	Description	Price Each	Amount
2.5	Field Labor #378	Labor - Field	120.00	300.00
1	Deep Filter Clean IN FIELD #923	Deep Filter Clean - DPS Pick up Pick up, clean and reassemble	100.00	100.00
1	Field Labor #378	Labor - Field	300.00	300.00
				700.00
1	D.E. 10# bag #9	D.E. 10# bag	9.95	9.95T
1	GLB Sequa-Sol 32 oz #31	GLB Sequa-Sol 32 oz	19.95	19.95T
1	Pool RX Extreme #1172	Pool RX Extreme	109.95	109.95T
3	All Clear 6# Algae Kill #658	All Clear Algae Kill 6lb	27.95	83.85T
1	HASA Acid Gallon #22	HASA A GALLON ACID Deposit Hydrochloric Acid 31.5%	4.99	4.99T
4	Paramount Drain Cover Whit #...	Paramount Drain Cover White SDX Universal 004192221201	69.95	279.80T
				508.49
		No Tax	41.95	41.95
		Tax item used for transactions created in QuickBooks POS	0.00%	0.00

YOUR PROMPT PAYMENT IS APPRECIATED!
For your convenience we now accept secure credit card payments by phone.

Total	**$1,250.44**

IDLE WHEEL ESTATES	Vendor # FIRECO		07/31/15 NO: 5070
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/03/15	792364	512.33	HYDRANT TESTING	5400- -
	TOTAL	512.33		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5070

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/31/15	**********$512.33

PAY FIVE HUNDRED TWELVE AND 33/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
FIRECODE SAFETY EQUIPMENT, INC.
3722 WEST PACIFIC AVENUE
SACRAMENTO, CA 95820

[redacted]

168

01
20
00
01
12
00

FIRECODE

Fire Extinguisher Sales and Service
FIRECODE SAFETY EQUIPMENT, INC.

(916) 456-5561
3722 W. Pacific Avenue
Sacramento, CA 95820

INVOICE COPY

Invoice date: 06/03/2015
Invoice #: 792364

Bill to:

1001

LANA
500 GIUSETTE CT SUITE 2
ROSEVILLE CA 95678

For services performed at:
IDLE WHEEL MOBILE HOME PA
907 BOURN DR
WOODLAND, CA 95776

Customer P.O.#

Phone: 530-662-6249

Labor charges.....	500.00
Parts.....	.00
Fire extinguisher sales.....	.00
Sales tax.....	.00
D.O.T. hydrostatic test.....	.00
Non-D.O.T. hydrostatic test.....	.00
Total of invoice.....	500.00
Finance charges.....	12.33
Total due: $	512.33

WE ACCEPT VISA & MASTERCARD

VISA MasterCard

TO SAVE TIME CALL OUR OFFICE WITH YOUR CARD #

NOTE:
******NOTICE*****
THIS INVOICE IS OVER 30 DAYS PAST DUE!
PLEASE SEND YOUR PAYMENT NOW.
Please mail remittance to:

FIRECODE SAFETY EQUIPMENT, INC.

3722 West Pacific Ave
Sacramento, CA 95820

Phone: (916)456-5561

****
**** PLEASE ****
**** INCLUDE ****
**** INVOICE NUMBER ****
**** ON CHECK ****
****

169

SS

01
20
00
01
22
00

FIRECODE

Fire Extinguisher Sales and Service

Attn.: Manager or Safety Officer
Re: OSHA Required Fire Extinguisher Training

July 23, 2015

Dear Sirs:

As you know, The California Labor Code, Cal/OSHA, and Federal regulations require that every employer provides yearly training in the use of fire extinguishers.
OSHA Title 8, paragraph G reads:

"Where the employer has provided fire extinguishers for employee use in the work place, the employer shall also provide an educational program to familiarize employees with the general principles of fire extinguisher use and the hazards involved with incipient stage fire fighting."

Due to increased enforcement efforts and stricter fines for non-compliance, we have recently had many more requests for our fire extinguisher training classes. I urge you to take advantage of this excellent and very inexpensive program by calling to arrange a class or purchasing our OSHA approved videotape training class. We are making these available to our customers at rock bottom prices so that any company can afford to comply with the regulations.

Our classes take approximately 30 minutes and include the following required topics:

1. **The three main types of fires and their characteristics.**
2. **The steps to follow in case of a fire.**
3. **The various types of extinguishers and how to use them.**
4. **Hazards encountered when fighting a fire inside of a building.**
5. **Hands on training in the use of the multi-purpose, dry chemical fire extinguisher.**

This class comes complete with informative hand outs, a roster of all persons attending, and an outline for your employee safety training files which shows that the OSHA requirements have been met. The cost of the program is only $99.95 per session for any size group plus charges for servicing any fire extinguishers you choose to use in the demonstration (for Sacramento area). Classes are also available in Stockton and surrounding areas, please call for quote. We can schedule your training session between the hours of 8:30-3:30 pm, or make other arrangements to accommodate your schedule.

We urge you to take advantage of this important employee safety training program as soon as possible, to insure that your business is in compliance with the regulations.

Sincerely,

Neville Throckmorton, Owner

NOW AVAILABLE ON VIDEO!!
(see offer on reverse)

3722 W. Pacific Ave., Sacramento, CA 95820 (916) 456-5561 Fax (916-456-5591 www.firecode.com

170

IDLE WHEEL ESTATES Vendor # GALLLP 05/15/15 NO: 5012

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
04/29/15	184397		300.00	2014 TAX RETURN	5700- -
		TOTAL	300.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5012

POWER CHECK

DATE	VOID AFTER SIX MONTHS
05/15/15	**********$300.00

PAY THREE HUNDRED AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF **GALLINA LLP**
925 HIGHLAND POINTE DR #450
ROSEVILLE, CA 95678-5418

[redacted]

171

For professional services rendered through April 29, 2015 in connection with:

RE: Idle Wheel MHP, LLC

Preparation of 12/31/2014 state partnership tax return for a Limited Liability Company.

$ 300.00

Invoice Date: 04/29/2015
Invoice No.: 184397

GALLINA LLP
CERTIFIED PUBLIC ACCOUNTANTS

925 Highland Pointe Drive, Suite 450 ▪ Roseville, CA 95678-5423
tel: 916.784.7800 ▪ fax: 916.784.7850 ▪ www.gallina.com

172

IDLE WHEEL ESTATES	Vendor # HCDDCS		06/26/15 NO: 5043
Inv. Date	Invoice #	Amount to Pay	Description	GL Account #
06/25/15	57-0041	2,223.00	15/16 PMT TO OP	5810- -
	TOTAL	2,223.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5043

POWER CHECK

DATE	VOID AFTER SIX MONTHS
06/26/15	**********$2,223.00

PAY TWO THOUSAND TWO HUNDRED TWENTY-THREE AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
DEPT OF HOUSING & COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
9342 TECH CENTER DR., STE 550
SACRAMENTO, CA 95826-2558

[redacted]

HCD

Fee Distribution for DTN - 8467851

Fee Type	Year	PCA	REV	Qty	Amount Due	Amount Paid	Status
State Fee	2015	81310	125600-09	1	400.00	0.00	Unallocated
Permit Issuance Fee	2015	81310	125600-10	1	140.00	0.00	Unallocated
MH Lot Fee	2015	81310	125600-10	1	1071.00	0.00	Unallocated
MPM Lot Fee	2015	81310	125600-08	1	612.00	0.00	Unallocated
				Totals	2223.00	0.00	

Comments

Close

57-6041

174

IDLE WHEEL ESTATES	Vendor # ANALOP		09/15/15 NO: 5100
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/15/15	091515PR	902.00	PAYROLL	5200- -
09/15/15	091515PR	131.56-	EMPLOYEE DED	2020- -
	TOTAL	770.44		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5100

DATE	VOID AFTER SIX MONTHS
09/15/15	**********$770.44

POWER CHECK

PAY SEVEN HUNDRED SEVENTY AND 44/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

175

IDLE WHEEL ESTATES	Vendor # ANALOP	11/18/15 NO: 5150

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/17/15	111715-HOMEDPT	356.26	LUMBER,2X4,NAIL	5440- -
	TOTAL	356.26		

Trac D1001085845999 8

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5150

POWER CHECK

DATE	VOID AFTER SIX MONTHS
11/18/15	**********$356.26

PAY THREE HUNDRED FIFTY-SIX AND 26/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

176

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel Estates MHP

RETURN CHECK TO: (Circle One) (PARK) VENDOR PROP MANAGER

Anahid Lopez

PAYEE: The Home Depot
1860 E. Main Street
Woodland, CA. 95776

DATE CHECK NEEDED: NOV. 23, 2015

TAX ID #:

AMOUNT: $356.26

DESCRIPTION (Include Space Number/Project, If applicable)

Lumber needed to start Replacing entry way fence. This Quote also include nails, 2x4 for framing & the lumber needed to start the project

SPECIAL INSTRUCTIONS: Attached is the quote from Home Depot.

APPROVAL: Anahid Lopez **DATE:** NOV. 17, 2015

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

77

QUOTE

Page 1 of 2 **No. 1068-214449**

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
Store 1068 WOODLAND
1860 E MAIN STREET
WOODLAND, CA 95776

Phone: (530) 661-1201
Salesperson: MIG1426
Reviewer:

QUOTE

2015-11-17 14:13

Prices Valid Thru: 11/24/2015

SOLD TO

Name: **MULLINAX BRYAN**
Home Phone: **(530) 644-1706**
Address: 6701 PONY EXPRESS TRL
Work Phone:
Company Name:
City: POLLOCK PINES
Job Description: IDEWHEEL FENCE
State: CA Zip: 95726 County: EL DORADO

CARRY OUT MERCHANDISE

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R05	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee		N	$2.98	$2.98

MERCHANDISE TOTAL: $2.98

END OF CARRY OUT MERCHANDISE - REF #N/A

CUSTOMER PICKUP #1

REF # W04 SKU # 0000-515-664 Customer Pickup / Will Call

STOCK MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-462-890	2.00	EA	8D 2-1/2" COATED BOX 5 LB /	A	Y	$13.96	$27.92
R02	0000-414-226	12.00	EA	1.5INX3.5INX96IN PT HF BROWN STAIN /	A	Y	$5.37	$64.44
R03	0000-734-453	120.00	EA	0.688IN X 5.5IN X 60IN CONCOM DE PKT /	A	Y	$1.95	$234.00

SCHEDULED PICKUP DATE: 11/18/2015

MERCHANDISE TOTAL: $326.36

END OF CUSTOMER PICKUP - REF #W04

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA
(Pro Customers, Proceed To The Pro Desk)

Customer Copy

Nov 17 15 02:02p Idle Wheel Estates (530) 661-0957 p.2

8/1

Nov 17 15 02:09p Idle Wheel Estates (530) 661-0957 p.3

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY••••••

IDLE WHEEL ESTATES Vendor # ANALOP 12/09/15 NO: 5163

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
12/08/15	120815-HOMEDPT	771.46	LUMBER,CONCRETE	5440- -
	TOTAL	771.46		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5163

POWER CHECK

DATE	VOID AFTER SIX MONTHS
12/09/15	**********$771.46

PAY SEVEN HUNDRED SEVENTY-ONE AND 46/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

180

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel Estates MHP

RETURN CHECK TO: (Circle One) (PARK) VENDOR PROP MANAGER

PAYEE: Home Depot
1860 E. Main Street
Woodland, CA 95776

DATE CHECK NEEDED: 12-14-15

TAX ID #:

AMOUNT: $771.46

DESCRIPTION (Include Space Number/Project, if applicable)

Building more sections of the fence. This will cover about 80 ft of fencing that needs to be replaced. We will need concrete to be able to secure the 4x4 posts so the fence lasts longer. All frames will be rebuilt and we will be staining the fence in order to preserve it longer.

SPECIAL INSTRUCTIONS: Attached is a bid on the costs of repair.

APPROVAL: Arnold Ford

DATE: 12/8/15

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

CHECK #:

G/L ACCOUNT

p.3

(530) 661-0957

Idle Wheel Estates

Dec 08 15 01:41p

CUSTOMER PICKUP #1

(Continued)

REF #W08

R07	0000-448-612	6.00	EA	3.56INX3.56INX96IN PT HF BROWN STAIN /	A	Y	$10.57	$63.42

SCHEDULED PICKUP DATE: 12/11/2015

MERCHANDISE TOTAL: $705.72

END OF CUSTOMER PICKUP - REF #W08

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):

A: 90 DAYS DEFAULT POLICY;

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

ORDER TOTAL	$712.97
SALES TAX	$58.49
TOTAL	$771.46
BALANCE DUE	$771.46

END OF ORDER No. 1068-215757

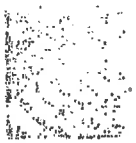
TERMS AND CONDITIONS

WILL CALL

Will Call items will be held in the store for 7 days. For Will Call merchandise pick up, proceed to Will Call/Service Desk area(Pro Customers, proceed to the Pro Desk).

Returns: A 15% restocking fee applies to the return of regular special orders, i.e., special orders merchandise that is not custom made. Special orders that are custom uniquely designed or fitted to accommodate the requirements of a particular space or environment (some examples are cabinetry, countertops, floor and wall coverings, and window treatments) are non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of Your purchase; merchandise incorrectly ordered by Home Depot or by Professional; or merchandise damaged beyond repair in delivery or by Professional. Unless otherwise specified in this Agreement, all returns must be made within Home Depot's posted time frame.

182



QUOTE

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.
Store 1068 WOODLAND
1860 E MAIN STREET
WOODLAND, CA 95776

Phone: (530) 661-1201
Salesperson: WLP047
Reviewer:

QUOTE

SOLD TO

Name: MULLINAX BRYAN
Home Phone: (530) 644-1706
Address: 6701 PONY EXPRESS TRL
Work Phone:
Company Name:
City: POLLOCK PINES
Job Description: FENCE
State: CA Zip: 95726 County: EL DORADO

2015-12-08 13:43

Prices Valid Thru: 12/15/2015

CARRY OUT MERCHANDISE

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.

STOCK MERCHANDISE CARRIED OUT:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R04	0000-999-833	2.00	EA	PAINTCARE FEE / Eco Fee	A	Y	$1.60	$3.20
R09	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee		N	$4.05	$4.05

MERCHANDISE TOTAL: $7.25

END OF CARRY OUT MERCHANDISE - REF #N/A

CUSTOMER PICKUP #1

REF # W08 SKU # 0000-515-664 Customer Pickup / Will Call

STOCK MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-414-226	20.00	EA	1.5INX3.5INX96IN PT HF BROWN STAIN /	A	Y	$5.37	$107.40
R02	0000-734-453	120.00	EA	0.688IN X 5.5IN X 60IN CONCOM DE PKT /	A	Y	$1.95	$234.00
R03	0000-842-001	2.00	EA	BR TRANS WTRPRF STN 402 RDWD 5.00GL /	A	Y	$112.00	$224.00
R05	0000-533-829	6.00	EA	80LB SAKRETE CONCRETE MIX /	A	Y	$3.29	$19.74
R06	0000-509-150	4.00	EA	SAKRETE 50LB US COLD PATCH /	A	Y	$14.29	$57.16

*** CONTINUED ON NEXT PAGE ***

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA
(Pro Customers, Proceed To The Pro Desk)

p.2
(530) 661-0957
Idle Wheel Estates
Dec 08 15 01:36p

183

IDLE WHEEL ESTATES	Vendor # BRYMUL		12/15/15 NO: 5166
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/30/15	113015	1,584.70	TRVL 11/2-11/30	5940- -
	TOTAL	1,584.70		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5166

DATE	VOID AFTER SIX MONTHS
12/15/15	**********$1,584.70

POWER CHECK

PAY ONE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND 70/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

[redacted]

184

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: ~~BRYAN MULLANIX~~ Mullinax

Travel Dates: From 11-2-2015 To 11-30-2015

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
11-2	Pollock Pines	Woodland - Pollock Homes	189,010	189,147	137.8	To & From Work
11-3	"	"	189,147	189,285	137.8	
11-4	"	"	189,285	189,423	137.8	
11-5	"	"	189,429	189,566	137.8	
11-6	"	"	189,566	189,704	137.8	
11-9	"	"	189,746	189,883	137.8	
11-10	"	"	189,883	190,021	137.8	
11-11	"	"	190,021	190,159	137.8	
11-12	"	"	190,159	190,297	137.8	
11-13	"	"	190,297	190,435	137.8	
11-15	"	"	190,461	190,598	137.8	
11-16	"	"	190,598	190,736	137.8	
11-17	"	"	190,736	190,874	137.8	
11-18	"	"	190,874	191,012	137.8	
11-19	"	"	190,026	191,163	137.8	
11-20	"	"	191,163	191,301	137.8	
11-23	"	"	191,361	191,498	137.8	
11-24	"	"	191,498	191,636	137.8	
11-25	"	"	191,636	191,774	137.8	
11-30	"	"	191,782	191,919	137.8	
				Total miles traveled	~~2,756~~	
				Total due @ 57.5¢ per mile	$1,584.70	

Employee signature: _____ Approved by: _____

Waterhouse Management Corporation -1014 FORM

185

IDLE WHEEL ESTATES	Vendor # BRYMUL		11/13/15 NO: 5144
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/01/15	110115	1,743.17	TRVL 10/1-10/30	5940- -
	TOTAL	1,743.17		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5144

POWER CHECK

DATE	VOID AFTER SIX MONTHS
11/13/15	**********$1,743.17

PAY ONE THOUSAND SEVEN HUNDRED FORTY-THREE AND 17/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: BRYAN ~~MULLANIX~~ Mullinax

Travel Dates: From Oct 1 2015 To Oct 30 2015

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
10/1	Pollock pines - woodland	Woodland - Pollock Pines	165318	185455	137.8	TO & FROM
10/2	Pollock pines - woodland	woodland - Pollock Pines	185455	185593	137.8	
10/5	Pollock Pines - Woodland	woodland - Pollock pines	185622	185759	137.8	
10/6	Pollock Pines - Woodland	woodland - Pollock pines	185759	185897	137.8	
10/7	Pollock Pines - Woodland	woodland - Pollock pines	185897	186035	137.8	
10/8	Pollock Pines - Woodland	woodland - Pollock Pines	186035	186173	137.8	
10/9	Pollock Pines woodland	woodland - Pollock pines	186173	186311	137.8	
10/12	Pollock pines - woodland	woodland - Pollock pines	186327	186464	137.8	
10/13	pollock pines - woodland	woodland - Pollock pines	186464	186602	137.8	
10/14	pollock pines - woodland	woodland - Pollock pines	186602	186740	137.8	
10/15	Pollock pines - woodland	woodland - Pollock pines	186740	186878	137.8	
10/16	Pollock Pines - woodland	woodland - Pollock pines	186878	187016	137.8	
10/19	Pollock Pines - woodland	woodland - Pollock Pines	187030	187167	137.8	
10/20	Pollock pines - Woodland	woodland - Pollock pines	187167	187305	137.8	
10/21	Pollock pines - Woodland	woodland - Pollock Pines	187305	187443	137.8	
10/22	Pollock Pines - Woodland	woodland - Pollock pines	187446	187583	137.8	
10/23	Pollock Pines - Woodland	woodland - Pollock Pines	187583	187721	137.8	
10/26	Pollock Pines - woodland	woodland - Pollock pines	187721	187859	137.8	
10/27	Pollock Pines - woodland	woodland - Pollock pines	187859	187997	137.8	
10/28	Pollock Pines - Woodland	woodland - Pollock Pines	187997	188135	137.8	
10/29	Pollock Pines - woodland	woodland - Pollock Pines	188142	188279	137.8	
10/30	Pollock pines - woodland	woodland - Pollock pines	188279	188417	137.8	
				Total miles traveled	3,031.60	
				Total due @ 57.5¢ per mile	$ ~~1743.92~~ 1743.17	

Employee signature: _____

Approved by: _____

Waterhouse Management Corporation -1014 FORM

IDLE WHEEL ESTATES Vendor # BRYMUL 10/26/15 NO: 5132

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
10/23/15	102315		151.83	VALVE,LUMBER	5490- -
		TOTAL	151.83		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5132

POWER CHECK

DATE	VOID AFTER SIX MONTHS
10/26/15	**********$151.83

PAY ONE HUNDRED FIFTY-ONE AND 83/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

A/P CHECK REQUEST FORM

ARK NAME: Idle Wheel Estates Mtce

RETURN CHECK TO: (Circle One) PARK / VENDOR / PROP MANAGER

YEE: Bryan Mullinax
6701 Pony Express Trail
Pollock Pines, CA. 95726

DATE CHECK NEEDED: 10.30.15

X ID #:

AMOUNT: $151.83

ESCRIPTION (Include Space Number/Project, if applicable)
Bryan used money out of his pocket to buy supplies to do the repair on the dry rot around the office at Idle Wheel. We were low on Petty cash and he went out and bought the supplies needed such as wood, nails, caulk.

PECIAL INSTRUCTIONS: Copies of the receipts are attached.

PPROVAL: Donald Long DATE: 10.23.15

ACCOUNTING USE ONLY

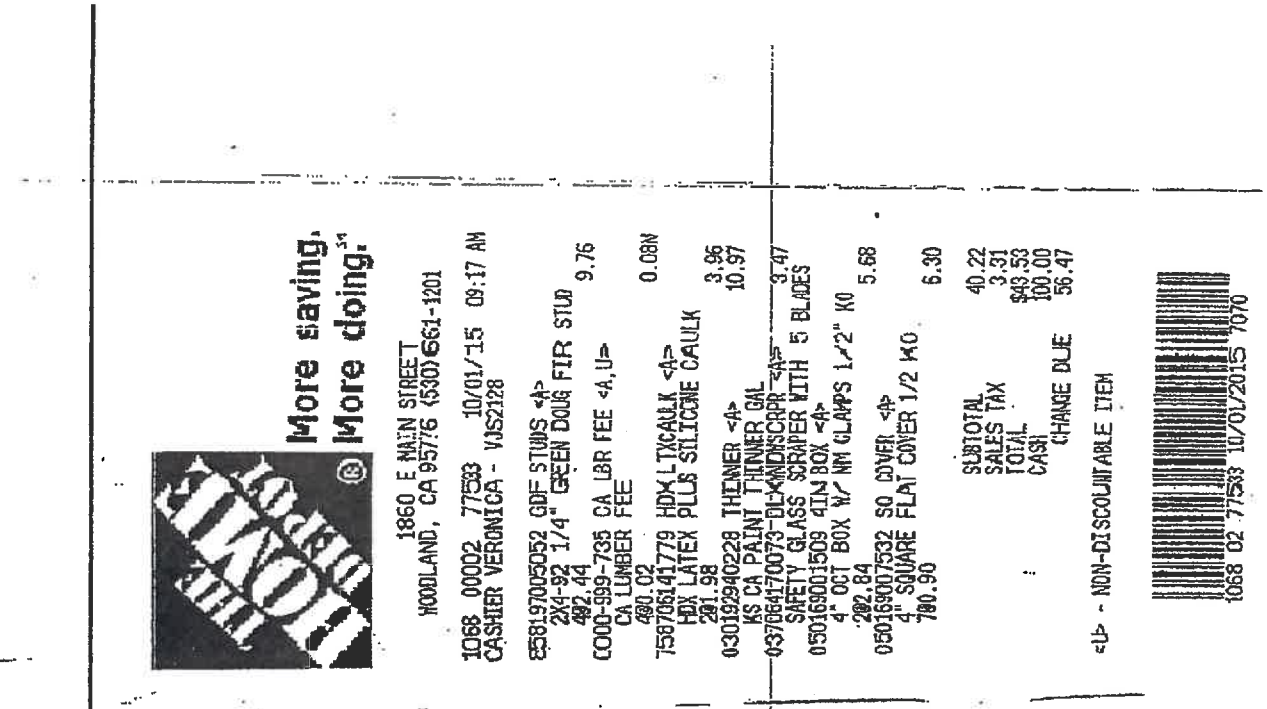
VENDOR #

DATE PAID:

CHECK #:

G/L ACCOUNT

189



More saving.
More doing.™

1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00002 77533 10/01/15 09:17 AM
CASHIER VERONICA - VJS2128

858197005052 GDF STUDS <A> 3.47
2X4-92 1/4" GREEN DOUG FIR STUD 9.76
492.44
C000-999-735 CA LBR FEE <A,U> 0.08N
CA LUMBER FEE
490.02
758706141779 HDX LTXCAULK <A> 3.96
HDX LATEX PLUS SILICONE CAULK 10.97
291.98
030192940228 THINNER <A>
AS CA PAINT THINNER GAL
037664700733 DLX KNIFESCRPR <A>
SAFETY GLASS SCRAPER WITH 5 BLADES
050169001509 4IN BOX <A> 5.68
4" OCT BOX W/ NM CLAMPS 1/2" KO
292.84
050169007532 SQ COVER <A> 6.30
4" SQUARE FLAT COVER 1/2 KO
780.90

SUBTOTAL 40.22
SALES TAX 3.31
TOTAL $43.53
CASH 100.00
CHANGE DUE 56.47

<U> - NON-DISCOUNTABLE ITEM

1068 02 77533 10/01/2015 7070

More saving.
More doing.™

1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00056 43639 10/05/15 09:30 AM
CASHIER SELF CHECK OUT - SCOT56

~~876326000464 GLOVES <A>~~
~~FIRM GRIP THE HEAVY DUTY L~~
~~044915832208 TIE PLATE <A>~~
~~2INKTIN TIE PLATE~~
4@1.11 4.44
758706141779 HDX LTXCAULK <A>
HDX LATEX PLUS SILICONE CAULK 3.96
2@1.98 7.94
764666680258 2IN CS 1LB <A>
2" CONSTRUCTION SCREW 1 LB

SUBTOTAL 35.32
SALES TAX 3.00
TOTAL $39.32

XXXXXXXXXXXX9693 DEBIT USD$ 39.32

AUTH CODE 161161 Verified By PIN
Chip Read US DEBIT
AID A0000000980840
TVR 8080048000
IAD 06010A03600000
TSI 6800
ARC 00

1068 56 43639 10/05/2015 8567

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/03/2016
THE HOME DEPOT RESERVES THE RIGHT TO LIMIT / DENY RETURNS. PLEASE SEE THE RETURN POLICY SIGN IN STORES FOR

More saving.
More doing.™

1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00001 89324 10/05/15 03:24 PM
CASHIER MARGARITA - MXA3775

737164961563 4X12-12-#1 <A> 48.29
4X12-12FT #1 PREMIUM DOUG FIR
0000-999-735 CA LBR FEE <A,U> 0.48N
CA LUMBER FEE

SUBTOTAL 48.77
SALES TAX 3.98
TOTAL $52.75

XXXXXXXXXXXX9693 DEBIT USD$ 52.75

AUTH CODE 331010 Verified By PIN
Chip Read US DEBIT
AID A0000000980840
TVR 8080048000
IAD 06010A03600000
TSI 6800
ARC 00

<U> - NON-DISCOUNTABLE ITEM

1068 01 89324 10/05/2015 7788

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/03/2016
THE HOME DEPOT RESERVES THE RIGHT TO LIMIT / DENY RETURNS. PLEASE SEE THE RETURN POLICY SIGN IN STORES FOR

190

IDLE WHEEL ESTATES	Vendor # BRYMUL		10/15/15 NO: 5124
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
10/01/15	100115	1,822.41	TRVL 9/1-9/30	5940- -
	TOTAL	1,822.41		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5124

POWER CHECK

DATE	VOID AFTER SIX MONTHS
10/15/15	**********$1,822.41

PAY ONE THOUSAND EIGHT HUNDRED TWENTY-TWO AND 41/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

[redacted]

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: BRYAN ~~MULLANIX~~ Mullinax

Travel Dates: From 9-1-15 To 9-30-15

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
9/1	Pollock-woodland	woodland-Pollock	182121	182259	137.8	To From work
9/2	Pollock-Woodland	woodland-Pollock	182259	182397	137.8	
9/3	Pollock-woodland	woodland-Pollock	182397	182535	137.8	
9/4	Pollock-woodland	woodland-Pollock	182535	182673	137.8	
9/7	Pollock-Woodland	woodland-Pollock	182671	182808	137.8	
9/8	Pollock-woodland	woodland-Pollock	182946	183084	137.8	
9/9	Pollock-woodland	woodland-Pollock	183084	183222	137.8	
9/10	Pollock-woodland	woodland-Pollock	183222	183360	137.8	
9/11	Pollock-woodland	woodland-Pollock	183360	183497	137.8	
9/14	Pollock-woodland	woodland-Pollock	183497	183635	137.8	
9/15	Pollock-woodland	woodland-Pollock	183649	183786	137.8	
9/16	Pollock-woodland	woodland-Pollock	183786	183924	137.8	
9/17	Pollock-woodland	woodland-Pollock	183928	184065	137.8	
9/18	Pollock-woodland	woodland-Pollock	184065	184203	137.8	
9/21	Pollock-woodland	woodland-Pollock	184203	184341	137.8	
9/22	Pollock-woodland	woodland-Pollock	184341	184479	137.8	
9/23	Pollock-woodland	woodland-Pollock	184479	184617	137.8	
9/24	Pollock-woodland	woodland-Pollock	184623	184760	137.8	
9/25	Pollock-woodland	woodland-Pollock	184760	184898	137.8	
9/28	Pollock-woodland	woodland-Pollock	184898	185036	137.8	
9/29	Pollock-Woodland	woodland-Pollock	185036	185174	137.8	
9/30	Pollock-woodland	woodland-Pollock	185174	185312	137.8	
8/31	Pollock-woodland	woodland-Pollock	181984	182121	137.8	
				Total miles traveled	3169.4	
				Total due @ 57.5¢ per mile	$1822.40	

192

$1822.41

Employee signature: _____ Approved by: _____

IDLE WHEEL ESTATES	Vendor # BRYMUL		09/15/15 NO: 5104
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
08/28/15	082815	1,584.70	TRVL 8/3-8/28	5940- -
	TOTAL	1,584.70		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5104

POWER CHECK

DATE	VOID AFTER SIX MONTHS
09/15/15	**********$1,584.70

PAY ONE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND 70/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

[redacted]

193

Idle Wheel Estates

MILEAGE LOG

Employee: BRYAN MULLANIX Mullinax

Travel Dates: From 8/3/15 To 8/28/15

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
8/3	Pollock pines - woodland	woodland - pollock pines	179102	179239	137.8	To and from work
8/4	Pollock pines - woodland	woodland - Pollock pines	179239	179377	137.8	
8/5	pollock pines - woodland	woodland - pollock pines	179377	179515	137.8	
8/6	Pollock pines - woodland	woodland - pollock pines	179515	179652	137.8	
8/7	Pollock pines - woodland	woodland - pollock pines	179652	179790	137.8	
8/10	Pollock pines - woodland	woodland - pollock pines	179790	179928	137.8	
8/11	pollock pines - woodland	woodland - Pollock pines	179928	180066	137.8	
8/12	Pollock Pines - woodland	woodland - pollock pines	180066	180203	137.8	
8/13	pollock pines - woodland	woodland - Pollock pines	180232	180369	137.8	
8/14	Pollock Pines - woodland	woodland - pollock pines	180369	180506	137.8	
8/17	pollock pines - woodland	woodland - pollock pines	180582	180719	137.8	
8/18	Pollock pines - woodland	woodland - pollock pines	180719	180857	137.8	
8/19	Pollock pines - woodland	woodland - pollock pines	180857	180995	137.8	
8/20	Pollock pines - woodland	woodland - Pollock pines	180998	181135	137.8	
8/21	pollock pines - woodland	woodland - Pollock pines	181135	181273	137.8	
8/24	Pollock pines - woodland	woodland - Pollock pines	181273	181411	137.8	
8/25	Pollock pines - woodland	woodland - Pollock pines	181424	181561	137.8	
8/26	Pollock pines - woodland	woodland - pollock pines	181561	181698	137.8	
8/27	Pollock pines - woodland	woodland - pollock pines	181698	181835	137.8	
8/28	Pollock pines - woodland	woodland - Pollock pines	181835	181973	137.8	
				Total miles traveled	2,756	
				Total due @ 57.5¢ per mile	$1,584.70	

Employee signature: _____ Approved by: _____

Waterhouse Management Corporation -1014 FORM

194

(530) 661-0957 Idle Wheel Estates Aug 31 15 01:15p

IDLE WHEEL ESTATES	Vendor # BRYMUL	09/15/15 NO: 5101

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/15/15	091515PR	1,344.00	PAYROLL	5210- -
09/15/15	091515PR	114.92-	EMPLOYEE DED	2020- -
	TOTAL	1,229.08		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5101

POWER CHECK

DATE	VOID AFTER SIX MONTHS
09/15/15	**********$1,229.08

PAY ONE THOUSAND TWO HUNDRED TWENTY-NINE AND 08/100 DOLLARS

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

ACCOUNTING COPY
VOID

[redacted]

195

IDLE WHEEL ESTATES	Vendor # BRYMUL		07/31/15 NO: 5068
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/31/15	073115	1,505.47	TRVL 7/1-7/31	5940- -
	TOTAL	1,505.47		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5068

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/31/15	**********$1,505.47

PAY ONE THOUSAND FIVE HUNDRED FIVE AND 47/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

196

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: ~~BRYAN MULLANIX~~ Mullinax

Travel Dates: From 7-1-15 To 7-31-15

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
7-1	Pollock-Woodland	woodland-Pollock	176252	176389	137.8	TO From Work
7-2	Pollock-Woodland	woodland Pollock	176389	176527	137.8	
7-3	Pollock-Woodland	woodland-Pollock	176527	176665	137.8	
7-6	Pollock-Woodland	woodland-Pollock	176692	176829	137.8	
7-7	Pollock-Woodland	woodland-Pollock	176829	176967	137.8	
7-8	Pollock-Woodland	woodland-Pollock	176972	177109	137.8	
7-9	Pollock-Woodland	woodland-Pollock	177109	177247	137.8	
7-10	Pollock-Woodland	woodland-Pollock	177247	177385	137.8	
7-13	Pollock-Woodland	woodland-Pollock	177385	177523	137.8	
7-14	Pollock-Woodland	woodland-Pollock	177523	177661	137.8	
7-15	Pollock-Woodland	woodland-Pollock	177661	177798	137.8	
7-16	Pollock-Woodland	woodland-Pollock	177798	177936	137.8	
7-17	Pollock-Woodland	woodland-Pollock	177936	178074	137.8	
7-27	Pollock-Woodland	woodland-Pollock	178226	178363	137.8	
7-28	Pollock-Woodland	woodland-Pollock	178363	178501	137.8	
7-28	Pollock-Woodland	woodland-Pollock	178501	178639	137.8	
7-29	Pollock-Woodland	woodland-Pollock	178639	178776	137.8	
7-30	Pollock-Woodland	woodland-Pollock	178776	178914	137.8	
7-31	Pollock-Woodland	woodland-Pollock	178914	179052	137.8	
				Total miles traveled	2,618.2	
				Total due @ 57.5¢ per mile	$ 1,505.47 ~~71~~	

Employee signature: _____ Approved by: _____

IDLE WHEEL ESTATES	Vendor # BRYMUL		07/15/15 NO: 5058
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/30/15	063015	1,347.00	TRVL 5/25-6/30	5940- -
	TOTAL	1,347.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5058

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/15/15	**********$1,347.00

PAY ONE THOUSAND THREE HUNDRED FORTY-SEVEN AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

198

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: BRYAN MULLANIX

Travel Dates: From 5-25 To 6-30

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
5/25	Pollock - woodland	woodland - Pollock	173561	173699	137.8	To From work
5/26	Pollock - woodland	woodland - Pollock	173699	173838	137.8	
5/27	Pollock - woodland	woodland - Pollock	173849	173987	137.8	
5/28	Pollock - woodland	woodland - Pollock	173987	174124	137.8	
5/29	Pollock - woodland	woodland - Pollock	174126	174263	137.8	
6/1	Pollock - woodland	woodland - Pollock	174528	174666	137.8	
6/2	Pollock - woodland	woodland - Pollock	174666	174803	137.8	
6/3	Pollock - woodland	woodland - Pollock	174803	174940	137.8	
6/10	Pollock - woodland	woodland - Pollock	174996	175115	137.8	
6/19	Pollock - woodland	woodland - Pollock	175115	175253	137.8	
6/22	Pollock - woodland	woodland - Pollock	175253	175390	137.8	
6/23	Pollock - woodland	woodland - Pollock	175390	175528	137.8	
6/24	Pollock - woodland	woodland - Pollock	175536	175674	137.8	
6/25	Pollock - woodland	woodland - Pollock	175674	175812	137.8	
6/26	Pollock - woodland	woodland - Pollock	175812	175951	137.8	
6/29	Pollock - woodland	woodland - Pollock	175974	176111	137.8	
6/30	Pollock - woodland	woodland - Pollock	176115	176252	137.8	
					[illegible]	(1)
					[illegible]	
				Total miles traveled	2342.6	
				Total due @ 57.5¢ per mile	$1,346.99	1341.00

Employee signature: [signature]

Approved by: _____

IDLE WHEEL ESTATES	Vendor # BRYMUL		05/29/15 NO: 5021
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/22/15	052215	1,743.17	TRVL 4/23-5/22	5940- -
	TOTAL	1,743.17		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5021

POWER CHECK

DATE	VOID AFTER SIX MONTHS
05/29/15	**********$1,743.17

PAY ONE THOUSAND SEVEN HUNDRED FORTY-THREE AND 17/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
BRYAN MULLINAX
6701 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

[redacted]

200

Idle Wheel Estates

MILEAGE LOG

Employee: ~~BRYAN MULLANIX~~ mullinax

Travel Dates: From 4/23/2015 To 4/30/2015

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
4/23	Pollock Pines	Idle wheel woodland	170276	170346	68.9	Travel to work
4/23	Idle wheel woodland	Pollock pines	170349	170419	68.9	Travel to home
4/25	Pollock Pines	Idle wheel woodland	170523	170591	68.9	Travel to work
4/25	Idle wheel woodland	Pollock pines	170598	170666	68.9	Travel to home
4/27	Pollock pines	Idle wheel woodland	170666	170735	68.9	travel to work
4/27	Idle wheel woodland	Pollock pines	170737	170805	68.9	travel to home
4/28	Pollock pines	Idle wheel woodland	170805	170874	68.9	travel to work
4/28	Idle wheel woodland	Pollock pines	170878	170947	68.9	travel to home
4/29	Pollock pines	Idle wheel woodland	170947	171015	68.9	travel to work
4/29	Idle wheel woodland	Pollock pines	171017	171087	68.9	travel to home
4/30	Pollock pines	Idle wheel woodland	171099	171167	68.9	travel to work
4/30	Idle wheel woodland	Pollock pines	171174	171243	68.9	travel to home
				Total miles traveled	826.8	
				Total due @ 57.5¢ per mile	$475.41	

Employee signature: _____ Approved by: _____

Waterhouse Management Corporation -1014 FORM

$1743.11

201 - 300

201

(530) 661-0957

(530) 661-0957

Idle Wheel Estates

MILEAGE LOG

Employee: BRYAN ~~MULLANIX~~ Mullinax

Travel Dates: From 5-1-15 To 5-22-15

Date	Traveled From	Traveled To	Odometer Start	Odometer Stop	Total Miles	Reason for Trip
5/1	Pollock-woodland	woodland-Pollock	171243	171380	137.8	To and From Work & Home
5/4	Pollock-woodland	woodland-Pollock	171380	171518	137.8	
5/5	Pollock-woodland	woodland-Pollock	171518	171656	137.8	
5/6	Pollock-woodland	woodland-Pollock	171669	171796	137.8	
5/7	Pollock-woodland	woodland-Pollock	171796	171934	137.8	
5/8	Pollock-woodland	woodland-Pollock	171942	172079	137.8	
5/11	Pollock-woodland	woodland-Pollock	172079	172217	137.8	
5/12	Pollock-woodland	woodland-Pollock	172219	172356	137.8	
5/13	Pollock-woodland	woodland-Pollock	172356	172494	137.8	
5/14	Pollock-woodland	woodland-Pollock	172511	172648	137.8	
5/15	Pollock-woodland	woodland-Pollock	172648	172786	137.8	
5/18	Pollock-woodland	woodland-Pollock	172866	173003	137.8	
5/19	Pollock-woodland	woodland-Pollock	173003	173140	137.8	
5/20	Pollock-woodland	woodland-Pollock	173146	173284	137.8	
5/21	Pollock-woodland	woodland-Pollock	173284	17421	137.8	
5/22	Pollock-woodland	woodland-Pollock	17423	173561	137.8	
				Total miles traveled	2204.8	
				Total due @ 57.5¢ per mile	$ 1267.76	

Employee signature: [signature]

Approved by: _____

Waterhouse Management Corporation -1014 FORM

262

IDLE WHEEL ESTATES Vendor # PLUDOC 12/31/15 NO: 5181

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
12/02/15	51492		2,535.10	#4 RPLC LINE	5450- -
12/14/15	51660		3,162.94	#110 GAS LINE	5450- -
		TOTAL	5,698.04		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5181

DATE	VOID AFTER SIX MONTHS
12/31/15	**********$5,698.04

PAY FIVE THOUSAND SIX HUNDRED NINETY-EIGHT AND 04/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
1321 EAST EIGHTH STREET
DAVIS, CA 95616

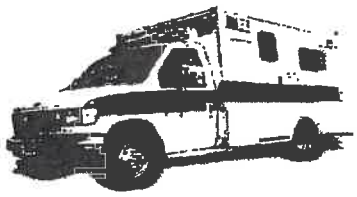
Idle Wheel MHP

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228



www.plumbingmd.com

Invoice

Date	Invoice #
12/2/2015	51492

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
As quoted to replace gas line under ground from meter to home connection. Includes temporary hook-up.		2,467.10	2,467.10
Permits fees		68.00	68.00
Unit #4			

Total	$2,535.10
Payments	$0.00
Balance Due	$2,535.10

Make checks payable to: Plumbing MD Inc.

Corporate Headquarters 955 Business Park Drive Dixon, CA 95620 Phone - 1-866-FAST-AID Fax - 707-678-8614

The Plumbing Doctor

Idle Wheel Estates

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
12/14/2015	51660

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
3/4 Gas line, underground. W/ excavation & backfill 30' long Space #110	1	2,914.94	2,914.94
Jackhammer Concrete	1	180.00	180.00
Permits	1	68.00	68.00

Total	$3,162.94
Payments	$0.00
Balance Due	$3,162.94

Make checks payable to: Plumbing MD Inc.

IDLE WHEEL ESTATES Vendor # PLUDOC 11/30/15 NO: 5156

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
11/07/15	51211		4,793.40	RPR WATER BREAK	5570- -
		TOTAL	4,793.40		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5156

DATE	VOID AFTER SIX MONTHS
11/30/15	**********$4,793.40

PAY FOUR THOUSAND SEVEN HUNDRED NINETY-THREE AND 40/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
955 BUSINESS PARK DRIVE
DIXON, CA 95620

[redacted]

206

IDLE WHEEL ESTATES

umbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
11/7/2015	51211

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Repair 2 Sch 40 PVC Water Line	6	408.90	2,453.40
Repair Leak Underground	4	360.00	1,440.00
Jackhammer Rental	5	180.00	900.00

Total	$4,793.40
Payments	$0.00
Balance Due	$4,793.40

Make checks payable to: Plumbing MD Inc.

Corporate Headquarters 955 Business Park Drive Dixon, CA 95620 Phone - 1-866-FAST-AID Fax - 707-678-8614

The Plumbing Doctor

IDLE WHEEL ESTATES Vendor # PLUDOC 11/13/15 NO: 5147

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
10/17/15	51165	491.50	LOCATE LEAK	5570- -
10/24/15	51166	877.20	RPR WATER LEAK	5570- -
10/24/15	51170	311.50	#102 LOCATE LK	5570- -
	TOTAL	1,680.20		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5147

DATE	VOID AFTER SIX MONTHS
11/13/15	**********$1,680.20

PAY ONE THOUSAND SIX HUNDRED EIGHTY AND 20/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
955 BUSINESS PARK DRIVE
DIXON, CA 95620

[redacted]

208

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
10/17/2015	51165

Bill To

Idle Wheel Mobile Estates
907 Bourn Drive
Woodland, CA 95776

Ship To

Idle Wheel Mobile Estates
907 Bourn Drive
Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Electronically Locate Leak under asphalt	1	311.50	311.50
Medium Limited Accessibility	1	180.00	180.00

Total	$491.50
Payments	$0.00
Balance Due	$491.50

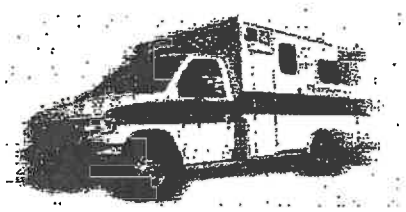
Make checks payable to: Plumbing MD Inc.

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228



www.plumbingmd.com

Invoice

Date	Invoice #
10/24/2015	51166

Bill To

Idle Wheel Mobile Estates
907 Bourn Drive
Woodland, CA 95776

Ship To

Idle Wheel Mobile Estates
907 Bourn Drive
Woodland, CA 95776

P.O. No.	Terms

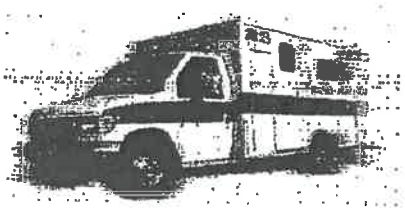
Description	Quantity	Rate	Amount
Repair Leak 3/4"	1	337.20	337.20
Repair Water Leak in Ground to 3' Depth	1	360.00	360.00
Jobs Requiring an Assistant	1	180.00	180.00
Work performed at Space #122			

Total	$877.20
Payments	$0.00
Balance Due	$877.20

Make checks payable to: Plumbing MD Inc.

Plumbing MD, INC
1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209
Fax # 530-792-0228



www.plumbingmd.com

Invoice

Date	Invoice #
10/24/2015	51170

Bill To
Idle Wheel Mobile Estates
907 Bourn Drive
Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates
907 Bourn Drive
Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Locate Leak at Space #102	1	311.50	311.50

Total	$311.50
Payments	$0.00
Balance Due	$311.50

Make checks payable to: Plumbing MD Inc.

IDLE WHEEL ESTATES	Vendor # PLUDOC		09/15/15 NO: 5107
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/29/15	50228	376.50	LOCATE LEAK	5570- -
	TOTAL	376.50		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5107

DATE	VOID AFTER SIX MONTHS
09/15/15	**********$376.50

PAY THREE HUNDRED SEVENTY-SIX AND 50/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
955 BUSINESS PARK DRIVE
DIXON, CA 95620

[redacted]

212

PLUDOC

Invoice

umbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone #
530-756-2209

Fax #
530-792-0228

www.plumbingmd.com

Date	Invoice #
6/29/2015	50228

Bill To

Idle Wheel Mobile Estates
907 Bourn Drive
Woodland, CA 95776

Ship To

Idle Wheel Mobile Estates
907 Bourn Drive
Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Water Line Locate Underground Piping - Commercial **Approved by Ruben via email	1	376.50	376.50

Total	$376.50
Payments	$0.00
Balance Due	$376.50

Make checks payable to: Plumbing MD Inc.

Attn: Ruben Garcia

213

p.1

(530) 661-0957

Idle Wheel Estates

Aug 31 15 12:00p

IDLE WHEEL ESTATES	Vendor # PLUDOC	06/30/15 NO: 5050

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/25/15	50227	2,600.21	RPR WATER LEAK	5570- -
	TOTAL	2,600.21		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5050

DATE	VOID AFTER SIX MONTHS
06/30/15	**********$2,600.21

PAY TWO THOUSAND SIX HUNDRED AND 21/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
955 BUSINESS PARK DRIVE
DIXON, CA 95620

[redacted]

214

11 will also be mailed to the office.

PLUMBING DOCTOR®

Corporate Headquarters
955 Business Park Drive, Dixon, CA 95620
Phone (866) FAST-AID Fax (707) 678-8614
327 8243

SCL# 327777

Fast Aid SM

Schedule Online at
www.plumbingdoctor.com

Contract # 50227

Scan with your smart phone for special offers

Davis Office
1321 E. 8th St., Davis, CA 95616
Phone (530) 756-2209

Date: 6-25-15

Bill to: Waterhouse Management Corporation	Job Name: Idle Wheel Estates
Address: 500 Giuseppe Court, suite 2	Address: 907 Bourn Dr City: Woodland
City: Roseville, CA. Zip: 95678	Contact: (530) PHONE 662-6249
Telephone: (916) 772-8146	Paid by ☐ Chk ☐ CC ☐ Cash Amount $ Check #
Email: ruben@waterhousemgmt.co	CC# Exp. Auth.

Diagnosis/Solution

Water leak under concrete
Cut concrete & find water leak

Authorization to proceed with work. I hereby authorize the herein described work at the below listed price. I understand that I am responsible to secure, and pay for any necessary permits. I agree to pay 1.5% per month for past due contracts. In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates. By the addition of my signature below, I agree that I have received a copy of this contract and that I have read, understand, and agree to the terms listed herein and on the reverse side.

Signature X Ronald Ford

Qty.	Task / Add-on	Description of work	Each	Standard Rate		Value Rate	
	T41 7D	Rapid Accessible leak under slab		2,349	38	2,025	38
	A 10510	Major ~~Emergency~~ Comercial drain Time		432	00	360	00
				2,781	38	2,385	38
	A 1353 D	Concrete Patch		250	83	214	83
				3,032	21	2,600	21

Consultation/Inspection Fee ($94.00 minimum) — Sub Total

Customer Care Program – My Technician has discussed the benefits of the Customer Care Program with me, and with my signature I accept or decline as shown below. — Customer Care Program:

Accept X _____ Decline X _____ — Total

Technician: Rosendo

Notes/Recommendations: Cut concrete find water leak in 1" Copper pipe install new piece of 1" PVC pipe & install concrete back

With the Customer Care Program...
You would have Saved $

Thank you For Being A Customer Care Member!
You Saved $ 432.00

Acceptance of work performed - I acknowledge satisfactory completion of the above described work, and that the premises have been left in a satisfactory condition. I agree that the amount set forth in the space marked "TOTAL DUE", is the fair price I have agreed to:

Thank You

Signature X Ronald Ford — TOTAL DUE 2600 21

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Form **W-9**
(Rev. October 2004)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as reported on your income tax return)
Plumbing MD, Inc.

Business name, if different from above
Plumbing Doctor

Check appropriate box: ☐ Individual/ Sole proprietor ☑ Corporation ☐ Partnership ☐ Other ▶ ..... ☐ Exempt from backup withholding

Address (number, street, and apt. or suite no.)
955 Business Park Dr.

Requester's name and address (optional)

City, state, and ZIP code
Dixon, CA 95620

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. *If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.*

Social security number
| | | | | | | | | |

or

Employer Identification number
| 2 | 0 | 0 | 2 | 9 | 7 | 7 | 7 | 5 |

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here — Signature of U.S. person ▶ [signature] Date ▶ 9-9-14

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

Note. *If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.*

For federal tax purposes you are considered a person if you are:

- an individual who is a citizen or resident of the United States,
- a partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or
- any estate (other than a foreign estate) or trust. See Regulation section 301.7701-6(a) for additional information.

Foreign person. If you are a foreign person, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

IDLE WHEEL ESTATES Vendor # PREEMP 12/31/15 NO: 5182

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
12/24/15	WKN158504-1		482.00	W/C INSURANCE	5260- -
		TOTAL	482.00		

FORM# 115LC

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5182

DATE	VOID AFTER SIX MONTHS
12/31/15	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

TO THE ORDER OF
PREFERRED EMPLOYERS INSURANCE COMPANY
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
V O I D

[redacted]

217

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 12/24/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	11/24/15	12/24/15	5.00	01/13/16
INSTALLMENT	11/24/15	12/24/15	477.00	01/13/16

TOTAL: **$482.00**

Do not include correspondence with payment.

2 | 8

IDLE WHEEL ESTATES Vendor # PREEMP 11/30/15 NO: 5157

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
11/24/15	WKN158504-1		482.00	W/C INSURANCE	5260- -
		TOTAL	482.00		

FORM# 11811

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5157

DATE	VOID AFTER SIX MONTHS
11/30/15	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

TO THE ORDER OF
PREFERRED EMPLOYERS INSURANCE COMPANY
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
VOID

[redacted]

219

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 11/24/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	10/24/15	11/24/15	5.00	12/14/15
INSTALLMENT	10/24/15	11/24/15	477.00	12/14/15

TOTAL: **$482.00**

Do not include correspondence with payment .

220

IDLE WHEEL ESTATES Vendor # PREEMP 10/30/15 NO: 5137

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
10/24/15	WKN158504-1	482.00	W/C INSURANCE	5260- -
	TOTAL	482.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5137

POWER CHEC

DATE	VOID AFTER SIX MONTHS
10/30/15	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **PREFERRED EMPLOYERS INSURANCE COMPANY**
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

[redacted]

221

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 10/24/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	09/24/15	10/24/15	5.00	11/13/15
INSTALLMENT	09/24/15	10/24/15	477.00	11/13/15

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OCT 27 2015
BY:

TOTAL: **$482.00**

Do not include correspondence with payment .

222

IDLE WHEEL ESTATES Vendor # PREEMP 09/30/15 NO: 5115

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/24/15	WKN158504-1	482.00	W/C INSURANCE	5260- -
	TOTAL	482.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5115

DATE	VOID AFTER SIX MONTHS
09/30/15	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

TO THE ORDER OF PREFERRED EMPLOYERS INSURANCE COMPANY
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
VOID

[redacted]

223

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 09/24/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	08/24/15	09/24/15	5.00	10/14/15
INSTALLMENT	08/24/15	09/24/15	477.00	10/14/15

TOTAL: **$482.00**

Do not include correspondence with payment .

224

IDLE WHEEL ESTATES | Vendor # PREEMP | 08/31/15 NO: 5092

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
08/24/15	WKN158504-1		482.00	W/C INSURANCE	5260- -
		TOTAL	482.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5092

DATE	VOID AFTER SIX MONTHS
08/31/15	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

TO THE ORDER OF
PREFERRED EMPLOYERS INSURANCE COMPANY
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
VOID

[redacted]

225

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 08/24/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	07/24/15	08/24/15	5.00	09/13/15
INSTALLMENT	07/24/15	08/24/15	477.00	09/13/15

TOTAL: **$482.00**

Do not include correspondence with payment .

226

IDLE WHEEL ESTATES	Vendor # PREEMP		07/31/15 NO: 5075
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/24/15	WKN158504-1	482.00	W/C INSURANCE	5260- -
	TOTAL	482.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5075

DATE	VOID AFTER SIX MONTHS
07/31/15	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

TO THE ORDER OF
PREFERRED EMPLOYERS INSURANCE COMPANY
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
VOID

[redacted]

227

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 07/24/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	06/24/15	07/24/15	5.00	08/13/15
INSTALLMENT	06/24/15	07/24/15	477.00	08/13/15

TOTAL: **$482.00**

RECEIVED
JUL 28 2015
BY:

Do not include correspondence with payment .

228

IDLE WHEEL ESTATES | Vendor # PREEMP | 06/30/15 NO: 5051

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
06/24/15	WKN158504-1		482.00	W/C INSURANCE	5260- -
		TOTAL	482.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5051

DATE	VOID AFTER SIX MONTHS
06/30/15	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

TO THE ORDER OF
PREFERRED EMPLOYERS INSURANCE COMPANY
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
VOID

[redacted]

229

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 06/24/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	05/24/15	06/24/15	5.00	07/14/15
INSTALLMENT	05/24/15	06/24/15	477.00	07/14/15

TOTAL: **$482.00**

Do not include correspondence with payment .

230

IDLE WHEEL ESTATES Vendor # PREEMP 05/29/15 NO: 5026

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/24/15	WKN158504-1	482.00	W/C INSURANCE	5260- -
	TOTAL	482.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5026

POWER CHEC

DATE	VOID AFTER SIX MONTHS
05/29/15	**********$482.00

PAY FOUR HUNDRED EIGHTY-TWO AND NO/100 DOLLARS

TO THE ORDER OF **PREFERRED EMPLOYERS INSURANCE COMPANY**
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
VOID

[redacted]

231

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 05/24/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 482.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
INSTALLMENT BILLING FEE	04/24/15	05/24/15	5.00	06/13/15
INSTALLMENT	04/24/15	05/24/15	477.00	06/13/15

RECEIVED
MAY 25 2015
BY:

TOTAL: **$482.00**

Do not include correspondence with payment .

232

IDLE WHEEL ESTATES	Vendor # PREEMP		05/15/15 NO: 5014
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
04/29/15	WKN158504-1	630.00	W/C INSURANCE	5260- -
	TOTAL	630.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5014

DATE	VOID AFTER SIX MONTHS
05/15/15	**********$630.00

POWER CHEC

PAY SIX HUNDRED THIRTY AND NO/100 DOLLARS

TO THE ORDER OF **PREFERRED EMPLOYERS INSURANCE COMPANY**
FILE NUMBER 55624
LOS ANGELES, CA 90074-5624

ACCOUNTING COPY
V O I D

[redacted]

WORKERS COMPENSATION AND EMPLOYERS LIABILITY
INSURANCE POLICY

PREFERRED EMPLOYERS
INSURANCE COMPANY
A BERKLEY COMPANY

Billing Statement

Date: 04/29/15
Policy Number: WKN158504-1
Policy Period: 04/24/15 - 04/24/16
Producer: Albano Dale Dunn & Lewis Ins. Services

IDLE WHEELS ESTATES

C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT SUITE 2
ROSEVILLE, CA 95678

CUSTOMER SERVICE
For billing question: (888) 472-9001
To make a payment by phone: (800) 439-8741
To pay online: www.preferredworkcomp.com

This section reflects the bill for your Workers Compensation Insurance Policy.
The current premium due for this policy is: $ 630.00 as detailed below.

Transaction	From	To	Premium Due	Due Date
NEW DEPOSIT	04/24/15	04/24/16	473.00	05/19/15
CA SIBT ASSESSMENT	04/24/15	04/24/16	3.00	05/19/15
CA UEBT ASSESSMENT	04/24/15	04/24/16	6.00	05/19/15
CA INSURANCE GUARANTEE ASSOC.	04/24/15	04/24/16	87.00	05/19/15
CA WCARF ASSESSMENT	04/24/15	04/24/16	34.00	05/19/15
CA OSHF ASSESSMENT	04/24/15	04/24/16	11.00	05/19/15
CA LECF ASSESSMENT	04/24/15	04/24/16	7.00	05/19/15
CA FRAUD SURCHARGE	04/24/15	04/24/16	9.00	05/19/15

TOTAL: **$630.00**

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MAY 04 2015
BY:

Do not include correspondence with payment .

234

IDLE WHEEL ESTATES Vendor # PACGAS 12/31/15 NO: 5180

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
12/11/15	2894289934-6		314.57	SVC 11/9-12/9	5310- -
12/11/15	2894289934-6		114.24	SVC 11/9-12/9	5300- -
		TOTAL	428.81		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5180

POWER CHEC

DATE	VOID AFTER SIX MONTHS
12/31/15	**********$428.81

PAY FOUR HUNDRED TWENTY-EIGHT AND 81/100 DOLLARS

TO THE ORDER OF
PACIFIC GAS & ELECTRIC COMPANY
BOX 997300
SACRAMENTO, CA 95899-7300

ACCOUNTING COPY
V O I D

[redacted]

235

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 12/11/2015
Due Date: 12/28/2015

Service For:

IDLE WHEEL MHP LLC
Please see details page.

Questions about your bill?

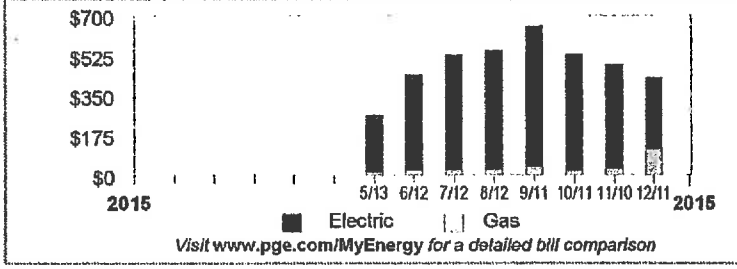
24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$486.17
Payment(s) Received Since Last Statement	-486.17
Previous Unpaid Balance	$0.00
Current Electric Charges	$314.57
Current Gas Charges	114.24
Total Amount Due by 12/28/2015	**$428.81**

COPY

Monthly Billing History



Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Holiday wishes from PG&E. From all of us at Pacific Gas and Electric Company, we wish you and your family a peaceful, safe and happy holiday season.

RECEIVED
DEC 16 2015
BY:

236

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 12/11/2015
Due Date: 12/28/2015

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

Servicio al Cliente en Español (Spanish)	1-800-660-6789	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

Rules and rates

You may be eligible for a lower rate. Find out about optional rates or view a complete list of rules and rates, visit www.pge.com or call 1-800-743-5000.

If you believe there is an error on your bill, please call 1-800-743-5000 to speak with a representative. If you are not satisfied with our response, contact the California Public Utilities Commission (CPUC), Consumer Affairs Branch, 505 Van Ness Avenue, San Francisco, CA 94102, 1-800-649-7570 or 415-703-2032 (TDD/TTY).

To avoid having service turned off while you wait for a CPUC decision, enclose a deposit check (payable to the CPUC) for the disputed amount and a description of the dispute. The CPUC will only accept deposits for matters that relate directly to billing accuracy. If it is not possible for you to pay your deposit, you must advise the CPUC. PG&E can not turn off your service for nonpayment while it is under review by the CPUC, however, you must continue to pay your current charges to keep your service turned on.

If you are not able to pay your bill, call PG&E to discuss how we can help. You may qualify for reduced rates under PG&E's CARE program or other special programs and agencies may be available to assist you. You may qualify for PG&E's Energy Savings Assistance Program which is an energy efficiency program for income-qualified residential customers.

Important definitions

Rotating outage blocks are subject to change without advance notice due to operational conditions.

Demand charge: Many non-residential rates include a demand charge. Demand is a measurement of the highest usage of electricity in any single fifteen (or sometimes five) minute period during a monthly billing cycle. Demand is measured in kilowatts (or kW). High demand is usually associated with equipment start-up. By spreading equipment start-ups over a longer period of time, you may be able to lower demand and reduce your demand charges.

Time-of-use electric prices are higher on weekday afternoons and lower at other times of the day. The price you pay also changes by season. Prices are higher in the summer and lower in the winter.

DWR bond charge: Recovers the cost of bonds issued by the Department of Water Resources (DWR) to purchase power to serve electric customers during the California energy crisis. DWR bond charges are collected on behalf of DWR and do not belong to PG&E.

DWR power charge: Included in generation charges for energy provided by DWR. Approximately 1% of your energy is provided by DWR and collected by PG&E as DWR's agent. In 2015, DWR will receive $124,455,827 from bundled service customers which offsets other generation charges in this bill.

Power Charge Indifference Adjustment (PCIA): Ensures that non-exempt customers who purchase electricity (generation) from non-PG&E suppliers pay their share of generation costs acquired to serve them prior to their departure.

Gas Public Purpose Program (PPP) Surcharge. Used to fund state-mandated gas assistance programs for low-income customers, energy efficiency programs, and public-interest research and development.

Visit www.pge.com/billexplanation for more definitions. To view most recent bill inserts including legal or mandated notices, visit www.pge.com/billinserts.

Your Electric Charges Breakdown

Generation	$136.73
Transmission	28.54
Distribution	119.32
Electric Public Purpose Programs	26.17
Nuclear Decommissioning	1.80
DWR Bond Charge	9.72
Competition Transition Charges (CTC)	1.08
Energy Cost Recovery Amount	-9.33
Taxes and Other	0.54
Total Electric Charges	**$314.57**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 12/11/2015
Due Date: 12/28/2015

Summary of your energy related services

	Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**			
Service Agreement ID: 2894289252			
Electric Charges	1004541839	1,169.477300 kWh	$190.60
Total			**$190.60**
Service For: **COR RD 101 & 23B**			
Service Agreement ID: 2894289185			
Electric Charges	1004542453	431.320900 kWh	$76.03
Total			**$76.03**
Service For: **ES RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289819			
Electric Charges	1008881783	247.359600 kWh	$47.94
Total			**$47.94**
Service For: **ES/RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289659			
Gas Charges	60677652	110.000000 Therms	$114.24
Total			**$114.24**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 12/11/2015
Due Date: 12/28/2015

Details of Electric Charges

11/09/2015 - 12/09/2015 (31 billing days)

Service For: ES/RD 101 .3M N/RD 24
Service Agreement ID: 2894289252
Rate Schedule: A1X Small General Time-of-Use Service

11/09/2015 – 12/09/2015

Customer Charge	31 days @ $0.32854		$10.18
Energy Charges			
Part Peak	346.734300 kWh @ $0.17280		59.92
Off Peak	822.743000 kWh @ $0.15298		125.86
California Climate Credit			-5.70
Energy Commission Tax			0.34
Total Electric Charges			**$190.60**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	44.99	37.73

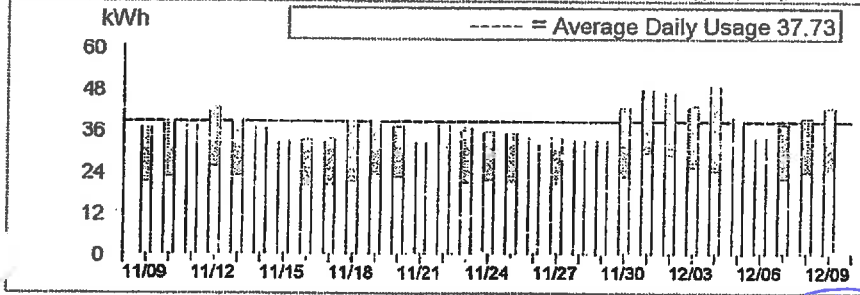
Service Information

Meter #	1004541839
Total Usage	1,169.477300 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit.

Electric Usage This Period: 1,169.477300 kWh, 31 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	29.65%	$59.92
Off Peak[3]	70.35%	$125.86

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 12/11/2015
Due Date: 12/28/2015

Details of Electric Charges

11/09/2015 - 12/09/2015 (31 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

11/09/2015 – 12/09/2015

Customer Charge	31 days @ $0.32854		$10.18
Energy Charges			
Part Peak	92.787400 kWh @ $0.17280		16.03
Off Peak	338.533500 kWh @ $0.15298		51.79
California Climate Credit			-2.10
Energy Commission Tax			0.13

Total Electric Charges $76.03

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	13.09	13.91

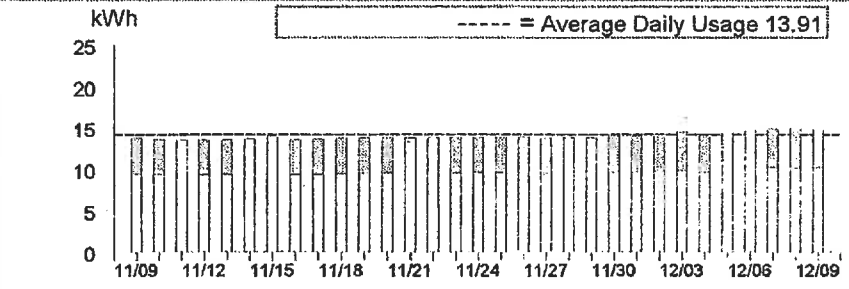
Service Information

Meter #	100454245
Total Usage	431.320900 kWh
Serial	F
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 431.320900 kWh, 31 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	21.52%	$16.03
Off Peak[3]	78.48%	$51.79

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 12/11/2015
Due Date: 12/28/2015

Details of Electric Charges

11/09/2015 - 12/09/2015 (31 billing days)

Service For: ES RD 101 .13M N/RD 24
Service Agreement ID: 2894289819
Rate Schedule: A1X Small General Time-of-Use Service

11/09/2015 – 12/09/2015

Customer Charge	31	days	@ $0.32854	$10.18
Energy Charges				
Part Peak	52.700400	kWh	@ $0.17280	9.11
Off Peak	194.659200	kWh	@ $0.15298	29.78
California Climate Credit				-1.20
Energy Commission Tax				0.07

Total Electric Charges **$47.94**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	7.45	7.98

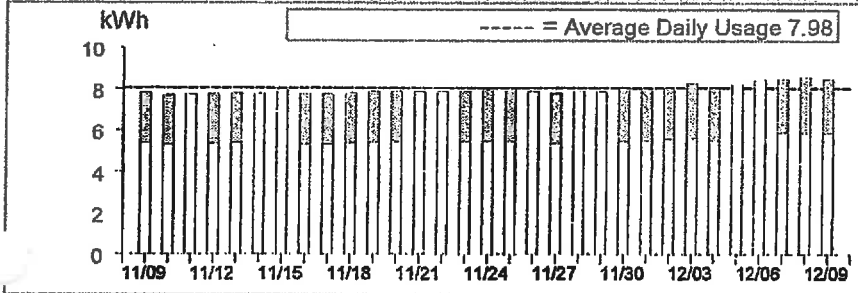
Service Information

Meter #	1008881783
Total Usage	247.359600 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit

Electric Usage This Period: 247.359600 kWh, 31 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	21.31%	$9.11
Off Peak[3]	78.69%	$29.78

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 12/11/2015
Due Date: 12/28/2015

Details of Gas Charges

11/10/2015 - 12/10/2015 (31 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

11/10/2015 – 11/30/2016

Customer Charge	21 days @ $0.27048	$5.68
Gas Charges		
First 4,000 Therms/month	74.516129 Therms @ $0.91433	68.13
Gas PPP Surcharge ($0.04472/Therm)		3.33

12/01/2015 – 12/10/2015

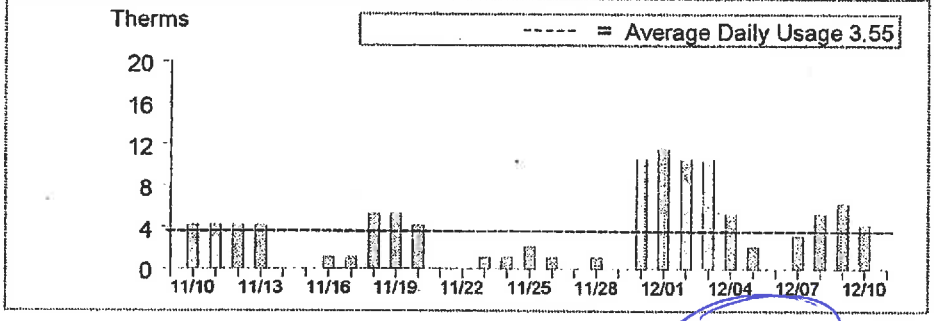
Customer Charge	10 days @ $0.27048	$2.70
Gas Charges		
First 4,000 Therms/month	35.483871 Therms @ $0.92428	32.80
Gas PPP Surcharge ($0.04472/Therm)		1.60

Total Gas Charges $114.24

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	0.71	3.55

Gas Usage This Period: 110.000000 Therms, 31 billing days



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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

Service Information

Meter #	60677652
Current Meter Reading	1,649
Prior Meter Reading	1,545
Difference	104
Multiplier	1.055533
Total Usage	110.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

11/10/2015 - 11/30/2015	$0.36991
12/01/2015 - 12/10/2015	$0.37986

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 12/10/2015, your highest average daily gas usage was 3.5 therms.

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IDLE WHEEL ESTATES Vendor # PACGAS 11/30/15 NO: 5155

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
11/10/15	2894289934-6		459.28	SVC 10/9-11/8	5310- -
11/10/15	2894289934-6		26.89	SVC 10/9-11/8	5300- -
		TOTAL	486.17		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5155

POWER CHECK

DATE	VOID AFTER SIX MONTHS
11/30/15	**********$486.17

PAY FOUR HUNDRED EIGHTY-SIX AND 17/100 DOLLARS

TO THE ORDER OF PACIFIC GAS & ELECTRIC COMPANY
BOX 997300
SACRAMENTO, CA 95899-7300

ACCOUNTING COPY
V O I D

243

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 11/10/2015
Due Date: 11/30/2015

Service For:

IDLE WHEEL MHP LLC
Please see details page.

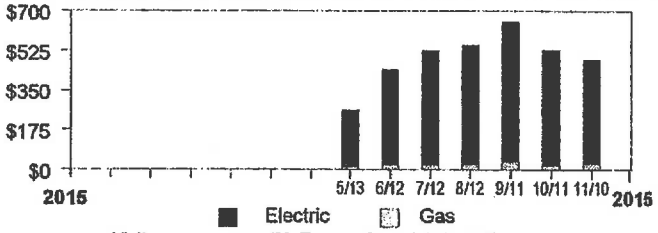
Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$530.06
Payment(s) Received Since Last Statement	-530.06
Previous Unpaid Balance	$0.00
Current Electric Charges	$459.28
Current Gas Charges	26.89
Total Amount Due by 11/30/2015	**$486.17**

Monthly Billing History



Visit www.pge.com/MyEnergy for a detailed bill comparison

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BY:

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 11/10/2015
Due Date: 11/30/2015

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

ervicio al Cliente en Español (Spanish)	1-800-660-6789	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

ules and rates

ou may be eligible for a lower rate. Find out about optional rates or view a omplete list of rules and rates, visit www.pge.com or call 1-800-743-5000.

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DWR power charge: Included in generation charges for energy provided by DWR. Approximately 1% of your energy is provided by DWR and collected by PG&E as DWR's agent. In 2015, DWR will receive $124,455,827 from bundled service customers which offsets other generation charges in this bill.

Power Charge Indifference Adjustment (PCIA): Ensures that non-exempt customers who purchase electricity (generation) from non-PG&E suppliers pay their share of generation costs acquired to serve them prior to their departure.

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Visit www.pge.com/billexplanation for more definitions. To view most recent bill inserts including legal or mandated notices, visit www.pge.com/billinserts.

Your Electric Charges Breakdown

Generation	$218.15
Transmission	31.37
Distribution	176.78
Electric Public Purpose Programs	28.78
Nuclear Decommissioning	1.98
DWR Bond Charge	10.70
Competition Transition Charges (CTC)	1.19
Energy Cost Recovery Amount	-10.26
Taxes and Other	0.59
Total Electric Charges	**$459.28**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 11/10/2015
Due Date: 11/30/2015

Summary of your energy related services

		Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**				
Service Agreement ID: 2894289252				
Electric Charges		1004541839	1,394.749600 kWh	$308.98
	Total			**$308.98**
Service For: **COR RD 101 & 23B**				
Service Agreement ID: 2894289185				
Electric Charges		1004542453	405.847300 kWh	$93.01
	Total			**$93.01**
Service For: **ES RD 101 .13M N/RD 24**				
Service Agreement ID: 2894289819				
Electric Charges		1008881783	230.983800 kWh	$57.29
	Total			**$57.29**
Service For: **ES/RD 101 .13M N/RD 24**				
Service Agreement ID: 2894289659				
Gas Charges		60677652	22.000000 Therms	$26.89
	Total			**$26.89**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 11/10/2015
Due Date: 11/30/2015

Details of Electric Charges

10/09/2015 - 11/08/2015 (31 billing days)

Service For: ES/RD 101 .3M N/RD 24
Service Agreement ID: 2894289252
Rate Schedule: A1X Small General Time-of-Use Service

10/09/2015 – 10/31/2015

Customer Charge	23	days	@ $0.32854	$7.56
Energy Charges				
Peak	176.993100	kWh	@ $0.26042	46.09
Part Peak	213.930500	kWh	@ $0.25109	53.72
Off Peak	723.612300	kWh	@ $0.22269	161.14
California Climate Credit				-5.43
Energy Commission Tax				0.32

11/01/2015 – 11/08/2015

Customer Charge	8	days	@ $0.32854	$2.63
Energy Charges				
Part Peak	68.891100	kWh	@ $0.17280	11.90
Off Peak	211.322600	kWh	@ $0.15298	32.33
California Climate Credit				-1.36
Energy Commission Tax				0.08

Total Electric Charges **$308.98**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	54.53	44.99

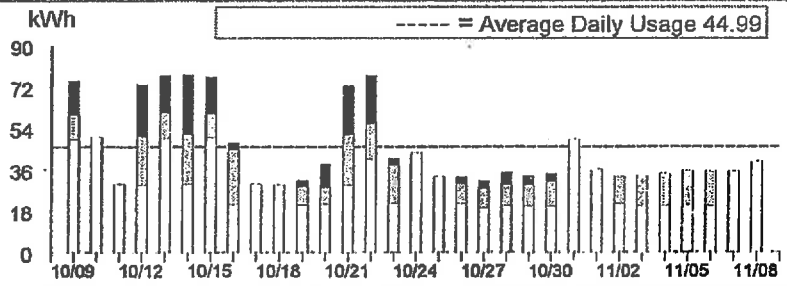
Service Information

Meter #	1004541839
Total Usage	1,394.749600 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 1,394.749600 kWh, 31 billing days



	Usage	Energy Charges
Peak[1]	12.68%	$46.09
Part Peak[2]	20.29%	$65.62
Off Peak[3]	67.03%	$193.47

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 11/10/2015
Due Date: 11/30/2015

Details of Electric Charges

10/09/2015 - 11/08/2015 (31 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

10/09/2015 – 10/31/2015

Customer Charge	23	days	@ $0.32854	$7.56
Energy Charges				
Peak	2.936200	kWh	@ $0.26042	0.76
Part Peak	48.673300	kWh	@ $0.25109	12.22
Off Peak	245.187200	kWh	@ $0.22269	54.60
California Climate Credit				-1.45
Energy Commission Tax				0.09

11/01/2015 – 11/08/2015

Customer Charge	8	days	@ $0.32854	$2.63
Energy Charges				
Part Peak	20.987900	kWh	@ $0.17280	3.63
Off Peak	88.062700	kWh	@ $0.15298	13.47
California Climate Credit				-0.53
Energy Commission Tax				0.03

Total Electric Charges $93.01

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	11.89	13.09

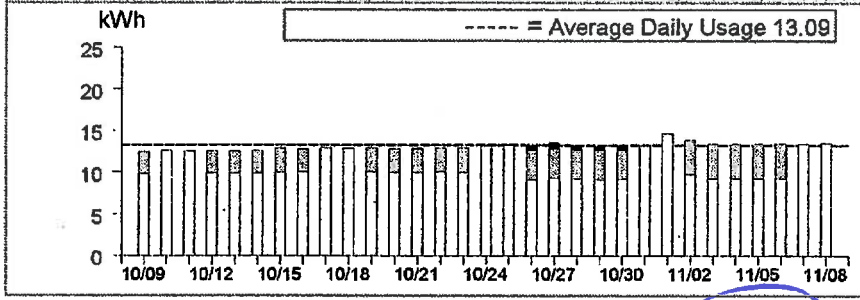
Service Information

Meter #	1004542453
Total Usage	405.847300 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**.

Electric Usage This Period: 405.847300 kWh, 31 billing days



	Usage	Energy Charges
Peak[1]	0.72%	$0.76
Part Peak[2]	17.17%	$15.85
Off Peak[3]	82.11%	$68.07

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 11/10/2015
Due Date: 11/30/2015

Details of Electric Charges

10/09/2015 - 11/08/2015 (31 billing days)

Service For: ES RD 101 .13M N/RD 24
Service Agreement ID: 2894289819
Rate Schedule: A1X Small General Time-of-Use Service

10/09/2015 – 10/31/2015

Customer Charge	23 days	@ $0.32854	$7.56
Energy Charges			
Peak	1.437000 kWh	@ $0.26042	0.37
Part Peak	27.223200 kWh	@ $0.25109	6.84
Off Peak	139.963800 kWh	@ $0.22269	31.17
California Climate Credit			-0.82
Energy Commission Tax			0.05

11/01/2015 – 11/08/2015

Customer Charge	8 days	@ $0.32854	$2.63
Energy Charges			
Part Peak	11.867400 kWh	@ $0.17280	2.05
Off Peak	50.492400 kWh	@ $0.15298	7.72
California Climate Credit			-0.30
Energy Commission Tax			0.02

Total Electric Charges **$57.29**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	6.71	7.45

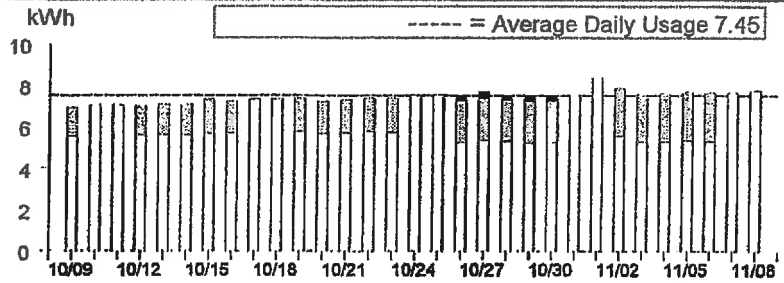
Service Information

Meter # .	1008881783
Total Usage	230.983800 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit

Electric Usage This Period: 230.983800 kWh, 31 billing days



	Usage	Energy Charges
Peak[1]	0.62%	$0.37
Part Peak[2]	16.93%	$8.89
Off Peak[3]	82.45%	$38.89

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 11/10/2015
Due Date: 11/30/2015

Details of Gas Charges

10/10/2015 - 11/09/2015 (31 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

10/10/2015 – 10/31/2015

Customer Charge	22 days @ $0.27048	$5.95
Gas Charges		
First 4,000 Therms/month	15.612903 Therms @ $0.74763	11.67
Gas PPP Surcharge ($0.04472/Therm)		0.71

11/01/2015 – 11/09/2015

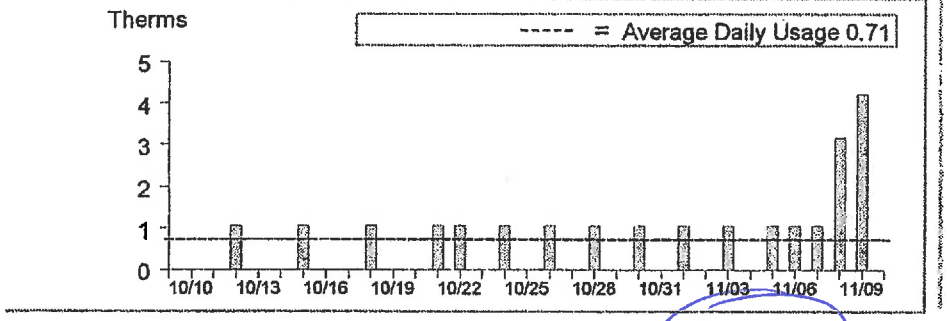
Customer Charge	9 days @ $0.27048	$2.43
Gas Charges		
First 4,000 Therms/month	6.387097 Therms @ $0.91433	5.84
Gas PPP Surcharge ($0.04472/Therm)		0.29

Total Gas Charges $26.89

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	0.48	0.71

Gas Usage This Period: 22.000000 Therms, 31 billing days



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Service Information

Meter #	60677652
Current Meter Reading	1,545
Prior Meter Reading	1,524
Difference	21
Multiplier	1.053554
Total Usage	22.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

10/10/2015 - 10/31/2015	$0.31093
11/01/2015 - 11/09/2015	$0.36991

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 09/10/2015, your highest average daily gas usage was 1.0 therms.

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IDLE WHEEL ESTATES Vendor # PACGAS 10/15/15 NO: 5127

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
10/11/15	2894289934-6	511.13	SVC 9/10-10/8	5310- -
10/11/15	2894289934-6	18.93	SVC 9/10-10/8	5300- -
	TOTAL	530.06		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5127

POWER CHEC

DATE	VOID AFTER SIX MONTHS
10/15/15	**********$530.06

PAY FIVE HUNDRED THIRTY AND 06/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF **PACIFIC GAS & ELECTRIC COMPANY**
BOX 997300
SACRAMENTO, CA 95899-7300

[redacted]

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 10/11/2015
Due Date: 10/28/2015

Service For:

IDLE WHEEL MHP LLC
Please see details page.

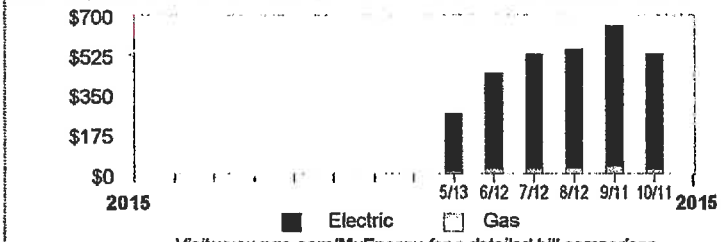
Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$654.15
Payment(s) Received Since Last Statement	-654.15
Previous Unpaid Balance	$0.00
Current Electric Charges	$511.13
Current Gas Charges	18.93
Total Amount Due by 10/28/2015	**$530.06**

Monthly Billing History



Visit www.pge.com/MyEnergy *for a detailed bill comparison*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 10/11/2015
Due Date: 10/28/2015

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

ervicio al Cliente en Español (Spanish)	1-800-660-6789	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

Rules and rates

You may be eligible for a lower rate. Find out about optional rates or view a complete list of rules and rates, visit www.pge.com or call 1-800-743-5000.

If you believe there is an error on your bill, please call 1-800-743-5000 to speak with a representative. If you are not satisfied with our response, contact the California Public Utilities Commission (CPUC), Consumer Affairs Branch, 505 Van Ness Avenue, San Francisco, CA 94102, 1-800-649-7570 or 415-703-2032 (TDD/TTY).

To avoid having service turned off while you wait for a CPUC decision, enclose a deposit check (payable to the CPUC) for the disputed amount and a description of the dispute. The CPUC will only accept deposits for matters that relate directly to billing accuracy. If it is not possible for you to pay your deposit, you must advise the CPUC. PG&E can not turn off your service for nonpayment while it is under review by the CPUC, however, you must continue to pay your current charges to keep your service turned on.

If you are not able to pay your bill, call PG&E to discuss how we can help. You may qualify for reduced rates under PG&E's CARE program or other special programs and agencies may be available to assist you. You may qualify for PG&E's Energy Savings Assistance Program which is an energy efficiency program for income-qualified residential customers.

Important definitions

Rotating outage blocks are subject to change without advance notice due to operational conditions.

Demand charge: Many non-residential rates include a demand charge. Demand is a measurement of the highest usage of electricity in any single fifteen (or sometimes five) minute period during a monthly billing cycle. Demand is measured in kilowatts (or kW). High demand is usually associated with ipment start-up. By spreading equipment start-ups over a longer period of e, you may be able to lower demand and reduce your demand charges.

Time-of-use electric prices are higher on weekday afternoons and lower at other times of the day. The price you pay also changes by season. Prices are higher in the summer and lower in the winter.

DWR bond charge: Recovers the cost of bonds issued by the Department of Water Resources (DWR) to purchase power to serve electric customers during the California energy crisis. DWR bond charges are collected on behalf of DWR and do not belong to PG&E.

DWR power charge: Included in generation charges for energy provided by DWR. Approximately 1% of your energy is provided by DWR and collected by PG&E as DWR's agent. In 2015, DWR will receive $124,455,827 from bundled service customers which offsets other generation charges in this bill.

Power Charge Indifference Adjustment (PCIA): Ensures that non-exempt customers who purchase electricity (generation) from non-PG&E suppliers pay their share of generation costs acquired to serve them prior to their departure.

Gas Public Purpose Program (PPP) Surcharge. Used to fund state-mandated gas assistance programs for low-income customers, energy efficiency programs, and public-interest research and development.

Visit www.pge.com/billexplanation for more definitions. To view most recent bill inserts including legal or mandated notices, visit www.pge.com/billinserts.

Your Electric Charges Breakdown

Generation	$248.26
Transmission	32.71
Distribution	195.70
Electric Public Purpose Programs	30.04
Nuclear Decommissioning	2.06
DWR Bond Charge	11.16
Competition Transition Charges (CTC)	1.27
Energy Cost Recovery Amount	-10.69
Taxes and Other	0.62
Total Electric Charges	**$511.13**

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Summary of your energy related services

	Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**			
Service Agreement ID: 2894289252			
Electric Charges	1004541839	1,581.395750 kWh	$372.35
Total			**$372.35**
Service For: **COR RD 101 & 23B**			
Service Agreement ID: 2894289185			
Electric Charges	1004542453	344.827600 kWh	$86.09
Total			**$86.09**
Service For: **ES RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289819			
Electric Charges	1008881783	194.531100 kWh	$52.69
Total			**$52.69**
Service For: **ES/RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289659			
Gas Charges	60677652	14.000000 Therms	$18.93
Total			**$18.93**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 10/11/2015
Due Date: 10/28/2015

Details of Electric Charges

09/10/2015 - 10/08/2015 (29 billing days)

Service For: ES/RD 101 .3M N/RD 24
Service Agreement ID: 2894289252
Rate Schedule: A1X Small General Time-of-Use Service

09/10/2015 – 10/08/2015

Customer Charge	29	days	@ $0.32854	$9.53
Energy Charges				
Peak	246.767700	kWh	@ $0.26042	64.26
Part Peak	302.688500	kWh	@ $0.25109	76.00
Off Peak	1,031.939550	kWh	@ $0.22269	229.80
California Climate Credit				-7.70
Energy Commission Tax				0.46

Total Electric Charges $372.35

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	68.61	54.53

Service Information

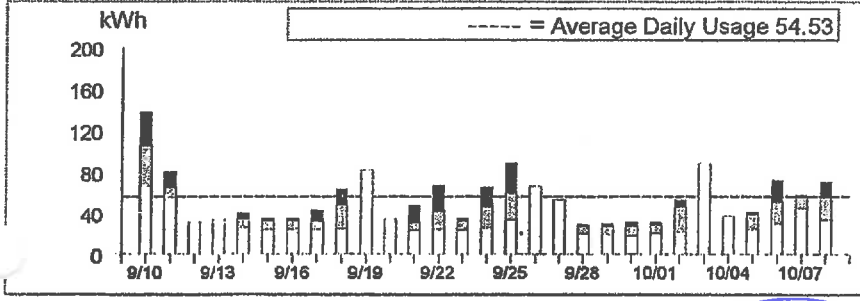
Meter #	1004541839
Total Usage	1,581.395750 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Time-Of-Use Customers: In 2015, Daylight Saving Time ends on November 1, 2015. To adjust for this, from 10/25/15 – 11/1/15 your time-of-use periods will begin and end one hour later.

Electric Usage This Period: 1,581.395750 kWh, 29 billing days



	Usage	Energy Charges
Peak[1]	15.60%	$64.26
Part Peak[2]	19.15%	$76.00
Off Peak[3]	65.25%	$229.80

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 10/11/2015
Due Date: 10/28/2015

Details of Electric Charges

09/10/2015 - 10/08/2015 (29 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

09/10/2015 – 10/08/2015

Customer Charge	29	days	@ $0.32854	$9.53
Energy Charges				
Part Peak	47.845200	kWh	@ $0.25109	12.01
Off Peak	296.979500	kWh	@ $0.22269	66.13
California Climate Credit				-1.68
Energy Commission Tax				0.10

Total Electric Charges **$86.09**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	10.76	11.89

Service Information

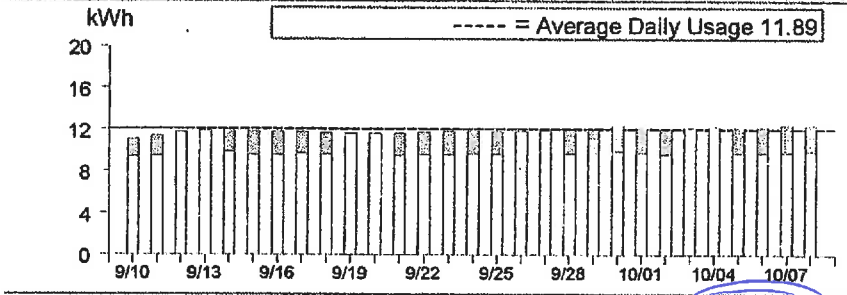
Meter #	1004542453
Total Usage	344.827600 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**.

Time-Of-Use Customers: In 2015, Daylight Saving Time ends on November 1, 2015. To adjust for this, from 10/25/15 – 11/1/15 your time-of-use periods **will** begin and end one hour later.

Electric Usage This Period: 344.827600 kWh, 29 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	13.88%	$12.01
Off Peak[3]	86.12%	$66.13

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 10/11/2015
Due Date: 10/28/2015

Details of Electric Charges

09/10/2015 - 10/08/2015 (29 billing days)

Service For: ES RD 101 .13M N/RD 24
Service Agreement ID: 2894289819
Rate Schedule: A1X Small General Time-of-Use Service

09/10/2015 – 10/08/2015

Customer Charge	29	days	@ $0.32854	$9.53
Energy Charges				
Part Peak	25.946400	kWh	@ $0.25109	6.51
Off Peak	168.584700	kWh	@ $0.22269	37.54
California Climate Credit				-0.95
Energy Commission Tax				0.06

Total Electric Charges **$52.69**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A.	5.97	6.71

Service Information

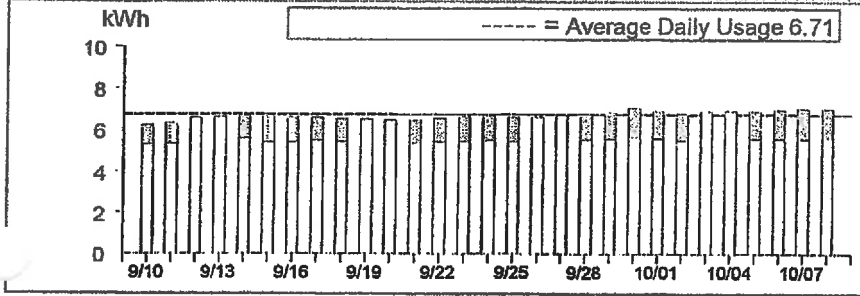
Meter #	1008881783
Total Usage	194.531100 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit

Time-Of-Use Customers:In 2015, Daylight Saving Time ends on November 1, 2015. To adjust for this, from 10/25/15 – 11/1/15 your time-of-use periods will begin and end one hour later.

Electric Usage This Period: 194.531100 kWh, 29 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	13.34%	$6.51
Off Peak[3]	86.66%	$37.54

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 10/11/2015
Due Date: 10/28/2015

Details of Gas Charges

09/11/2015 - 10/09/2015 (29 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

09/11/2015 – 09/30/2015

Customer Charge	20 days @ $0.27048	$5.41
Gas Charges		
First 4,000 Therms/month	9.655172 Therms @ $0.74738	7.22
Gas PPP Surcharge ($0.04472/Therm)		0.43

10/01/2015 – 10/09/2015

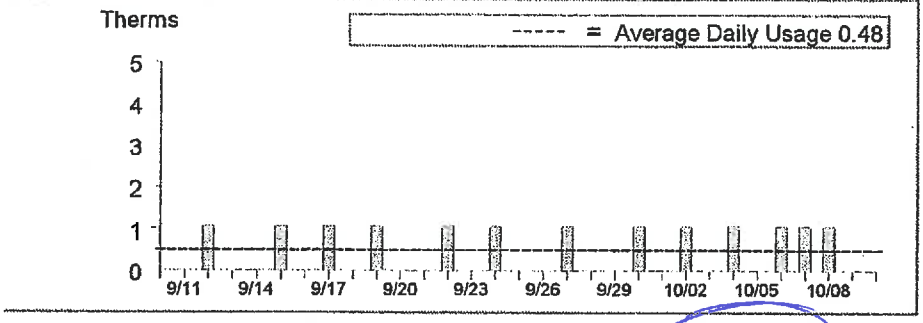
Customer Charge	9 days @ $0.27048	$2.43
Gas Charges		
First 4,000 Therms/month	4.344828 Therms @ $0.74763	3.25
Gas PPP Surcharge ($0.04472/Therm)		0.19

Total Gas Charges $18.93

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	1.00	0.48

Gas Usage This Period: 14.000000 Therms, 29 billing days



Service Information

Meter #	60677652
Current Meter Reading	1,524
Prior Meter Reading	1,511
Difference	13
Multiplier	1.055280
Total Usage	14.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

09/11/2015 - 09/30/2015	$0.31068
10/01/2015 - 10/09/2015	$0.31093

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 09/10/2015, your highest average daily gas usage was 1.0 therms.

258

Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

Printed on recycled paper. Form 610622 8.13

IDLE WHEEL ESTATES Vendor # PACGAS 09/30/15 NO: 5113

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/11/15	2894289934-6	620.75	SVC 8/11-9/9	5310- -
09/11/15	2894289934-6	33.40	SVC 8/11-9/9	5300- -
	TOTAL	654.15		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5113

POWER CHEC

DATE	VOID AFTER SIX MONTHS
09/30/15	**********$654.15

PAY SIX HUNDRED FIFTY-FOUR AND 15/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
PACIFIC GAS & ELECTRIC COMPANY
BOX 997300
SACRAMENTO, CA 95899-7300

[redacted]

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 09/11/2015
Due Date: 09/28/2015

Service For:

IDLE WHEEL MHP LLC
Please see details page.

Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$550.55
Payment(s) Received Since Last Statement	-550.55
Previous Unpaid Balance	$0.00
Current Electric Charges	$620.75
Current Gas Charges	33.40
Total Amount Due by 09/28/2015	**$654.15**

Monthly Billing History

Visit **www.pge.com/MyEnergy** *for a detailed bill comparison*

RECEIVED
SEP 17 2015
BY:

260

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 09/11/2015
Due Date: 09/28/2015

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

Servicio al Cliente en Español (Spanish)	1-800-660-6789	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

Rules and rates

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Important definitions

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Your Electric Charges Breakdown

Generation	$304.64
Transmission	43.18
Distribution	231.33
Electric Public Purpose Programs	36.26
Nuclear Decommissioning	2.50
DWR Bond Charge	13.48
Competition Transition Charges (CTC)	1.51
Energy Cost Recovery Amount	-12.89
Taxes and Other	0.74
Total Electric Charges	**$620.75**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 09/11/2015
Due Date: 09/28/2015

Summary of your energy related services

		Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**				
Service Agreement ID: 2894289252				
Electric Charges		1004541839	2,058.190800 kWh	$489.50
	Total			**$489.50**
Service For: **COR RD 101 & 23B**				
Service Agreement ID: 2894289185				
Electric Charges		1004542453	322.852700 kWh	$81.59
	Total			**$81.59**
Service For: **ES RD 101 .13M N/RD 24**				
Service Agreement ID: 2894289819				
Electric Charges		1008881783	179.218800 kWh	$49.66
	Total			**$49.66**
Service For: **ES/RD 101 .13M N/RD 24**				
Service Agreement ID: 2894289659				
Gas Charges		60677652	30.000000 Therms	$33.40
	Total			**$33.40**

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 09/11/2015
Due Date: 09/28/2015

Details of Electric Charges

08/11/2015 - 09/09/2015 (30 billing days)

Service For: ES/RD 101 .3M N/RD 24
Service Agreement ID: 2894289252
Rate Schedule: A1X Small General Time-of-Use Service

08/11/2015 – 08/31/2015

Customer Charge	21	days	@ $0.32854	$6.90
Energy Charges				
Peak	309.402900	kWh	@ $0.26241	81.19
Part Peak	318.789500	kWh	@ $0.25308	80.68
Off Peak	868.865600	kWh	@ $0.22468	195.22
California Climate Credit				-7.29
Energy Commission Tax				0.43

09/01/2015 – 09/09/2015

Customer Charge	9	days	@ $0.32854	$2.96
Energy Charges				
Peak	102.116200	kWh	@ $0.26042	26.59
Part Peak	111.630300	kWh	@ $0.25109	28.03
Off Peak	347.386300	kWh	@ $0.22269	77.36
California Climate Credit				-2.73
Energy Commission Tax				0.16

Total Electric Charges $489.50

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	59.13	68.61

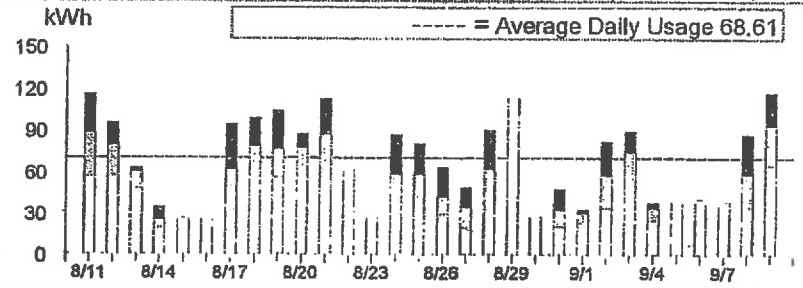
Service Information

Meter #	1004541839
Total Usage	2,058.190800 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit

Electric Usage This Period: 2,058.190800 kWh, 30 billing days



	Usage	Energy Charges
Peak[1]	19.99%	$107.78
Part Peak[2]	20.92%	$108.71
Off Peak[3]	59.09%	$272.58

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 09/11/2015
Due Date: 09/28/2015

Details of Electric Charges

08/11/2015 - 09/09/2015 (30 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

08/11/2015 – 08/31/2015

Customer Charge	21	days	@ $0.32854	$6.90
Energy Charges				
Part Peak	20.606400	kWh	@ $0.25308	5.22
Off Peak	202.455200	kWh	@ $0.22468	45.49
California Climate Credit				-1.09
Energy Commission Tax				0.06

09/01/2015 – 09/09/2015

Customer Charge	9	days	@ $0.32854	$2.96
Energy Charges				
Part Peak	10.277500	kWh	@ $0.25109	2.58
Off Peak	89.509700	kWh	@ $0.22269	19.93
California Climate Credit				-0.49
Energy Commission Tax				0.03

Total Electric Charges $81.59

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	3.40	10.76

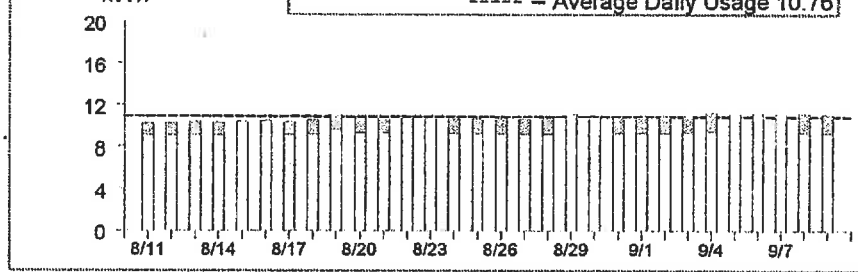
Service Information

Meter #	1004542453
Total Usage	322.852700 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 322.852700 kWh, 30 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	9.57%	$7.80
Off Peak[3]	90.43%	$65.42

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 09/11/2015
Due Date: 09/28/2015

Details of Electric Charges

08/11/2015 - 09/09/2015 (30 billing days)

Service For: ES RD 101 .13M N/RD 24
Service Agreement ID: 2894289819
Rate Schedule: A1X Small General Time-of-Use Service

08/11/2015 – 08/31/2015

Customer Charge	21	days	@ $0.32854	$6.90
Energy Charges				
Part Peak	10.555800	kWh	@ $0.25308	2.67
Off Peak	112.795800	kWh	@ $0.22468	25.34
California Climate Credit				-0.60
Energy Commission Tax				0.04

09/01/2015 – 09/09/2015

Customer Charge	9	days	@ $0.32854	$2.96
Energy Charges				
Part Peak	5.446200	kWh	@ $0.25109	1.37
Off Peak	50.421000	kWh	@ $0.22269	11.23
California Climate Credit				-0.27
Energy Commission Tax				0.02

Total Electric Charges **$49.66**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	4.36	5.97

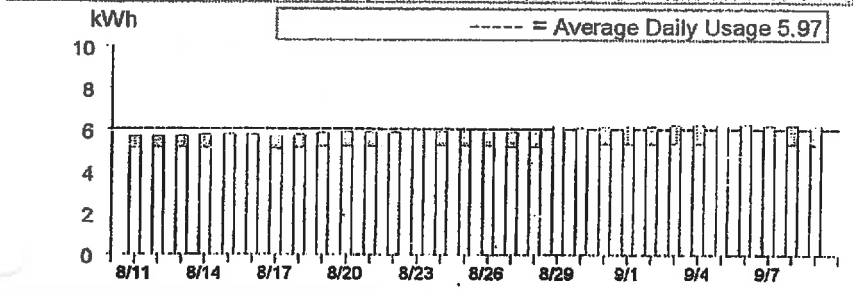
Service Information

Meter #	1008881783
Total Usage	179.218800 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 179.218800 kWh, 30 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	8.93%	$4.04
Off Peak[3]	91.07%	$36.57

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 09/11/2015
Due Date: 09/28/2015

Details of Gas Charges

08/12/2015 - 09/10/2015 (30 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

08/12/2015 – 08/31/2015

Customer Charge	20 days @ $0.27048	$5.41
Gas Charges		
First 4,000 Therms/month	20.000000 Therms @ $0.82422	16.48
Gas PPP Surcharge ($0.04472/Therm)		0.89

09/01/2015 – 09/10/2015

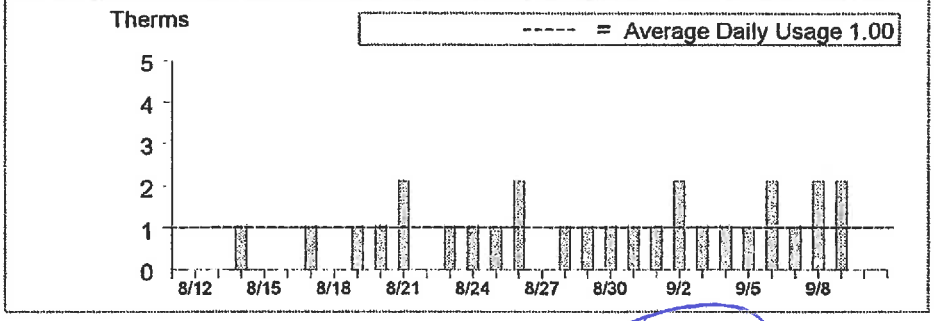
Customer Charge	10 days @ $0.27048	$2.70
Gas Charges		
First 4,000 Therms/month	10.000000 Therms @ $0.74738	7.47
Gas PPP Surcharge ($0.04472/Therm)		0.45

Total Gas Charges $33.40

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	0.56	1.00

Gas Usage This Period: 30.000000 Therms, 30 billing days



Service Information

Meter #	60677652
Current Meter Reading	1,511
Prior Meter Reading	1,483
Difference	28
Multiplier	1.054264
Total Usage	30.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

08/12/2015 - 08/31/2015	$0.38752
09/01/2015 - 09/10/2015	$0.31068

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 09/10/2015, your highest average daily gas usage was 1.0 therms.

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IDLE WHEEL ESTATES Vendor # PACGAS 08/31/15 NO: 5090

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
08/12/15	2894289934-6		527.18	SVC 7/10-8/10	5310- -
08/12/15	2894289934-6		23.37	SVC 7/10-8/10	5300- -
		TOTAL	550.55		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5090

POWER CHEC

DATE	VOID AFTER SIX MONTHS
08/31/15	**********$550.55

PAY FIVE HUNDRED FIFTY AND 55/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **PACIFIC GAS & ELECTRIC COMPANY**
BOX 997300
SACRAMENTO, CA 95899-7300

267

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 08/12/2015
Due Date: 08/31/2015

Service For:

DLE WHEEL MHP LLC
Please see details page.

Questions about your bill?

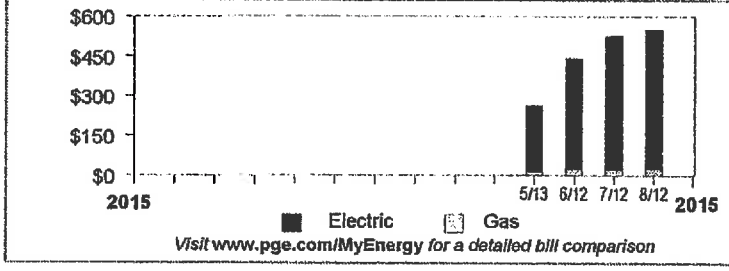
4 hours, 7 days/wk 1-800-468-4743
lusiness Specialist available:
Mon-Sat: 7am to 9pm
ww.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$528.58
Payment(s) Received Since Last Statement	-528.58
Previous Unpaid Balance	$0.00
Current Electric Charges	$527.18
Current Gas Charges	23.37
Total Amount Due by 08/31/2015	**$550.55**

RECEIVED
AUG 17 2015
BY:

Monthly Billing History



Visit **www.pge.com/MyEnergy** *for a detailed bill comparison*

nportant Messages

all 811 before you dig. A common cause of pipeline accidents is damage from digging. If you plan on doing any digging, such as planting a ee or installing a fence, please call **811** at least two working days before you dig. One free call will notify underground utilities to mark the cation of underground lines, helping you to plan a safe project.

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 08/12/2015
Due Date: 08/31/2015

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

Servicio al Cliente en Español (Spanish)	1-800-660-6789	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
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Your Electric Charges Breakdown

Generation	$254.9
Transmission	37.2
Distribution	200.2
Electric Public Purpose Programs	30.3
Nuclear Decommissioning	2.0
DWR Bond Charge	11.2
Competition Transition Charges (CTC)	1.2
Energy Cost Recovery Amount	-10.7
Taxes and Other	0.6
Total Electric Charges	**$527.1**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 08/12/2015
Due Date: 08/31/2015

Summary of your energy related services

		Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**				
Service Agreement ID: 2894289252				
Electric Charges		1004541839	1,892.140100 kWh	$451.05
	Total			**$451.05**
Service For: **COR RD 101 & 23B**				
Service Agreement ID: 2894289185				
Electric Charges		1004542453	108.789400 kWh	$34.67
	Total			**$34.67**
Service For: **ES RD 101 .13M N/RD 24**				
Service Agreement ID: 2894289819				
Electric Charges		1008881783	139.586400 kWh	$41.46
	Total			**$41.46**
Service For: **ES/RD 101 .13M N/RD 24**				
Service Agreement ID: 2894289659				
Gas Charges		60677652	18.000000 Therms	$23.37
	Total			**$23.37**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 08/12/2015
Due Date: 08/31/2015

Details of Electric Charges

07/10/2015 - 08/10/2015 (32 billing days)

Service For: ES/RD 101 .3M N/RD 24
Service Agreement ID: 2894289252
Rate Schedule: A1X Small General Time-of-Use Service

07/10/2015 – 08/10/2015

Customer Charge	32	days	@ $0.32854	$10.51
Energy Charges				
Peak	370.913200	kWh	@ $0.26241	97.33
Part Peak	354.788100	kWh	@ $0.25308	89.79
Off Peak	1,166.438800	kWh	@ $0.22468	262.08
California Climate Credit				-9.21
Energy Commission Tax				0.55

Total Electric Charges **$451.05**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	67.57	59.13

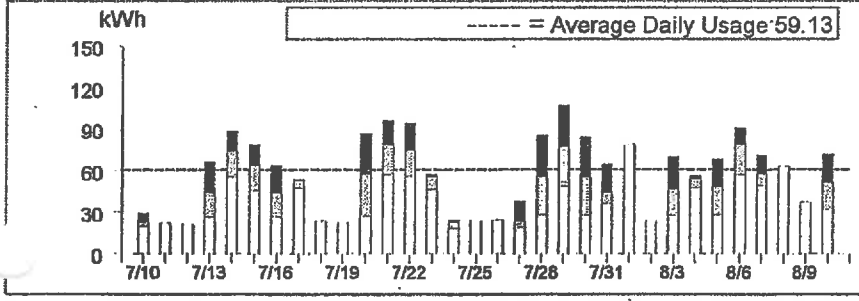
Service Information

Meter #	1004541839
Total Usage	1,892.140100 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit.

Electric Usage This Period: 1,892.140100 kWh, 32 billing days



	Usage	Energy Charges
Peak[1]	19.60%	$97.33
Part Peak[2]	18.76%	$89.79
Off Peak[3]	61.64%	$262.08

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 08/12/2015
Due Date: 08/31/2015

Details of Electric Charges

)7/10/2015 - 08/10/2015 (32 billing days)

ervice For: COR RD 101 & 23B
ervice Agreement ID: 2894289185
ate Schedule: A1X Small General Time-of-Use Service

07/10/2015 – 08/10/2015

ustomer Charge	32	days	@ $0.32854	$10.51
nergy Charges				
Peak	0.049200	kWh	@ $0.26241	0.01
Part Peak	7.740500	kWh	@ $0.25308	1.96
Off Peak	100.999700	kWh	@ $0.22468	22.69
alifornia Climate Credit				-0.53
nergy Commission Tax				0.03

otal Electric Charges $34.67

verage Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	0.00	3.40

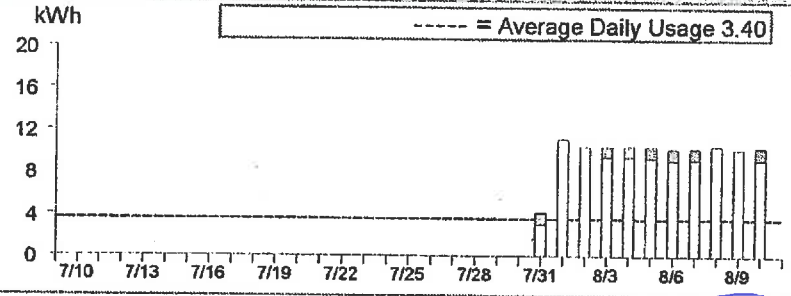
Service Information

Meter #	1004542453
Total Usage	108.789400 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

lectric Usage This Period: 108.789400 kWh, 32 billing days



	Usage	Energy Charges
Peak[1]	0.04%	$0.01
Part Peak[2]	7.13%	$1.96
Off Peak[3]	92.83%	$22.69

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 08/12/2015
Due Date: 08/31/2015

Details of Electric Charges

07/10/2015 - 08/10/2015 (32 billing days)

Service For: ES RD 101 .13M N/RD 24
Service Agreement ID: 2894289819
Rate Schedule: A1X Small General Time-of-Use Service

07/10/2015 – 08/10/2015

Customer Charge	32	days	@ $0.32854	$10.51
Energy Charges				
Part Peak	7.968600	kWh	@ $0.25308	2.02
Off Peak	131.616600	kWh	@ $0.22468	29.57
California Climate Credit				-0.68
Energy Commission Tax				0.04

Total Electric Charges **$41.46**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	3.88	4.36

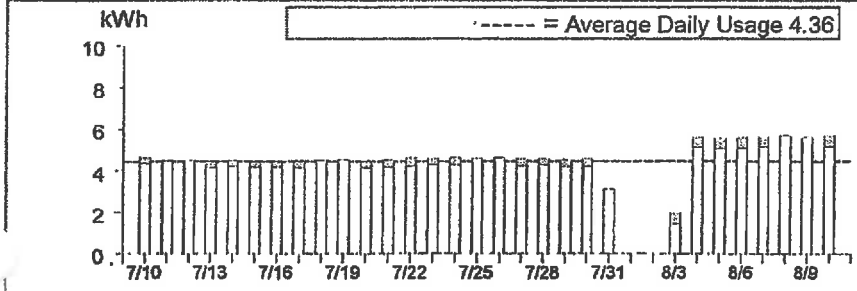
Service Information

Meter #	1008881783
Total Usage	139.586400 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit

Electric Usage This Period: 139.586400 kWh, 32 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	5.71%	$2.02
Off Peak[3]	94.29%	$29.57

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 08/12/2015
Due Date: 08/31/2015

Details of Gas Charges

)7/11/2015 - 08/11/2015 (32 billing days)

ervice For: ES/RD 101 .13M N/RD 24
ervice Agreement ID: 2894289659
ate Schedule: GNR1 Gas Service to Small Commercial Customers

07/11/2015 – 07/31/2015

ustomer Charge	21 days @ $0.27048	$5.68
as Charges		
irst 4,000 Therms/month	11.812500Therms @ $0.74502	8.80
as PPP Surcharge ($0.04472/Therm)		0.53

08/01/2015 – 08/11/2015

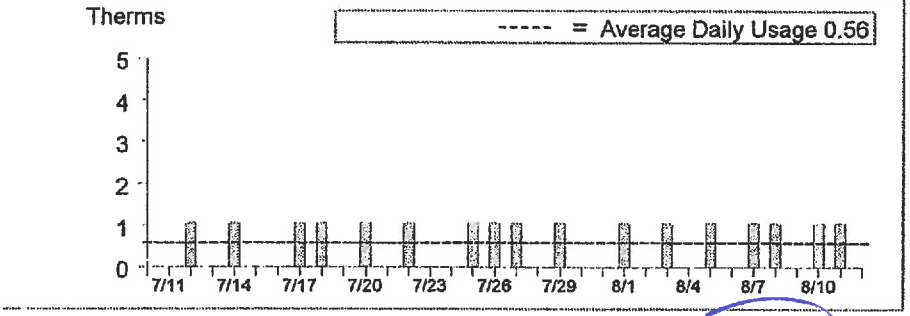
ustomer Charge	11 days @ $0.27048	$2.98
as Charges		
irst 4,000 Therms/month	6.187500Therms @ $0.82422	5.10
as PPP Surcharge ($0.04472/Therm)		0.28

otal Gas Charges **$23.37**

verage Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	0.52	0.56

as Usage This Period: 18.000000 Therms, 32 billing days



Service Information

Meter #	60677652
Current Meter Reading	1,483
Prior Meter Reading	1,466
Difference	17
Multiplier	1.054569
Total Usage	18.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

07/11/2015 - 07/31/2015	$0.30832
08/01/2015 - 08/11/2015	$0.38752

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 06/11/2015, your highest average daily gas usage was 0.6 therms.

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IDLE WHEEL ESTATES Vendor # PACGAS 07/31/15 NO: 5073

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
07/12/15	2894289934-6		508.16	SVC 6/11-7/9	5310- -
07/12/15	2894289934-6		20.42	SVC 6/11-7/9	5300- -
		TOTAL	528.58		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5073

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/31/15	**********$528.58

PAY FIVE HUNDRED TWENTY-EIGHT AND 58/100 DOLLARS

TO THE ORDER OF **PACIFIC GAS & ELECTRIC COMPANY**
BOX 997300
SACRAMENTO, CA 95899-7300

ACCOUNTING COPY
VOID

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2694269934-6
Statement Date: 07/12/2015
Due Date: 07/29/2015

Service For:

IDLE WHEEL MHP LLC
Please see details page.

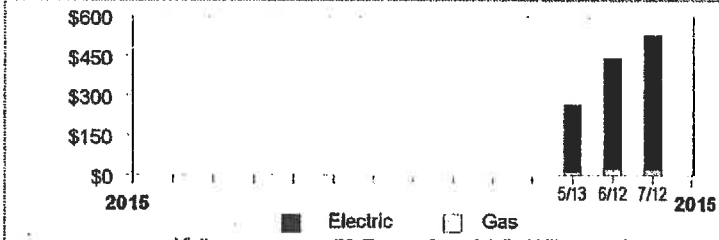
Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$442.32
Payment(s) Received Since Last Statement	-442.32
Previous Unpaid Balance	$0.00
Current Electric Charges	$508.16
Current Gas Charges	20.42
Total Amount Due by 07/29/2015	**$528.58**

Monthly Billing History



Visit **www.pge.com/MyEnergy** *for a detailed bill comparison*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 07/12/2015
Due Date: 07/29/2015

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

;rvicio al Cliente en Español (Spanish)	1-800-660-6789	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

Rules and rates

'ou may be eligible for a lower rate. Find out about optional rates or view a :omplete list of rules and rates, visit www.pge.com or call 1-800-743-5000.

f you believe there is an error on your bill , please call 1-800-743-5000 to :peak with a representative. If you are not satisfied with our response, contact he California Public Utilities Commission (CPUC), Consumer Affairs Branch, 505 Van Ness Avenue, San Francisco, CA 94102, 1-800-649-7570 or 415-703-2032 (TDD/TTY).

'o avoid having service turned off while you wait for a CPUC decision, enclose deposit check (payable to the CPUC) for the disputed amount and a lescription of the dispute. The CPUC will only accept deposits for matters that elate directly to billing accuracy. If it is not possible for you to pay your deposit, ou must advise the CPUC. PG&E can not turn off your service for nonpayment /hile it is under review by the CPUC, however, you must continue to pay your urrent charges to keep your service turned on.

f you are not able to pay your bill, call PG&E to discuss how we can help. 'ou may qualify for reduced rates under PG&E's CARE program or other pecial programs and agencies may be available to assist you. You may qualify or PG&E's Energy Savings Assistance Program which is an energy efficiency rogram for income-qualified residential customers.

mportant definitions

:otating outage blocks are subject to change without advance notice due to perational conditions.

emand charge: Many non-residential rates include a demand charge. emand is a measurement of the highest usage of electricity in any single fteen (or sometimes five) minute period during a monthly billing cycle. Demand measured in kilowatts (or kW). High demand is usually associated with ment start-up. By spreading equipment start-ups over a longer period of you may be able to lower demand and reduce your demand charges.

ime-of-use electric prices are higher on weekday afternoons and lower at :her times of the day. The price you pay also changes by season. Prices are igher in the summer and lower in the winter.

DWR bond charge: Recovers the cost of bonds issued by the Department of Water Resources (DWR) to purchase power to serve electric customers during the California energy crisis. DWR bond charges are collected on behalf of DWR and do not belong to PG&E.

DWR power charge: Included in generation charges for energy provided by DWR. Approximately 1% of your energy is provided by DWR and collected by PG&E as DWR's agent. In 2015, DWR will receive $124,455,827 from bundled service customers which offsets other generation charges in this bill.

Power Charge Indifference Adjustment (PCIA): Ensures that non-exempt customers who purchase electricity (generation) from non-PG&E suppliers pay their share of generation costs acquired to serve them prior to their departure.

Gas Public Purpose Program (PPP) Surcharge. Used to fund state-mandated gas assistance programs for low-income customers, energy efficiency programs, and public-interest research and development.

Visit www.pge.com/billexplanation for more definitions. To view most recent bill inserts including legal or mandated notices, visit www.pge.com/billinserts.

Your Electric Charges Breakdown

Generation	$246.57
Transmission	36.08
Distribution	191.87
Electric Public Purpose Programs	29.34
Nuclear Decommissioning	2.01
DWR Bond Charge	10.91
Competition Transition Charges (CTC)	1.21
Energy Cost Recovery Amount	-10.43
Taxes and Other	0.60
Total Electric Charges	**$508.16**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 07/12/2015
Due Date: 07/29/2015

Summary of your energy related services

		Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**				
Service Agreement ID: 2894289252				
Electric Charges		1004541839	1,959.554200 kWh	$464.18
	Total			**$464.18**
Service For: **COR RD 101 & 23B**				
Service Agreement ID: 2894289185				
Electric Charges		1004542453	0.000000 kWh	$9.53
	Total			**$9.53**
Service For: **ES RD 101 .13M N/RD 24**				
Service Agreement ID: 2894289819				
Electric Charges		1008881783	112.581000 kWh	$34.45
	Total			**$34.45**
Service For: **ES/RD 101 .13M N/RD 24**				
Service Agreement ID: 2894289659				
Gas Charges		60677652	15.000000 Therms	$20.42
	Total			**$20.42**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 07/12/2015
Due Date: 07/29/2015

Details of Electric Charges

06/11/2015 - 07/09/2015 (29 billing days)

Service For: ES/RD 101 .3M N/RD 24
Service Agreement ID: 2894289252
Rate Schedule: A1X Small General Time-of-Use Service

06/11/2015 – 07/09/2015

Customer Charge	29	days	@ $0.32854	$9.53
Energy Charges				
Peak	326.985900	kWh	@ $0.26241	85.80
Part Peak	387.784300	kWh	@ $0.25308	98.14
Off Peak	1,244.784000	kWh	@ $0.22468	279.68
California Climate Credit				-9.54
Energy Commission Tax				0.57

Total Electric Charges **$464.18**

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	50.40	67.57

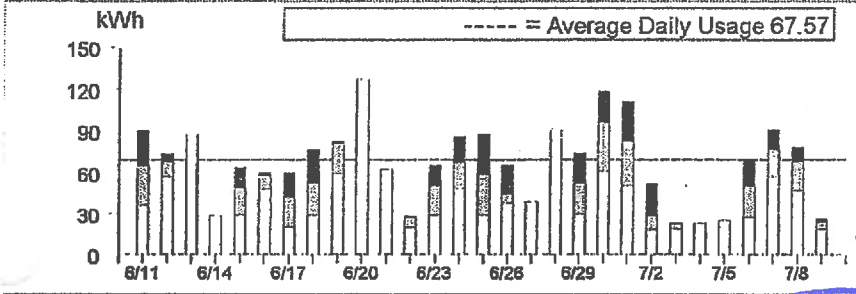
Service Information

Meter #	1004541839
Total Usage	1,959.554200 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit.

Electric Usage This Period: 1,959.554200 kWh, 29 billing days



	Usage	Energy Charges
Peak[1]	16.68%	$85.80
Part Peak[2]	19.80%	$98.14
Off Peak[3]	63.52%	$279.68

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 07/12/2015
Due Date: 07/29/2015

Details of Electric Charges

06/11/2015 - 07/09/2015 (29 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

06/11/2015 – 07/09/2015

Customer Charge	29 days	@ $0.32854	$9.53

Total Electric Charges $9.53

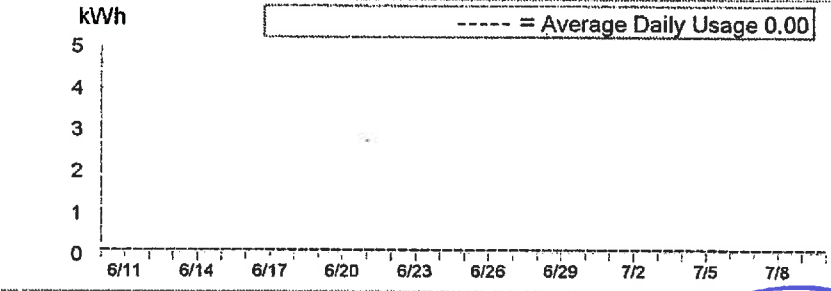
Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	2.70	0.00

Service Information

Meter #	1004542453
Total Usage	0.000000 kWh
Serial	P
Rotating Outage Block	4D

Electric Usage This Period: 0.000000 kWh, 29 billing days



Energy Charges

Peak[1]	$0.00
Part Peak[2]	$0.00
Off Peak[3]	$0.00

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 07/12/2015
Due Date: 07/29/2015

Details of Electric Charges

06/11/2015 - 07/09/2015 (29 billing days)

Service For: ES RD 101 .13M N/RD 24
Service Agreement ID: 2894289819
Rate Schedule: A1X Small General Time-of-Use Service

06/11/2015 – 07/09/2015

Customer Charge	29 days	@ $0.32854	$9.53
Energy Charges			
Part Peak	4.923000 kWh	@ $0.25308	1.25
Off Peak	107.658000 kWh	@ $0.22468	24.19
California Climate Credit			-0.55
Energy Commission Tax			0.03

Total Electric Charges $34.45

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	3.81	3.88

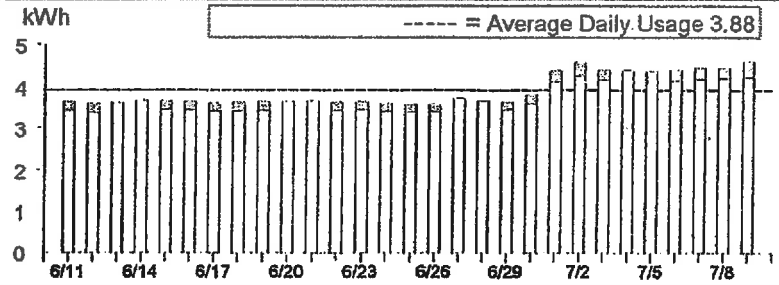
Service Information

Meter #	1008881783
Total Usage	112.581000 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit.

Electric Usage This Period: 112.581000 kWh, 29 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	4.38%	$1.25
Off Peak[3]	95.62%	$24.19

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 07/12/2015
Due Date: 07/29/2015

Details of Gas Charges

06/12/2015 - 07/10/2015 (29 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

06/12/2015 – 06/30/2015

Customer Charge	19 days @ $0.27048	$5.14
Gas Charges		
First 4,000 Therms/month	9.827586 Therms @ $0.82154	8.07
Gas PPP Surcharge ($0.04472/Therm)		0.44

07/01/2015 – 07/10/2015

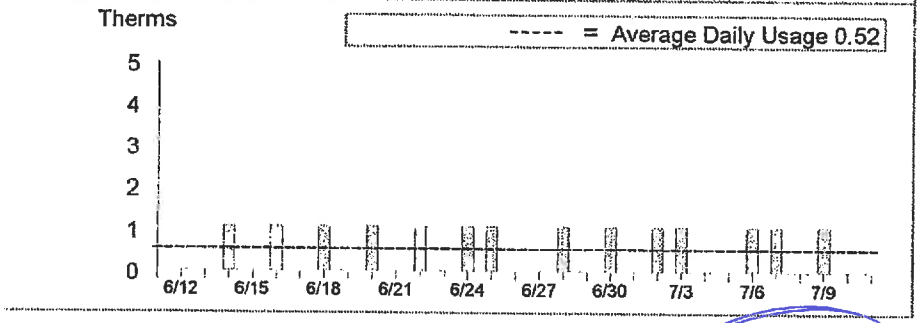
Customer Charge	10 days @ $0.27048	$2.70
Gas Charges		
First 4,000 Therms/month	5.172414 Therms @ $0.74502	3.85
Gas PPP Surcharge ($0.04472/Therm)		0.22

Total Gas Charges $20.42

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	0.60	0.52

Gas Usage This Period: 15.000000 Therms, 29 billing days



Service Information

Meter #	60677652
Current Meter Reading	1,466
Prior Meter Reading	1,452
Difference	14
Multiplier	1.058071
Total Usage	15.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

06/12/2015 - 06/30/2015	$0.38484
07/01/2015 - 07/10/2015	$0.30832

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 06/11/2015, your highest average daily gas usage was 0.6 therms.

Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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IDLE WHEEL ESTATES Vendor # PACGAS 06/30/15 NO: 5048

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
06/12/15	2894289934-6		419.72	SVC 5/12-6/10	5310- -
06/12/15	2894289934-6		22.60	SVC 5/12-6/10	5300- -
		TOTAL	442.32		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5048

POWER CHEC

DATE	VOID AFTER SIX MONTHS
06/30/15	**********$442.32

PAY FOUR HUNDRED FORTY-TWO AND 32/100 DOLLARS

TO THE ORDER OF
PACIFIC GAS & ELECTRIC COMPANY
BOX 997300
SACRAMENTO, CA 95899-7300

ACCOUNTING COPY
V O I D

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 06/12/2015
Due Date: 06/29/2015

Service For:

IDLE WHEEL MHP LLC
Please see details page.

Questions about your bill?

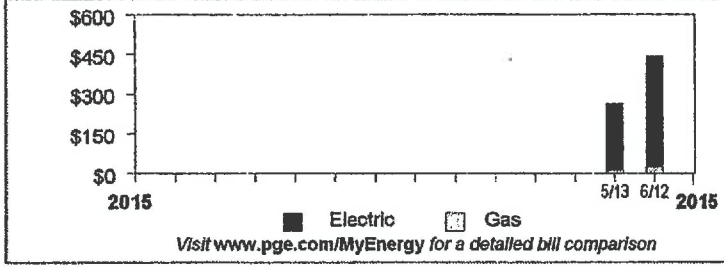
24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
Mon-Sat: 7am to 9pm
www.pge.com/MyEnergy

Your Account Summary

Amount Due on Previous Statement	$337.74
Payment(s) Received Since Last Statement	-337.74
Previous Unpaid Balance	$0.00
Current Electric Charges	$419.72
Current Gas Charges	22.60
Total Amount Due by 06/29/2015	**$442.32**

RPC
JUN 17 2015
BY:

Monthly Billing History



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Important Messages

Your commercial gas rate Your gas usage is currently billed on a non-residential (commercial or industrial) rate. If this is incorrect, please call us at **1-800-468-4743**.

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 06/12/2015
Due Date: 06/29/2015

Important Phone Numbers - 24 hours per day, 7 days per week

Customer Service (All Languages; Relay Calls Accepted) 1-800-743-5000
TDD/TTY (Speech/Hearing Impaired) 1-800-652-4712

Servicio al Cliente en Español (Spanish)	1-800-660-6789	Dịch vụ khách tiếng Việt (Vietnamese)	1-800-298-8438
華語客戶服務 (Chinese)	1-800-893-9555	Business Customer Service	1-800-468-4743

Rules and rates

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To avoid having service turned off while you wait for a CPUC decision, enclose a deposit check (payable to the CPUC) for the disputed amount and a description of the dispute. The CPUC will only accept deposits for matters that relate directly to billing accuracy. If it is not possible for you to pay your deposit, you must advise the CPUC. PG&E can not turn off your service for nonpayment while it is under review by the CPUC, however, you must continue to pay your current charges to keep your service turned on.

If you are not able to pay your bill, call PG&E to discuss how we can help. You may qualify for reduced rates under PG&E's CARE program or other special programs and agencies may be available to assist you. You may qualify for PG&E's Energy Savings Assistance Program which is an energy efficiency program for income-qualified residential customers.

Important definitions

Rotating outage blocks are subject to change without advance notice due to operational conditions.

Demand charge: Many non-residential rates include a demand charge. Demand is a measurement of the highest usage of electricity in any single fifteen (or sometimes five) minute period during a monthly billing cycle. Demand is measured in kilowatts (or kW). High demand is usually associated with equipment start-up. By spreading equipment start-ups over a longer period of time, you may be able to lower demand and reduce your demand charges.

Time-of-use electric prices are higher on weekday afternoons and lower at other times of the day. The price you pay also changes by season. Prices are higher in the summer and lower in the winter.

DWR bond charge: Recovers the cost of bonds issued by the Department of Water Resources (DWR) to purchase power to serve electric customers during the California energy crisis. DWR bond charges are collected on behalf of DWR and do not belong to PG&E.

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Visit www.pge.com/billexplanation for more definitions. To view most recent bill inserts including legal or mandated notices, visit www.pge.com/billinserts.

Your Electric Charges Breakdown

Generation	$198.2
Transmission	29.7
Distribution	164.1
Electric Public Purpose Programs	24.1
Nuclear Decommissioning	1.6
DWR Bond Charge	8.9
Competition Transition Charges (CTC)	0.9
Energy Cost Recovery Amount	-8.6
Taxes and Other	0.4
Total Electric Charges	**$419.7**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 06/12/2015
Due Date: 06/29/2015

Summary of your energy related services

	Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**			
Service Agreement ID: 2894289252			
Electric Charges	1004541839	1,511.963100 kWh	$356.58
Total			**$356.58**
Service For: **COR RD 101 & 23B**			
Service Agreement ID: 2894289185			
Electric Charges	1004542453	80.935300 kWh	$27.90
Total			**$27.90**
Service For: **ES RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289819			
Electric Charges	1008881783	114.433800 kWh	$35.24
Total			**$35.24**
Service For: **ES/RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289659			
Gas Charges	60677652	18.000000 Therms	$22.60
Total			**$22.60**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 06/12/2015
Due Date: 06/29/2015

Details of Electric Charges

05/12/2015 - 06/10/2015 (30 billing days)

Service For: ES/RD 101 .3M N/RD 24
Service Agreement ID: 2894289252
Rate Schedule: A1X Small General Time-of-Use Service

05/12/2015 – 06/10/2015

Customer Charge	30 days	@ $0.32854	$9.86
Energy Charges			
Peak	191.531900 kWh	@ $0.26241	50.26
Part Peak	236.090400 kWh	@ $0.25308	59.75
Off Peak	1,084.340800 kWh	@ $0.22468	243.63
California Climate Credit			-7.36
Energy Commission Tax			0.44

Total Electric Charges $356.58

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	0.00	50.40

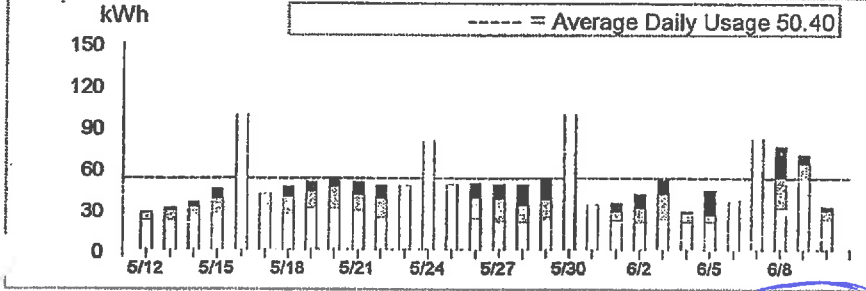
Service Information

Meter #	1004541839
Total Usage	1,511.963100 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**.

Electric Usage This Period: 1,511.963100 kWh, 30 billing days



	Usage	Energy Charges
Peak[1]	12.66%	$50.26
Part Peak[2]	15.63%	$59.75
Off Peak[3]	71.71%	$243.63

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 06/12/2015
Due Date: 06/29/2015

Details of Electric Charges

)5/12/2015 - 06/10/2015 (30 billing days)

ervice For: COR RD 101 & 23B
ervice Agreement ID: 2894289185
ate Schedule: A1X Small General Time-of-Use Service

05/12/2015 – 06/10/2015

ustomer Charge	30	days	@ $0.32854	$9.86
nergy Charges				
Peak	0.083200	kWh	@ $0.26241	0.02
Part Peak	8.020000	kWh	@ $0.25308	2.03
Off Peak	72.832100	kWh	@ $0.22468	16.36
alifornia Climate Credit				-0.39
nergy Commission Tax				0.02

Total Electric Charges $27.90

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	0.00	2.70

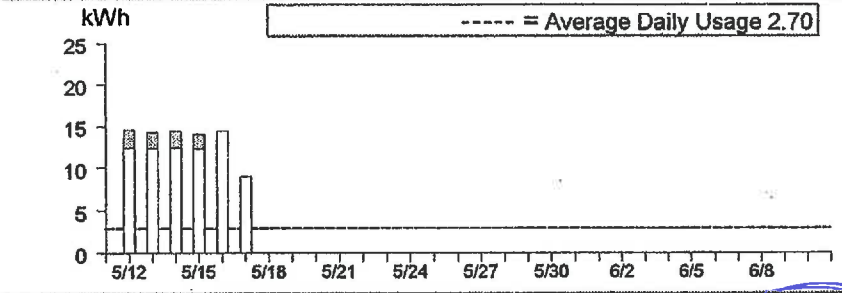
Service Information

Meter #	1004542453
Total Usage	80.935300 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 80.935300 kWh, 30 billing days



	Usage	Energy Charges
■ Peak[1]	0.10%	$0.02
▩ Part Peak[2]	9.92%	$2.03
□ Off Peak[3]	89.98%	$16.36

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 06/12/2015
Due Date: 06/29/2015

Details of Electric Charges

05/12/2015 - 06/10/2015 (30 billing days)

Service For: ES RD 101 .13M N/RD 24
Service Agreement ID: 2894289819
Rate Schedule: A1X Small General Time-of-Use Service

05/12/2015 – 06/10/2015

Customer Charge	30 days	@ $0.32854	$9.86
Energy Charges			
Part Peak	7.067400 kWh	@ $0.25308	1.79
Off Peak	107.366400 kWh	@ $0.22468	24.12
California Climate Credit			-0.56
Energy Commission Tax			0.03

Total Electric Charges $35.24

Average Daily Usage (kWh / day)

Last Year	Last Period	Current Period
N/A	0.00	3.81

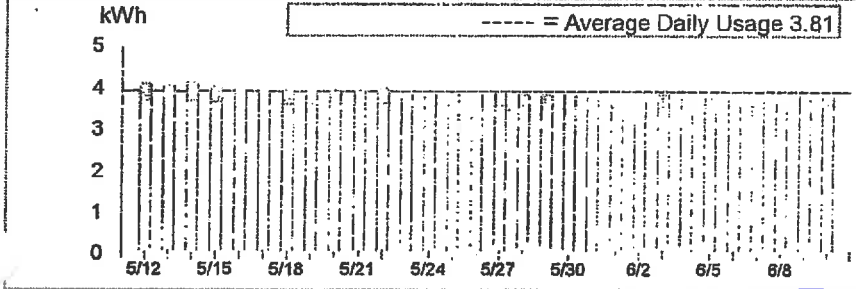
Service Information

Meter #	1008881783
Total Usage	114.433800 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at EnergyUpgradeCA.org/credit.

Electric Usage This Period: 114.433800 kWh, 30 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	6.18%	$1.79
Off Peak[3]	93.82%	$24.12

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 06/12/2015
Due Date: 06/29/2015

Details of Gas Charges

05/13/2015 - 06/11/2015 (30 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

05/13/2015 – 05/31/2015

Customer Charge	19 days @ $0.27048	$5.14
Gas Charges		
First 4,000 Therms/month	11.400000 Therms @ $0.72318	8.24
Gas PPP Surcharge ($0.04472/Therm)		0.51

06/01/2015 – 06/11/2015

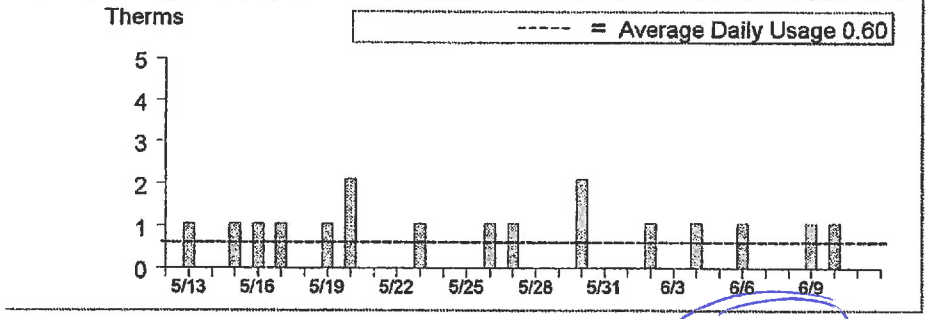
Customer Charge	11 days @ $0.27048	$2.98
Gas Charges		
First 4,000 Therms/month	6.600000 Therms @ $0.82154	5.42
Gas PPP Surcharge ($0.04472/Therm)		0.31

Total Gas Charges $22.60

Average Daily Usage (Therms / day)

Last Year	Last Period	Current Period
N/A	0.00	0.60

Gas Usage This Period: 18.000000 Therms, 30 billing days



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Service Information

Meter #	60677652
Current Meter Reading	1,452
Prior Meter Reading	1,435
Difference	17
Multiplier	1.055787
Total Usage	18.000000 Therms
Serial	P

Gas Procurement Costs ($/Therm)

05/13/2015 - 05/31/2015	$0.28648
06/01/2015 - 06/11/2015	$0.38484

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 06/11/2015, your highest average daily gas usage was 0.6 therms.

Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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IDLE WHEEL ESTATES Vendor # PACGAS 05/18/15 NO: 5017

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/13/15	2894289934-6	253.59	SVC 4/24-5/11	5310- -
05/13/15	2894289934-6	11.15	SVC 4/24-5/11	5300- -
05/13/15	2894289934-6	73.00	UTILITY DEPOSIT	1090- -
	TOTAL	337.74		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5017

POWER CHEC

DATE	VOID AFTER SIX MONTHS
05/18/15	**********$337.74

PAY THREE HUNDRED THIRTY-SEVEN AND 74/100 DOLLARS

TO THE ORDER OF
PACIFIC GAS & ELECTRIC COMPANY
BOX 997300
SACRAMENTO, CA 95899-7300

ACCOUNTING COPY
VOID

[redacted]

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-(
Statement Date: 05/13/201!
Due Date: 06/01/201!

Service For:

IDLE WHEEL MHP LLC
Please see details page.

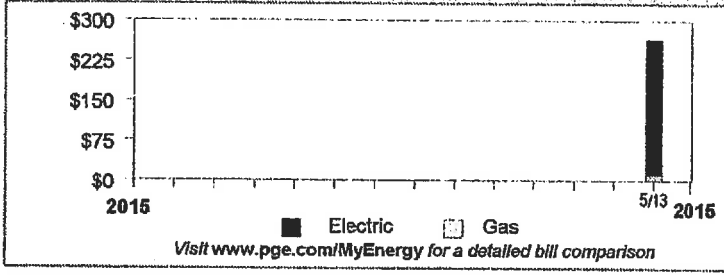
Questions about your bill?

24 hours, 7 days/wk 1-800-468-4743
Business Specialist available:
M-F 7am-7:30pm, Sat 7am-4:30pm
www.pge.com/MyEnergy

Your Account Summary

Current Electric Charges	$253.59
Current Gas Charges	11.15
Deposit (04/24/2015)	73.00
Total Amount Due by 06/01/2015	**$337.74**

Monthly Billing History



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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 05/13/2015
Due Date: 06/01/2015

Important Phone Numbers - 24 hours per day, 7 days per week

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Your Electric Charges Breakdown

Generation	$116.65
Transmission	20.73
Distribution	96.88
Public Purpose Programs	16.87
Nuclear Decommissioning	1.15
DWR Bond Charge	6.26
Competition Transition Charges (CTC)	0.70
Energy Cost Recovery Amount	-5.99
Taxes and Other	0.34
Total Electric Charges	**$253.59**

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 05/13/2015
Due Date: 06/01/2015

Summary of your energy related services

	Meter Number	Usage	Amount
Service For: **ES/RD 101 .3M N/RD 24**			
Service Agreement ID: 2894289252			
Electric Charges	1004541839	831.607800 kWh	$171.41
Total			**$171.41**
Service For: **COR RD 101 & 23B**			
Service Agreement ID: 2894289185			
Electric Charges	1004542453	285.797500 kWh	$61.88
Total			**$61.88**
Service For: **ES RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289819			
Electric Charges	1008881783	73.933800 kWh	$20.30
Total			**$20.30**
Service For: **ES/RD 101 .13M N/RD 24**			
Service Agreement ID: 2894289659			
Gas Charges	60677652	8.000000 Therms	$11.15
Total			**$11.15**

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 05/13/2015
Due Date: 06/01/2015

Details of Electric Charges

04/24/2015 - 05/11/2015 (18 billing days)

Service For: ES/RD 101 .3M N/RD 24
Service Agreement ID: 2894289252
Rate Schedule: A1X Small General Time-of-Use Service

04/24/2015 – 04/30/2015

Customer Charge	7 days @ $0.32854		$2.30
Energy Charges			
Part Peak	134.915300 kWh	@ $0.17479	23.58
Off Peak	204.272600 kWh	@ $0.15497	31.66
California Climate Credit			-1.65
Energy Commission Tax			0.10

05/01/2015 – 05/11/2015

Customer Charge	11 days @ $0.32854		$3.61
Energy Charges			
Peak	36.860100 kWh	@ $0.26241	9.67
Part Peak	71.897600 kWh	@ $0.25308	18.20
Off Peak	383.662200 kWh	@ $0.22468	86.20
California Climate Credit			-2.40
Energy Commission Tax			0.14

Total Electric Charges **$171.41**

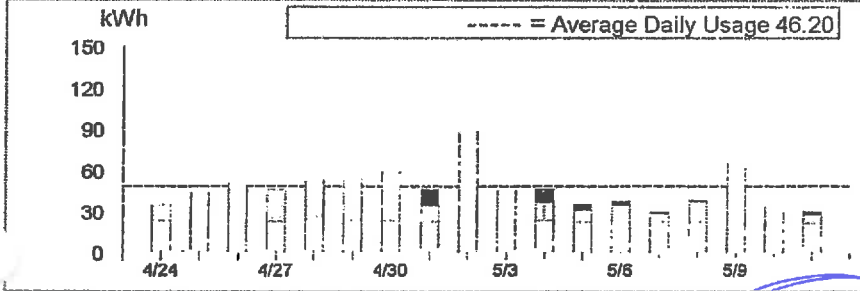
Service Information

Meter #	1004541839
Total Usage	831.607800 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 831.607800 kWh, 18 billing days



	Usage	Energy Charges
Peak[1]	4.43%	$9.67
Part Peak[2]	24.88%	$41.78
Off Peak[3]	70.69%	$117.86

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-(
Statement Date: 05/13/201!
Due Date: 06/01/201!

Details of Electric Charges

04/24/2015 - 05/11/2015 (18 billing days)

Service For: COR RD 101 & 23B
Service Agreement ID: 2894289185
Rate Schedule: A1X Small General Time-of-Use Service

04/24/2015 – 04/30/2015

Customer Charge	7 days	@ $0.32854	$2.30
Energy Charges			
Part Peak	14.813000 kWh	@ $0.17479	2.59
Off Peak	95.832000 kWh	@ $0.15497	14.85
California Climate Credit			-0.54
Energy Commission Tax			0.03

05/01/2015 – 05/11/2015

Customer Charge	11 days	@ $0.32854	$3.61
Energy Charges			
Peak	0.693800 kWh	@ $0.26241	0.18
Part Peak	16.254100 kWh	@ $0.25308	4.11
Off Peak	158.204600 kWh	@ $0.22468	35.55
California Climate Credit			-0.85
Energy Commission Tax			0.05

Total Electric Charges **$61.88**

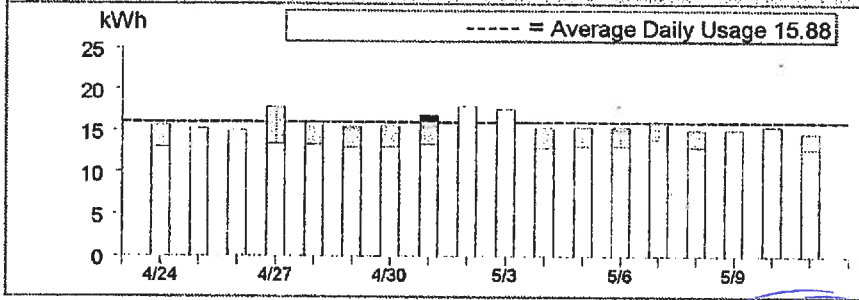
Service Information

Meter #	100454245
Total Usage	285.797500 kWI
Serial	F
Rotating Outage Block	4E

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbor pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year, and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 285.797500 kWh, 18 billing days



	Usage	Energy Charges
Peak[1]	0.24%	$0.18
Part Peak[2]	10.86%	$6.70
Off Peak[3]	88.88%	$50.40

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

Printed on recycled paper. Form 610622 8.13

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 05/13/2015
Due Date: 06/01/2015

Details of Electric Charges

04/24/2015 - 05/11/2015 (18 billing days)

Service For: ES RD 101 .13M N/RD 24
Service Agreement ID: 2894289819
Rate Schedule: A1X Small General Time-of-Use Service

04/24/2015 – 04/30/2015

Customer Charge	7 days	@ $0.32854	$2.30
Energy Charges			
Part Peak	2.607600 kWh	@ $0.17479	0.46
Off Peak	26.421600 kWh	@ $0.15497	4.09
California Climate Credit			-0.14
Energy Commission Tax			0.01

05/01/2015 – 05/11/2015

Customer Charge	11 days	@ $0.32854	$3.61
Energy Charges			
Part Peak	3.197400 kWh	@ $0.25308	0.81
Off Peak	41.707200 kWh	@ $0.22468	9.37
California Climate Credit			-0.22
Energy Commission Tax			0.01

Total Electric Charges **$20.30**

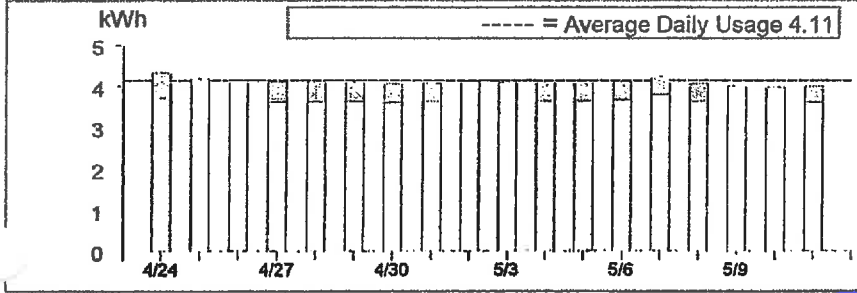
Service Information

Meter #	1008881783
Total Usage	73.933800 kWh
Serial	P
Rotating Outage Block	4D

Additional Messages

California Climate Credit– Part of California's efforts to fight climate change, the credit results from fees charged by the state to reduce carbon pollution and increase use of cleaner forms of energy. These fees are returned to customers as savings on their electric bill. Households will receive the credit twice a year; and small businesses will receive it monthly. Learn how you can use these savings to further reduce your energy costs and help fight climate change at **EnergyUpgradeCA.org/credit**

Electric Usage This Period: 73.933800 kWh, 18 billing days



	Usage	Energy Charges
Peak[1]	0.00%	$0.00
Part Peak[2]	7.86%	$1.27
Off Peak[3]	92.14%	$13.46

[1]**Peak:** 5/1-10/31 12:00pm-6:00pm, M-F (except Holidays);
[2]**Part Peak:** 5/1-10/31 8:30am-12:00pm, 6:00pm-9:30pm, M-F (except Holidays); 11/1-4/30 8:30am-9:30pm, M-F (except Holidays);
[3]**Off Peak:** Year Round 9:30pm - 8:30am, M-F (except Holidays); Sat-Sun; Holidays

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 05/13/2015
Due Date: 06/01/2015

Details of Gas Charges

04/25/2015 - 05/12/2015 (18 billing days)

Service For: ES/RD 101 .13M N/RD 24
Service Agreement ID: 2894289659
Rate Schedule: GNR1 Gas Service to Small Commercial Customers

04/25/2015 – 04/30/2015

Customer Charge	6 days @ $0.27048	$1.62
Gas Charges		
First 4,000 Therms/month	2.666667 Therms @ $0.77090	2.06
Gas PPP Surcharge ($0.04472/Therm)		0.12

05/01/2015 – 05/12/2015

Customer Charge	12 days @ $0.27048	$3.25
Gas Charges		
First 4,000 Therms/month	5.333333 Therms @ $0.72318	3.86
Gas PPP Surcharge ($0.04472/Therm)		0.24

Total Gas Charges **$11.15**

Service Information

Meter #	60677652
Current Meter Reading	1,435
Prior Meter Reading	1,427
Difference	8
Multiplier	1.049019
Total Usage	8.000000 Therms
Serial	P

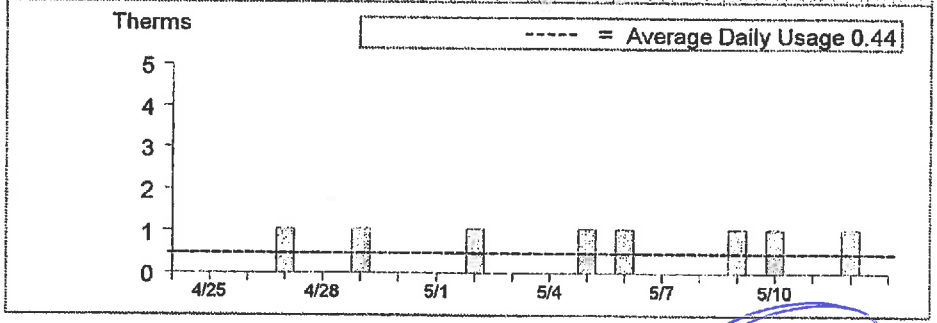
Gas Procurement Costs ($/Therm)

04/25/2015 - 04/30/2015	$0.33420
05/01/2015 - 05/12/2015	$0.28648

Additional Messages

Customer Charge To help deliver safe, reliable and affordable gas service to your business, PG&E charges a customer fee which is based on your highest average daily gas usage within the past 12 months. For the billing period ending on 05/12/2015, your highest average daily gas usage was 0.4 therms.

Gas Usage This Period: 8.000000 Therms, 18 billing days



298

Visit **www.pge.com/MyEnergy** *for a detailed bill comparison.*

Printed on recycled paper.

ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 2894289934-6
Statement Date: 05/13/2015
Due Date: 06/01/2015

Deposit Request

Dear Customer:

We are requesting that you pay a deposit or increase an existing deposit to PG&E for one or more of the following reasons:

- You are a new customer and credit has not been established.
- We show slow payment of your monthly bills.
- Service was recently shut off for nonpayment.
- The conditions of service or the basis on which credit was originally established has materially or financially changed.

So that we may continue to serve you, we must receive your payment on or before the billing due date.

Please see important payment information on Page 2 of this bill.

299

IDLE WHEEL ESTATES	Vendor # SERCON	12/09/15 NO: 5164		
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
12/08/15	156	4,800.00	#47 LEVEL PAD	5400- -
	TOTAL	4,800.00		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5164

DATE	VOID AFTER SIX MONTHS
12/09/15	**********$4,800.00

PAY FOUR THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
SERGPRO CONSTRUCTION
SERGEL VASILCHUK
7758 EARLSTON COURT
ANTELOPE, CA 95843

[redacted]

300

SERGPRO CONSTRUCTION
LIC # 905633

7758 Earlston Ct
Antelope, CA 95843
Home Phone: (916) 721-9078
Cell Phone: (916) 436-6373

DATE:	12/8/2015
INVOICE #	156
Customer ID	907 Bourn Dr.
	Woodland, CA
work days	

BILL TO

DESCRIPTION	TAXED	AMOUNT
demo concrete slab 9x25 ft using hydraulic hammer		
soil excavating, build compacted gravel/crashed concrete base		
build forms for slab 9x25 x 6 ft, area rebar		
concrete pouring with brushed surface finish		
build support for home exterior wall at new concrete slab side		
rebuild/reinforce existing floor support at sunked area		
area clean up and debris haul away		

OTHER COMMENTS

TOTAL	$ 6,800.00
AMOUNT PAID	$2,000.00
BALANCE	**$4,800.00**

THANKS FOR YOUR BUSINESS!

301 - 400

(301)

DLE WHEEL ESTATES Vendor # SERCON 11/20/15 NO: 5153

nv.Date	Invoice #	Amount to Pay	Description	GL Account #
1/03/15	155	2,000.00	#47 SLAB REPRS	5400- -
	TOTAL	2,000.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5153

DATE	VOID AFTER SIX MONTHS
11/20/15	**********$2,000.00

JOINT CHECK

PAY TWO THOUSAND AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
SERGPRO CONSTRUCTION
SERGEL VASILCHUK
7758 EARLSTON COURT
ANTELOPE, CA 95843

[redacted]

302

A/P CHECK REQUEST FORM

PARK NAME: Ide Wheel

RETURN CHECK TO: (Circle One) PARK / (VENDOR) / PROP MANAGER

PAYEE: SergPro Construction

DATE CHECK NEEDED: today

TAX ID #:

AMOUNT: $2000

DESCRIPTION (Include Space Number/Project, if applicable)

space # 47

SPECIAL INSTRUCTIONS:

APPROVAL:

DATE:

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

303

SERGPRO CONSTRUCTION
LIC # 905633

7758 Earlston Ct
Antelope, CA 95843
Home Phone: (916) 721-9078
Cell Phone: (916) 436-6373

DATE:	11/3/2015
INVOICE #	155
Customer ID	907 Bourn Dr.
	Woodland, CA
work days	

BILL TO

DESCRIPTION	TAXED	AMOUNT
demo concrete slab 9x25 ft using hydraulic hammer		
soil excavating, build compacted gravel/crashed concrete base		
build forms for slab 9x25 x.6 ft, area rebar		
concrete pouring with brushed surface finish		
build support for home exterior wall at new concrete slab side		
rebuild/reinforce existing floor support at sunked area		
area clean up and debris haul away		
	TOTAL	$ 6,800.00

Make all checks payable to

OTHER COMMENTS

364

IDLE WHEEL ESTATES Vendor # SERCON 10/14/15 NO: 5122

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
10/13/15	52		6,750.00	ROOF REPLACEMNT	5490- -
		TOTAL	6,750.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5122

DATE	VOID AFTER SIX MONTHS
10/14/15	**********$6,750.00

PAY SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
SERGPRO CONSTRUCTION
SERGEL VASILCHUK
7758 EARLSTON COURT
ANTELOPE, CA 95843

[redacted]

305

SERGPRO CONSTRUCTION
LIC # 905633

7758 Earlston Ct
Antelope, CA 95843
Home Phone: (916) 721-9078
Cell Phone: (916) 436-6373

DATE:	10/13/2015
INVOICE #	52
Customer ID	907 Bourn Dr.
	Woodland, CA
work days	

BILL TO

DESCRIPTION	TAXED	AMOUNT
remove hot mop and gravel layer from roof top and haul away		
remove existing plywood covered roof		
replace/repair dry roted 2x8 roof rafters		
install new plywood,		
install metal drip edge		
apply roofing underlayment, shingles		
plywood interior prime paint		
rent generator for power tools		

TOTAL	$ 7,500.00
Amount Paid	$750
Other	$ -
BALANCE DUE	**$ 6,750.00**

Make all checks payable to
SERGPRO CONSTRUCTION

OTHER COMMENTS

SERGPRO CONSTRUCTION

Thank You For Your Business!

306

IDLE WHEEL ESTATES Vendor # SERCON 09/23/15 NO: 5110

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
09/23/15	104		180.00	C/H GUTTER RPLC	5490- -
		TOTAL	180.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5110

DATE	VOID AFTER SIX MONTHS
09/23/15	**********$180.00

POWER CHEC

PAY ONE HUNDRED EIGHTY AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
SERGPRO CONSTRUCTION
SERGEL VASILCHUK
7758 EARLSTON COURT
ANTELOPE, CA 95843

[redacted]

307

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel

RETURN CHECK TO: (Circle One) PARK / VENDOR / PROP MANAGER

PAYEE: SergPro Construction

DATE CHECK NEEDED: 9/23/15

TAX ID #:

AMOUNT: 180.00

DESCRIPTION (Include Space Number/Project, if applicable)

$1800 → 10% → $ 180 –

SPECIAL INSTRUCTIONS: Please overnight.

APPROVAL:

DATE:

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

308

INVOICE

SERGPRO CONSTRUCTION
LIC # 905633

7758 Earlston Ct
Antelope, CA 95843
Home Phone: (916) 721-9078
Cell Phone: (916) 436-6373

DATE:	8/3/2015
INVOICE #	104
Customer ID	907 Bourn Dr
	Woodland, CA
work days	

BILL TO

DESCRIPTION	TAXED	AMOUNT
remove existing gutter, facia board behind gutter		
replace damaged facia board, paint to match		
reinstall removed gutter, water seal		
remove part of dry roted 4x12 beam and replace by new one		
restore detiorated beam on entrance area(scrab, fill cracks, paint		
	Subtotal	$ 1,800.00
	Taxable	$ -

Sergpro4u@gmail.com

9/14/15

IDLE WHEEL ESTATES Vendor # SERCON 09/23/15 NO: 5109

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/23/15	52	750.00	CARWASH REPAIRS	5400- -
	TOTAL	750.00		

OnTrac D100108363113 92

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5109

DATE	VOID AFTER SIX MONTHS
09/23/15	**********$750.00

POWER CHECK

PAY SEVEN HUNDRED FIFTY AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
SERGPRO CONSTRUCTION
SERGEL VASILCHUK
7758 EARLSTON COURT
ANTELOPE, CA 95843

[redacted]

~~309~~ 310

A/P CHECK REQUEST FORM

PARK NAME: Idle Wheel

RETURN CHECK TO: (Circle One) PARK / VENDOR / PROP MANAGER

PAYEE: SergPro Construction
Sergei Vasilchuk

DATE CHECK NEEDED: 9/23/15

TAX ID #: 614.13.4433

AMOUNT: $750

DESCRIPTION (Include Space Number/Project, if applicable)

$7,500 → 10% → $750

SPECIAL INSTRUCTIONS: please overnight

APPROVAL:

DATE:

ACCOUNTING USE ONLY

VENDOR #

DATE PAID:

G/L ACCOUNT

CHECK #:

311

SERGPRO CONSTRUCTION
LIC # 905633

7758 Earlston Ct
Antelope, CA 95843
Home Phone: (916) 721-9078
Cell Phone: (916) 436-6373

DATE:	8/24/2015
INVOICE #	52
Customer ID	907 Bourn Dr.
	Woodland, CA
work days	5 days

BILL TO

DESCRIPTION	TAXED	AMOUNT
remove existing plywood covered roof		
replace/repair dry roted 2x8 roof rafters		
install new plywood		
install metal drip edge		
apply roofing underlayment, shingles		
plywood interior prime paint		

OTHER COMMENTS

1. Total payment due on completion

Subtotal	
Taxable	$ -
Tax rate	
Tax due	$ -
Other	$ -
TOTAL Due	**$ 7,500.00**

Make all checks payable to
SERGPRO CONSTRUCTION

CARWASH

3/12

9/14/15

LE WHEEL ESTATES Vendor # RONUBA 05/15/15 NO: 5015

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
31/15	6316-034		2,104.00	RE:LLC FORMATN	5800- -
		TOTAL	2,104.00		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5015

DATE	VOID AFTER SIX MONTHS
05/15/15	**********$2,104.00

PAY TWO THOUSAND ONE HUNDRED FOUR AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **RONALD UBALDI**
4719 QUAIL LAKES DR,STE G-114
STOCKTON, CA 95207

[redacted]

CALONE & HARREL LAW GROUP, LLP

1810 GRAND CANAL BLVD., SUITE 6
STOCKTON, CA 95207-8110
(209) 952-4545

MARCH 31, 2015
STATEMENT NO. 57766

RONALD & ESTHER UBALDI
4408 MALLARD CREEK CIRCLE
STOCKTON, CA 95207

6316-034 / UBALDI, RONALD
MATTER: IDLE WHEEL MHP, LLC FORMERLY TWIN LAKES MHP, LLC

PRIOR BALANCE:	2,104.00
TOTAL PROFESSIONAL SERVICES:	336.00
TOTAL ADVANCED COSTS:	0.00
TOTAL CURRENT FEES AND COSTS:	336.00
TOTAL INTEREST:	0.00
TOTAL CURRENT BILLING:	336.00
PAYMENTS/DEDUCTIONS TO ACCOUNT:	2,104.00
TOTAL NOW DUE:	336.00

PLEASE NOTE CHANGE FROM 60 TO 30 DAYS: INTEREST WILL ACCRUE ON OUTSTANDING ACCOUNTS OVER 30 DAYS AT AN ANNUAL RATE OF

PLEASE RETURN THE REMITTANCE PAGE OF THIS STATEMENT WITH YOUR PAYMENT. PLEASE MAKE CHECKS PAYABLE TO: CALONE & HARREL LAW GROUP, LLP

IDLE WHEEL ESTATES Vendor # WASIDL 10/30/15 NO: 5138

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/01/15	2014244-2549-8	4,503.65	NOV-DEC 15 SVCS	5360- -
	TOTAL	4,503.65		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5138

POWER CHECK

DATE	VOID AFTER SIX MONTHS
10/30/15	**********$4,503.65

PAY FOUR THOUSAND FIVE HUNDRED THREE AND 65/100 DOLLARS

TO THE ORDER OF
WASTE MANAGEMENT OF WOODLAND
PO BOX 541065
LOS ANGELES, CA 90054-1065

ACCOUNTING COPY
VOID

[redacted]

315

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	**00014-90232-73007**
Invoice Date:	11/01/2015
Invoice Number:	2014244-2549-8
Account Number:	491-0038355-2549
Due Date:	Due Upon Receipt

Total Current Charges	Total Amount Due
4,503.65	4,503.65

Please pay total amount due. Thank you for your business.

PAYMENTS RECEIVED AFTER OCT 19, 2015 WILL REFLECT ON YOUR NEXT INVOICE.

Account Summary

Description	Amount
Previous Balance	14,086.55
Total Credits and Adjustments	0.00
Total Payments Received	14,086.55-
Total Current Charges	4,503.65
Total Amount Due	**4,503.65**
Total Amount Past Due	**0.00**

Service Period: NOV - DEC 2015 SVCS

Service Location: 491-38355: Idle Wheel Mhp Llc: 907 Bourn Dr

Date	Description	Qty	Amount
11/01/15	Government franchise regulatory fee - recycle material	133.00	186.20
11/01/15	Sweeping service	133.00	627.76
11/01/15	64 Gallon cart service	125.00	3,357.50
11/01/15	96 Gallon toter per	7.00	329.14
11/01/15	Wdl resi state mandated fee		.05
11/01/15	Late payment fee		3.00
	Total Current Charges		4,503.65

If full payment of the invoiced amount is not received within 30 days of the invoice date, you will be charged a monthly late fee of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late fee allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume fee to restart your service. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

RECEIVED
OCT 30 2015
BY:

This invoice constitutes an offer by WM to provide service to you for a specified period. By accepting this, you agree to continue service during the specified time. Cancellation results in the forfeit of any prepayment unless prohibited by law, regulation, or contract.

10-30

316

IDLE WHEEL ESTATES	Vendor # WASIDL		08/31/15 NO: 5093
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
08/25/15	1998222-2549-6	14,086.55	SVC 4/23-10/31	5360- -
	TOTAL	14,086.55		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5093

DATE	VOID AFTER SIX MONTHS
08/31/15	**********$14,086.55

POWER CHEC

PAY FOURTEEN THOUSAND EIGHTY-SIX AND 55/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **WASTE MANAGEMENT OF WOODLAND**
PO BOX 541065
LOS ANGELES, CA 90054-1065

[redacted]

317

WASTE MANAGEMENT

INVOICE

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested
(530) 662-8748
(800) 374-4778
(530) 662-3955 FAX

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	**00014-90232-73007**
Invoice Date:	09/01/2015
Invoice Number:	1998222-2549-6
Account Number:	491-0038355-2549-
Due Date:	Due Upon Receipt

Total Current Charges	Total Amount Due
13,906.80	14,086.55

Account Summary

Description	Amount
Previous Balance	179.75
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	13,906.80
Total Amount Due	**14,086.55**
Total Amount Past Due	179.75

Service Period: SEP - OCT 2015 SVCS

If full payment of the invoiced amount is not received within 30 days of the invoice date, you will be charged a monthly late fee of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late fee allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume fee to restart your service. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Please pay total amount due. Thank you for your business.

PAYMENTS RECEIVED AFTER AUG 17, 2015 WILL REFLECT ON YOUR NEXT INVOICE.

This invoice constitutes an offer by WM to provide service to you for a specified period. By accepting this, you agree to continue service during the specified time. Cancellation results in the forfeit of any prepayment unless prohibited by law, regulation, or contract.

318

WASTE MANAGEMENT

WASTE MANAGEMENT OF WOODLAND
PO BOX 43530
PHOENIX, AZ 85080
Return Service Requested

Customer:	IDLE WHEEL MHP LLC
Online WM ezPay ID:	**00014-90232-73007**
Invoice Date:	09/01/2015
Invoice Number:	1998222-2549-6
Account Number:	491-0038355-2549-8
Due Date:	Due Upon Receipt

Service Location: 491-38355 Idle Wheel Mhp Llc: 907 Bourn Dr

Date	Description	Qty	Amount
04/23/15	Billing credit -H1d proration 4/23	1.00	3.53-
04/23/15	Billing credit -H1g proration 4/23	1.00	31.11-
04/23/15	Billing debit -H1s proration 4/23	1.00	3,705.99
04/23/15	Billing debit -K1s proration 4/23	1.00	369.21
04/23/15	Billing debit -Ssr proration 4/23	1.00	708.18
04/23/15	Billing debit -Gsy proration 4/23	1.00	208.87
07/01/15	Billing credit -H1d proration 7/1	1.00	3.12-
07/01/15	Billing credit -H1g proration 7/1	1.00	27.50-
07/01/15	Billing debit -H1s proration 7/1	1.00	3,324.49
07/01/15	Billing debit -K1s proration 7/1	1.00	331.20
07/01/15	Billing debit -Ssr proration 7/1	1.00	631.70
07/01/15	Billing debit -Gsy proration 7/1	1.00	187.37
08/01/15	Billing debit Wdr tax	1.00	1.40
09/01/15	Govt franchise regulatory fee - recycle material	133.00	186.20
09/01/15	Sweeping service	133.00	627.76
09/01/15	64 Gallon cart service	125.00	3,357.50
09/01/15	96 Gallon toter per	7.00	329.14
09/01/15	Wdl resi state mandated fee		.05
09/01/15	Late payment fee		3.00
	Total Current Charges		**13,906.80**

319

IDLE WH[illegible] ESTATES Vendor # CITWOO Cust # 080[illegible]-000 12/15/15 NO: 5168

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
12/01/15	080869-000		6,495.57	SVC 11/1-11/30	5320- -
12/01/15	080869-000		5,075.01	SVC 11/1-11/30	5330- -
12/01/15	080869-000		40.66	SVC 11/1-11/30	5340- -
		TOTAL	11,611.24		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5168

POWER CHECK

DATE	VOID AFTER SIX MONTHS
12/15/15	**********$11,611.24

PAY ELEVEN THOUSAND SIX HUNDRED ELEVEN AND 24/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
BILLING & COLLECTIONS
PO BOX 13819
SACRAMENTO, CA 95853-3819
Customer # 080869-000

[redacted]

320

BILL MESSAGE

CITY OF WOODLAND UTILITIES – WATER & SEWER

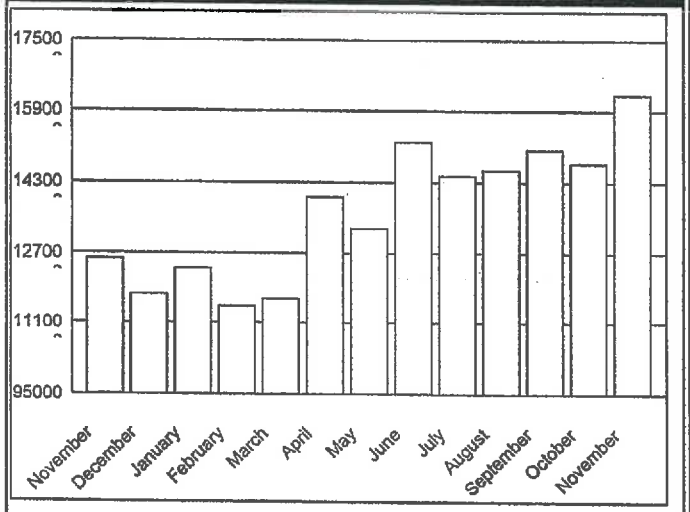
ANY PAST DUE BALANCE IS DELINQUENT AND DUE NOW
Office hours: Monday-Friday 8am-12pm and 1pm-5pm.
Drop box located in Dead Cat Alley & First Street

DO NOT PUT CASH PAYMENT IN THE DROP BOX
Pay your bill online at www.cityofwoodland.org/paymybill
See reverse of bill for additional information.

ACCOUNT SUMMARY

Account Number:	080869-000
Service Address:	907 BOURN DR
Service Dates:	11/01/15 to 11/30/15
Billing Date:	12/01/15
Due Date:	12/31/15
Last Payment Date:	11/18/15
Previous Balance:	$11,009.41
Payments:	$11,009.41
Current Charges:	$11,611.24
Credit On Account:	$0.00
Past Due:	$0.00
Total Due:	$11,611.24

USAGE HISTORY



Meter Number:	73786453		
Previous Read:	4299722	on	10/20/15
Current Read:	4462331	on	11/20/15
Days between Reads:	31		
Your usage in cubic feet:	162,609		
Your usage in gallons:	1,216,315.00		

1 cf (cubic foot) = 7.48 gallons

ACCOUNT DETAIL

Water		
	Base Charge 4"	$121.30
	Commercial Consumption Charge	$6,374.27
Sewer		
	Condo/Apartment/MobileHome/3plex or mo	$4,796.55
Storm		
	Storm Water Fee - Per Unit	$40.66
Waste Water Industrial Pretreatment		
	WASTE WATER INDUSTRIAL & RESIDEN	$278.46
	Total Current Charges	**$11,611.24**

321

IDLE WH[illegible] ESTATES Vendor # CITWOO Cust # 080[illegible]-000 11/13/15 NO: 5145

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
11/01/15	080869-000		5,893.74	SVC 10/1-10/31	5320- -
11/01/15	080869-000		4,796.55	SVC 10/1-10/31	5330- -
11/01/15	080869-000		319.12	SVC 10/1-10/31	5340- -
		TOTAL	11,009.41		

FORM# 11510

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5145

POWER CHECK

DATE	VOID AFTER SIX MONTHS
11/13/15	**********$11,009.41

PAY ELEVEN THOUSAND NINE AND 41/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
BILLING & COLLECTIONS
PO BOX 13819
SACRAMENTO, CA 95853-3819
Customer # 080869-000

[redacted]

322

BILL MESSAGE

CITY OF WOODLAND UTILITIES – WATER & SEWER

ANY PAST DUE BALANCE IS DELINQUENT AND DUE NOW
Office hours: Monday-Friday 8am-12pm and 1pm-5pm.
Drop box located in Dead Cat Alley & First Street

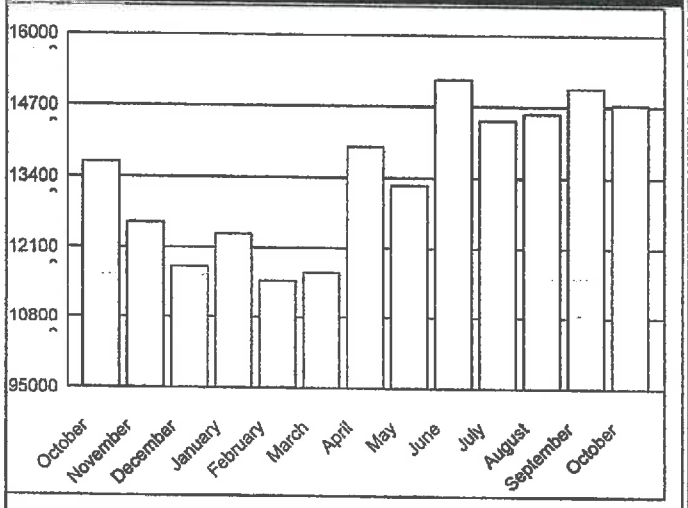
DO NOT PUT CASH PAYMENT IN THE DROP BOX
Pay your bill online at www.cityofwoodland.org/paymybill
See reverse of bill for additional information.

ACCOUNT SUMMARY

Account Number:	080869-000
Service Address:	907 BOURN DR
Service Dates:	10/01/15 to 10/31/15
Billing Date:	11/01/15
Due Date:	11/30/15
Last Payment Date:	10/21/15
Previous Balance:	$15,142.19
Payments:	$11,127.08
Current Charges:	$11,009.41
Credit On Account:	$0.00
Past Due:	$0.00
Total Due:	$11,009.41

RECEIVED
NOV 09 2015

USAGE HISTORY



Meter Number:	73786453		
Previous Read:	4152466	on	09/20/15
Current Read:	4299722	on	10/20/15
Days between Reads:	30		
Your usage in cubic feet:	147,256		
Your usage in gallons:	1,101,475.00		

1 cf (cubic foot) = 7.48 gallons

ACCOUNT DETAIL

Water	
Base Charge 4"	$121.30
Commercial Consumption Charge	$5,772.44
Sewer	
Condo/Apartment/MobileHome/3plex or mo	$4,796.55
Storm	
Storm Water Fee - Per Unit	$40.66
Waste Water Industrial Pretreatment	
WASTE WATER INDUSTRIAL & RESIDEN	$278.46
Total Current Charges	**$11,009.41**

323

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 10/15/15 NO: 5125

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
10/01/15	080869-000		6,011.41	SVC 9/1-9/30	5320- -
10/01/15	080869-000		5,075.01	SVC 9/1-9/30	5330- -
10/01/15	080869-000		40.66	SVC 9/1-9/30	5340- -
		TOTAL	11,127.08		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5125

DATE	VOID AFTER SIX MONTHS
10/15/15	**********$11,127.08

POWER CHECK

PAY ELEVEN THOUSAND ONE HUNDRED TWENTY-SEVEN AND 08/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
BILLING & COLLECTIONS
PO BOX 13819
SACRAMENTO, CA 95853-3819
Customer # 080869-000

[redacted]

324

BILL MESSAGE

CITY OF WOODLAND UTILITIES – WATER & SEWER

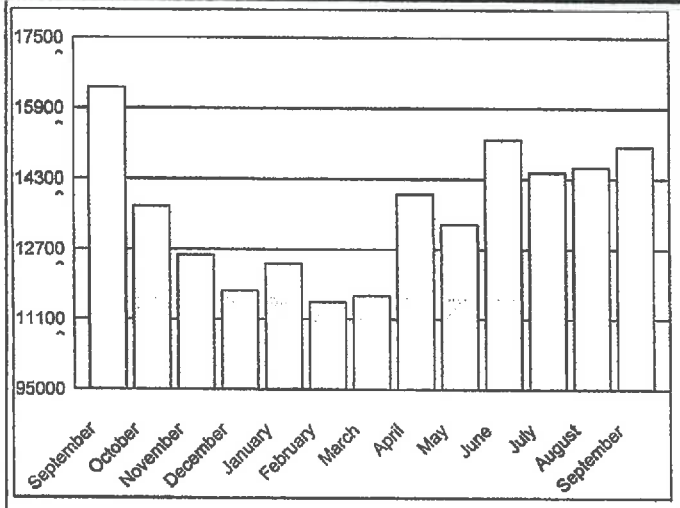
ANY PAST DUE BALANCE IS DELINQUENT AND DUE NOW
Office hours: Monday-Friday 8am-12pm and 1pm-5pm.
Drop box located in Dead Cat Alley & First Street

DO NOT PUT CASH PAYMENT IN THE DROP BOX
Pay your bill online at www.cityofwoodland.org/paymybill
See reverse of bill for additional information.

ACCOUNT SUMMARY

Account Number:	080869-000
Service Address:	907 BOURN DR
Service Dates:	09/01/15 to 09/30/15
Billing Date:	10/01/15
Due Date:	10/31/15
Last Payment Date:	09/18/15
Previous Balance:	$14,974.56
Payments:	~~$10,959.45~~
Current Charges:	$11,127.08
Credit On Account:	$0.00
Past Due:	$4,015.11
Total Due:	$15,142.19

USAGE HISTORY



Meter Number:	73786453		
Previous Read:	4002208	on	08/20/15
Current Read:	4152466	on	09/20/15
Days between Reads:	31		
Your usage in cubic feet:	150,258		
Your usage in gallons:	1,123,930.00		

1 cf (cubic foot) = 7.48 gallons

ACCOUNT DETAIL

Water	
Base Charge 4"	$121.30
Commercial Consumption Charge	$5,890.11
Sewer	
Condo/Apartment/MobileHome/3plex or mo	$4,796.55
Storm	
Storm Water Fee - Per Unit	$40.66
Waste Water Industrial Pretreatment	
WASTE WATER INDUSTRIAL & RESIDEN	$278.46
Total Current Charges	**$11,127.08**

325

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 09/15/15 NO: 5105

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/01/15	080869-000	5,832.78	SVC 8/1-8/31	5320- -
09/01/15	080869-000	4,796.55	SVC 8/1-8/31	5330- -
09/01/15	080869-000	40.66	SVC 8/1-8/31	5340- -
09/01/15	080869-000	278.46	SVC 8/1-8/31	5330- -
09/01/15	080869-000	11.00	FINAL NOTICE	5750- -
	TOTAL	10,959.45		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5105

POWER CHECK

DATE	VOID AFTER SIX MONTHS
09/15/15	**********$10,959.45

PAY TEN THOUSAND NINE HUNDRED FIFTY-NINE AND 45/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
BILLING & COLLECTIONS
PO BOX 13819
SACRAMENTO, CA 95853-3819
Customer # 080869-000

[redacted]

329

BILL MESSAGE

CITY OF WOODLAND UTILITIES – WATER & SEWER

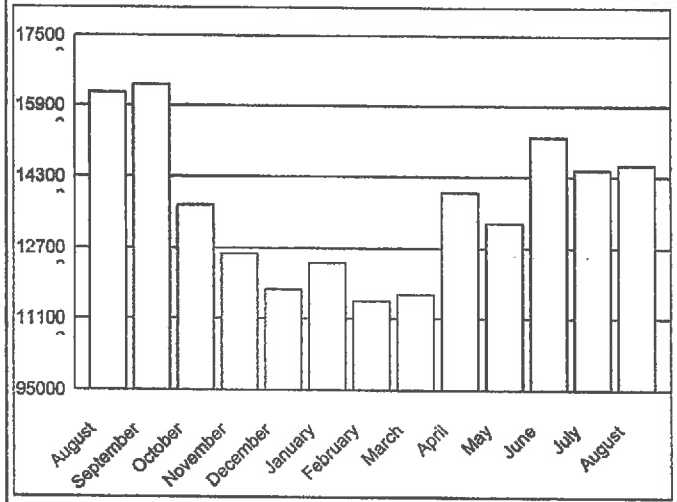
ANY PAST DUE BALANCE IS DELINQUENT AND DUE NOW
Office hours: Monday-Friday 8am-12pm and 1pm-5pm.
Drop box located in Dead Cat Alley & First Street

DO NOT PUT CASH PAYMENT IN THE DROP BOX
Pay your bill online at www.cityofwoodland.org/paymybill
See reverse of bill for additional information.

ACCOUNT SUMMARY

Account Number:	080869-000
Service Address:	907 BOURN DR
Service Dates:	08/01/15 to 08/31/15
Billing Date:	09/01/15
Due Date:	09/30/15
Last Payment Date:	08/21/15
Previous Balance:	$14,914.91
Payments:	$10,899.80
Current Charges:	$10,959.45
Credit On Account:	$0.00
Past Due:	$4,015.11
Total Due:	$14,974.56

USAGE HISTORY



Meter Number:	73786453		
Previous Read:	3856507	on	07/20/15
Current Read:	4002208	on	08/20/15
Days between Reads:	31		
Your usage in cubic feet:	145,701		
Your usage in gallons:	1,089,844.00		

1 cf (cubic foot) = 7.48 gallons

ACCOUNT DETAIL

Water	
Base Charge 4"	$121.30
Commercial Consumption Charge	$5,711.48
Sewer	
Condo/Apartment/MobileHome/3plex or mo	$4,796.55
Storm	
Storm Water Fee - Per Unit	$40.66
Waste Water Industrial Pretreatment	
WASTE WATER INDUSTRIAL & RESIDEN	$278.46
Miscellaneous	
Final Notice Fee	$11.00
Total Current Charges	**$10,959.45**

RECEIVED
SEP 11 2015
BY:

327

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 08/14/15 NO: 5082

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
07/06/15	080869-000		5,784.13	SVC 6/20-7/20	5320- -
07/06/15	080869-000		5,075.01	SVC 7/1-7/31	5330- -
07/06/15	080869-000		40.66	SVC 7/1-7/31	5340- -
		TOTAL	10,899.80		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5082

POWER CHECK

DATE	VOID AFTER SIX MONTHS
08/14/15	**********$10,899.80

PAY TEN THOUSAND EIGHT HUNDRED NINETY-NINE AND 80/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CA 95695

Customer # 080869-000

[redacted]

328

BILL MESSAGE

CITY OF WOODLAND UTILITIES – WATER & SEWER

ANY PAST DUE BALANCE IS DELINQUENT AND DUE NOW
Office hours: Monday-Friday 8am-12pm and 1pm-5pm.
Drop box located in Dead Cat Alley & First Street

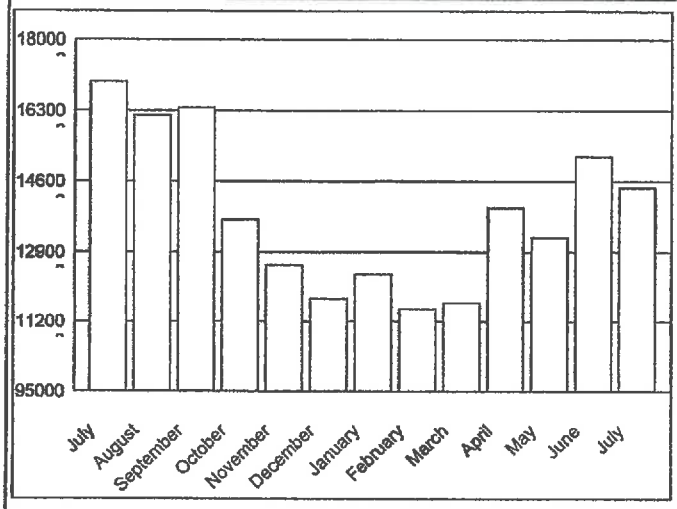
DO NOT PUT CASH PAYMENT IN THE DROP BOX
Pay your bill online at www.cityofwoodland.org/paymybill
See reverse of bill for additional information.

ACCOUNT SUMMARY

Account Number:	080869-000
Service Address:	907 BOURN DR
Service Dates:	07/01/15 to 07/31/15
Billing Date:	07/06/15
Due Date:	08/31/15
Last Payment Date:	07/20/15
Previous Balance:	$0.00
Payments:	$28,320.75
Current Charges:	$43,301.66
Credit On Account:	$0.00
Past Due:	$4,015.11
Total Due:	$14,914.91

See Corrected bill attached.

USAGE HISTORY



Meter Number:	73786453		
Previous Read:	3712047	on	06/20/15
Current Read:	3856507	on	07/20/15
Days between Reads:	30		
Your usage in cubic feet:	144,460		
Your usage in gallons:	1,080,561.00		

1 cf (cubic foot) = 7.48 gallons

ACCOUNT DETAIL

Water	
Base Charge 4"	$485.20
Commercial Consumption Charge	$22,287.78
Sewer	
Condo/Apartment/MobileHome/3plex or mo	$19,186.20
Storm	
Storm Water Fee - Per Unit	$162.64
Waste Water Industrial Pretreatment	
WASTE WATER INDUSTRIAL & RESIDEN	$1,113.84
Miscellaneous	
Final Notice Fee	$11.00
Shut Off Fee	$50.00
Total Current Charges	**$43,301.66**

RECEIVED
AUG 10 2015
BY:

WTR
SWR
STORM
WSTE

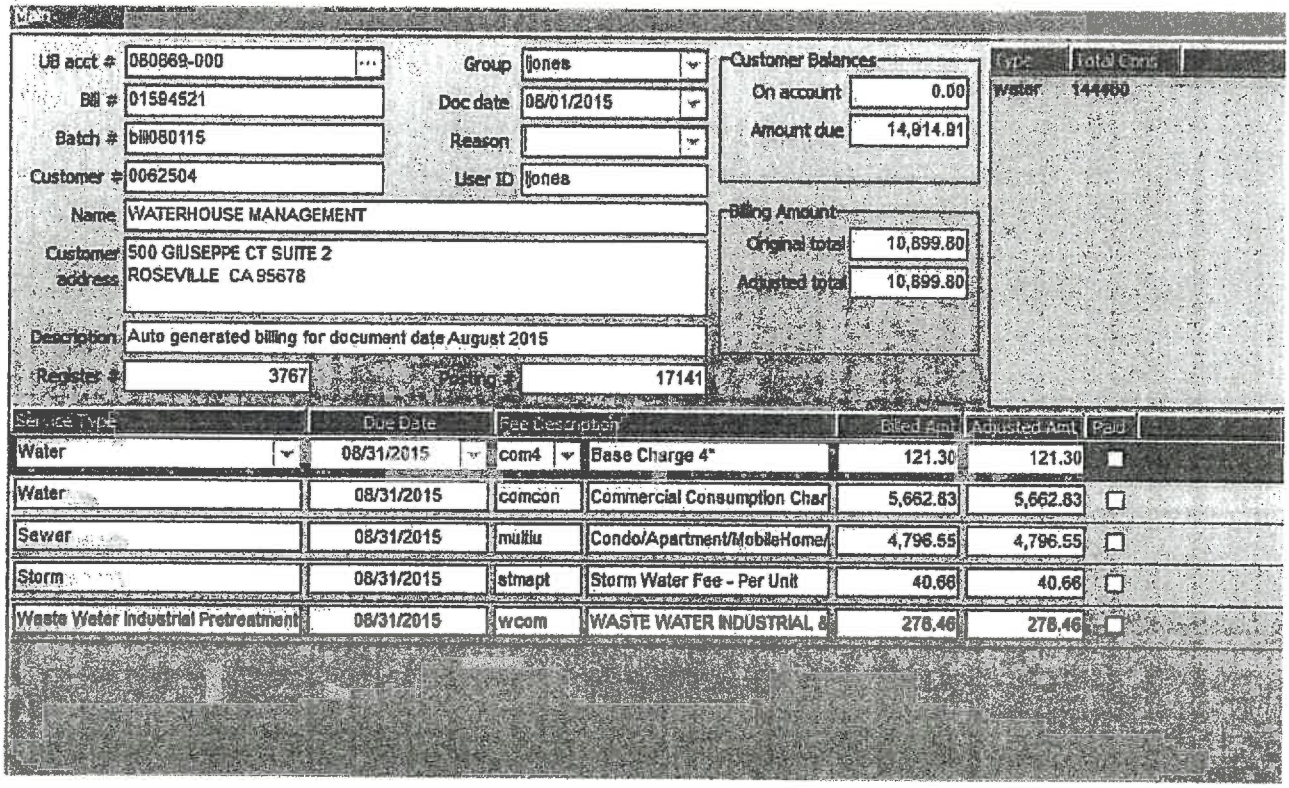
10,899.60 current
4,015.11 Prev Bal
14,914.91 Due

329

Shari Jennings

From: Lisa Jones [Lisa.Jones@cityofwoodland.org]
Sent: Monday, August 10, 2015 2:34 PM
To: Shari Jennings
Subject: 907 Bourn Drive
Attachments: 907 Bourn Drive-May June July statements.pdf

Hi Shari,
So sorry about our software lumping all that together. It was because we had to change the ownership information in the middle of our billing period.
This screen shot is the August statement detail. I have attached the May, June and July statements that should have been under Waterhouse but we didn't have that information until the beginning of July. I have also included a screen shot of the history and you'll see that your bills would start with the May bill.
And, the $4,015.11 is the amount for the base charges thru April 23rd and was billed to the previous owner. I hope they actually pay it so it doesn't sit on your account. If you have contact with them, it might be a good idea to mention they need to pay it…so right now you only owe the $10,899.80.



UB acct # 080669-000 | Group jones | Bill # 01594521 | Doc date 08/01/2015 | Batch # bill080115 | Reason | Customer # 0062504 | User ID jones | Name WATERHOUSE MANAGEMENT | Customer address 500 GIUSEPPE CT SUITE 2 ROSEVILLE CA 95678 | Description Auto generated billing for document date August 2015 | Register # 3767 | Posting # 17141

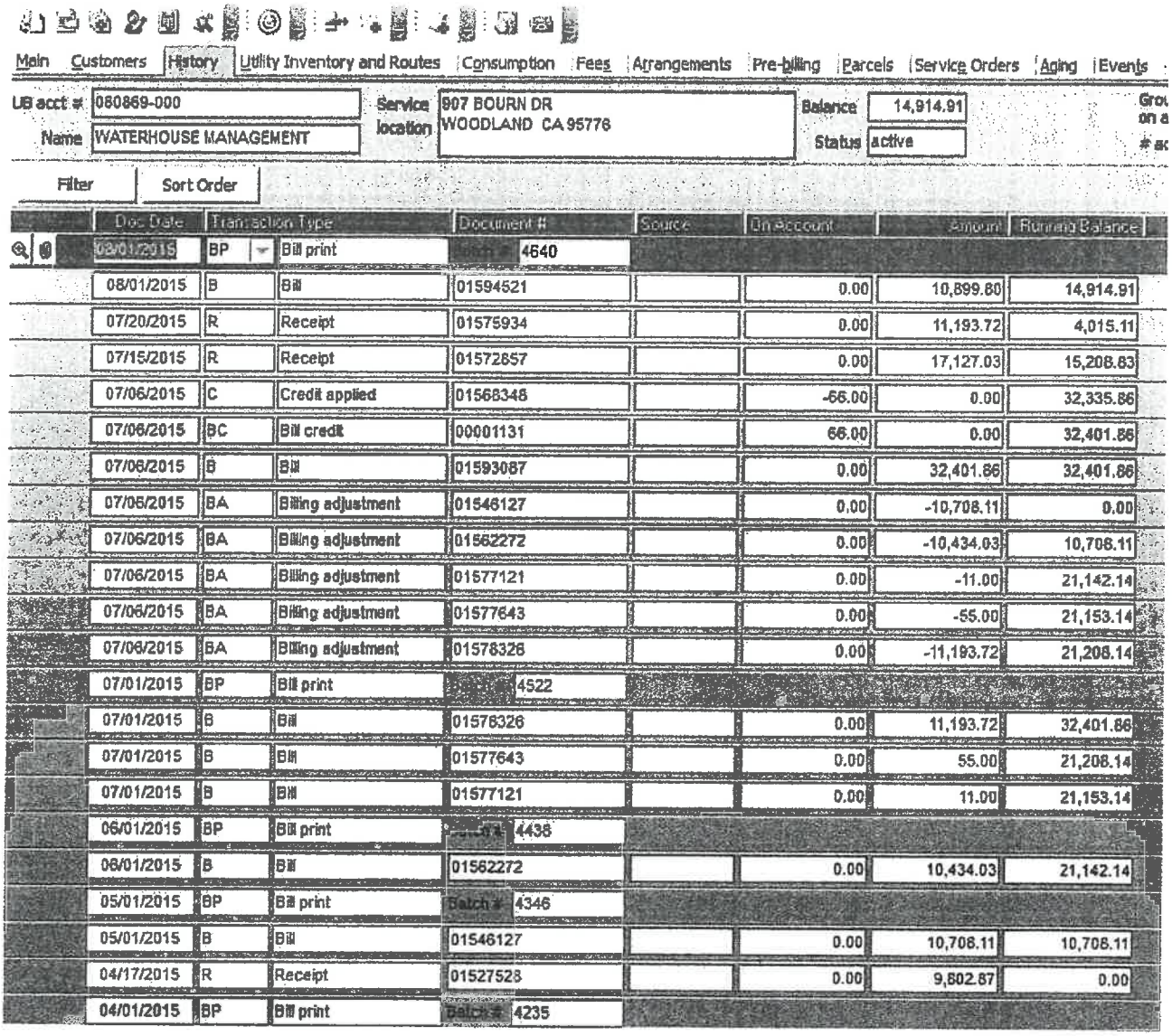
Customer Balances: On account 0.00 | Amount due 14,914.91

Billing Amount: Original total 10,899.80 | Adjusted total 10,899.80

Type	Total Cons
water	144460

Service Type	Due Date	Fee Description		Billed Amt	Adjusted Amt	Paid
Water	08/31/2015	com4	Base Charge 4"	121.30	121.30	☐
Water	08/31/2015	comcon	Commercial Consumption Char	5,662.83	5,662.83	☐
Sewer	08/31/2015	multiu	Condo/Apartment/MobileHome/	4,796.55	4,796.55	☐
Storm	08/31/2015	stmapt	Storm Water Fee - Per Unit	40.66	40.66	☐
Waste Water Industrial Pretreatment	08/31/2015	wcom	WASTE WATER INDUSTRIAL 8	278.46	278.46	☐

330



Main | Customers | History | Utility Inventory and Routes | Consumption | Fees | Arrangements | Pre-billing | Parcels | Service Orders | Aging | Events

UB acct # 060869-000
Name WATERHOUSE MANAGEMENT
Service location 907 BOURN DR WOODLAND CA 95776
Balance 14,914.91
Status active

Filter | Sort Order

Doc Date	Transaction Type		Document #	Source	On Account	Amount	Running Balance
08/01/2015	BP	Bill print	4640				
08/01/2015	B	Bill	01594521		0.00	10,899.80	14,914.91
07/20/2015	R	Receipt	01575934		0.00	11,193.72	4,015.11
07/15/2015	R	Receipt	01572657		0.00	17,127.03	15,208.83
07/06/2015	C	Credit applied	01568348		-66.00	0.00	32,335.86
07/06/2015	BC	Bill credit	00001131		66.00	0.00	32,401.86
07/06/2015	B	Bill	01593087		0.00	32,401.86	32,401.86
07/06/2015	BA	Billing adjustment	01546127		0.00	-10,708.11	0.00
07/06/2015	BA	Billing adjustment	01562272		0.00	-10,434.03	10,708.11
07/06/2015	BA	Billing adjustment	01577121		0.00	-11.00	21,142.14
07/06/2015	BA	Billing adjustment	01577643		0.00	-55.00	21,153.14
07/06/2015	BA	Billing adjustment	01578326		0.00	-11,193.72	21,208.14
07/01/2015	BP	Bill print	4522				
07/01/2015	B	Bill	01578326		0.00	11,193.72	32,401.86
07/01/2015	B	Bill	01577643		0.00	55.00	21,208.14
07/01/2015	B	Bill	01577121		0.00	11.00	21,153.14
06/01/2015	BP	Bill print	[illegible] 4438				
06/01/2015	B	Bill	01562272		0.00	10,434.03	21,142.14
05/01/2015	BP	Bill print	Batch # 4346				
05/01/2015	B	Bill	01546127		0.00	10,708.11	10,708.11
04/17/2015	R	Receipt	01527528		0.00	9,802.87	0.00
04/01/2015	BP	Bill print	Batch # 4235				

Please do call me if I can clarify any further information for you.

Sincerely,

Lisa Jones

Finance Specialist
City of Woodland, California
Finance Department
530.661.5840 direct
530.661.5848 fax
lisa.jones@cityofwoodland.org

"Never lie, steal, cheat, or drink. But if you must lie, lie in the arms of the one you love. If you must steal, steal away from bad company. If you must cheat, cheat death. And if you must drink, drink in the moments that take your breath away."

"Start each day as if it were on purpose!"

8/10/2015

331

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 07/15/15 NO: 5059

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
07/01/15	080869-000		6,078.05	SVC 6/1-6/30	5320- -
07/01/15	080869-000		40.66	SVC 6/1-6/30	5340- -
07/01/15	080869-000		5,075.01	SVC 6/1-6/30	5330- -
		TOTAL	11,193.72		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5059

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/15/15	**********$11,193.72

PAY ELEVEN THOUSAND ONE HUNDRED NINETY-THREE AND 72/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CA 95695

Customer # 080869-000

[redacted]

332

City of Woodland

300 First Street Woodland, CA 95695

Messages

This utility billing statement includes all applicable charges and fees for water and sewer.

Account Information

Account Number:	080869-000
Service Location:	907 BOURN DR
Billing Date:	7/1/15
Due Date:	7/31/15
Last Payment Date:	
Previous Balance:	21,142.14
Payments:	
Current Charges:	11,259.72
Adjustments:	
Total Due:	32,401.86

IDLE WHEEL/ROYAL PALM, LP
871 38TH AVE
SANTA CRUZ CA 95062

*If total due includes past due balance, service is subject to disconnect and /or additional charges.

Billing Details

Account #: 080869-000 907 BOURN DR

Service from 6/1/2015 to 6/30/2015

Water			
	Base Charge 4".....		121.30
	Commercial Consumption Charge.....		5,956.75
	Base Charge.....	0.00	
	Usage 151958 @ 0.0392.....	5,956.75	
Sewer	Condo/Apartment/MobileHome/3plex or n		4,796.55
Storm	Storm Water Fee - Per Unit.....		40.66
Waste Water	WASTE WATER INDUSTRIAL & RESIDE		278.46
Miscellaneous			
	Final Notice Fee.....		~~11.00~~
	Shut Off Fee.....		~~55.00~~
Total Current Charges.....			11,259.72

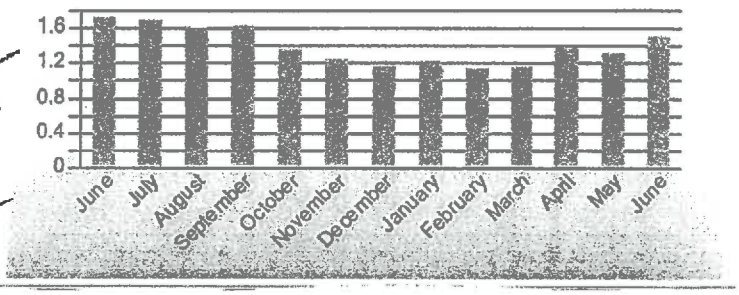
11,193.72

Meter Information

Meter #: 73786453

Previous Read Date:	5/20/15	Previous Read 1:	3560089
Current Read Date:	6/20/15	Current Read 1:	3712047
		Usage:	151958

COPY



Sharon

From: Lisa Jones [Lisa.Jones@cityofwoodland.org]
Sent: Monday, July 06, 2015 11:31 AM
To: Sharon
Subject: Idle Wheel in Woodland
Attachments: July Bill for Idle Wheel.pdf; June Bill for Idle Wheel.pdf; May Bill for Idle Wheel.pdf

Sharon,
Thank you for your information so we can set up the account correctly. I am sorry you had contacted the office multiple times with no change. Although, I am curious what the people at the Santa Cruz address did with the bills? They have not been returned and they didn't call to change the address either…
Now, you'll have my contact information for any future questions about your account.

I will waive the additional fees that incurred due to the lack of change for the address and name. So the July statement that shows the $11.00 and $55.00 will actually come off the account making the month of July only owing the Current Charges of $11,193.72.
Contact me with any questions you might have about the statements.

Can you please also let me know when the payments have been sent so I can look for them and take the extension off of the account?

You will receive the August statement at your address in Roseville.

Have a nice day.

Sincerely,

Lisa Jones

Finance Specialist
City of Woodland, California
Finance Department
530.661.5840 direct
530.661.5848 fax
lisa.jones@cityofwoodland.org

"Never lie, steal, cheat, or drink. But if you must lie, lie in the arms of the one you love. If you must steal, steal away from bad company. If you must cheat, cheat death. And if you must drink, drink in the moments that take your breath away."

"Start each day as if it were on purpose!"

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IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 07/09/15 NO: 5057

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/01/15	080869-000	5,592.44	SVC 4/1-4/30	5320- -
06/01/15	080869-000	5,318.36	SVC 5/1-5/31	5320- -
5/01/15	080869-000	40.66	SVC 5/1-5/31	5340- -
06/01/15	080869-000	5,075.01	SVC 5/1-5/31	5330- -
05/01/15	080869-000	10.84	SVC 4/23-4/30	5340- -
05/01/15	080869-000	1,089.72	SVC 4/23-4/30	5330- -
	TOTAL	17,127.03		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5057

DATE	VOID AFTER SIX MONTHS
07/09/15	**********$17,127.03

POWER CHEC

PAY SEVENTEEN THOUSAND ONE HUNDRED TWENTY-SEVEN AND 03/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **CITY OF WOODLAND**
300 FIRST STREET
WOODLAND, CA 95695

Customer # 080869-000

[redacted]

335

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 07/07/15 NO: 5053

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
05/01/15	080869-000		5,592.44	SVC 4/1-4/30	5320- -
05/01/15	080869-000		40.66	SVC 4/1-4/30	5340- -
05/01/15	080869-000		5,075.01	SVC 4/1-4/30	5330- -
06/01/15	080869-000		5,318.36	SVC 5/1-5/31	5320- -
06/01/15	080869-000		40.66	SVC 5/1-5/31	5340- -
06/01/15	080869-000		5,075.01	SVC 5/1-5/31	5330- -
		TOTAL	21,142.14		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5053

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/07/15	**********$21,142.14

PAY TWENTY-ONE THOUSAND ONE HUNDRED FORTY-TWO AND 14/100 DOLLARS

TO THE ORDER OF
CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CA 95695

Customer # 080869-000

AUTHORIZED SIGNATURE

[redacted]

336

IDLE WHEEL ESTATES Vendor # CITWOO Cust # 080869-000 07/07/15 NO: 5053

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/01/15	080869-000	5,592.44	SVC 4/1-4/30	5320- -
05/01/15	080869-000	40.66	SVC 4/1-4/30	5340- -
05/01/15	080869-000	5,075.01	SVC 4/1-4/30	5330- -
06/01/15	080869-000	5,318.36	SVC 5/1-5/31	5320- -
06/01/15	080869-000	40.66	SVC 5/1-5/31	5340- -
06/01/15	080869-000	5,075.01	SVC 5/1-5/31	5330- -
	TOTAL	21,142.14		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5053

DATE	VOID AFTER SIX MONTHS
07/07/15	**********$21,142.14

PAY TWENTY-ONE THOUSAND ONE HUNDRED FORTY-TWO AND 14/100 DOLLARS

POWER CHEC

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CA 95695

Customer # 080869-000

[redacted]

337

City of Woodland

300 First Street Woodland, CA 95695

Messages

This utility billing statement includes all applicable charges and fees for water and sewer.

Account Information

Account Number:	080869-000
Service Location:	907 BOURN DR
Billing Date:	5/1/15
Due Date:	5/31/15
Last Payment Date:	4/17/15
Previous Balance:	9,802.87
Payments:	9,802.87
Current Charges:	10,708.11
Adjustments:	
Total Due:	10,708.11

IDLE WHEEL/ROYAL PALM, LP
871 38TH AVE
SANTA CRUZ CA 95062

WATER 3/16-4/15 COLLECTED MAY ↓ DUE TO SELLER
$182.32/DAY

Billing Details

Account #: 080869-000 907 BOURN DR

Service from 4/1/2015 to 4/30/2015

Water			
	Base Charge 4".....		121.30
	Commercial Consumption Charge.....		5,471.14
	Base Charge.....	0.00	
	Usage 139570 @ 0.0392.....	5,471.14	
Sewer	Condo/Apartment/MobileHome/3plex or n		4,796.55
Storm	Storm Water Fee - Per Unit.....		40.66
Waste Water	WASTE WATER INDUSTRIAL & RESIDE		278.46
Total Current Charges.....			10,708.11

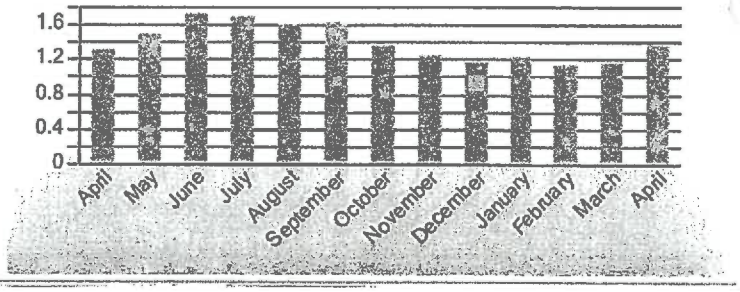
4/1-4/30 — 3/20-4/20

Meter Information

Meter #: 73786453

Previous Read Date:	3/20/15	Previous Read 1:	3287941
Current Read Date:	4/20/15	Current Read 1:	3427511
		Usage:	139570

COPY



338

City of Woodland

300 First Street Woodland, CA 95695

Messages

This utility billing statement includes all applicable charges and fees for water and sewer.

Account Information

Account Number:	080869-000
Service Location:	907 BOURN DR
Billing Date:	6/1/15
Due Date:	6/30/15
Last Payment Date:	
Previous Balance:	10,708.11
Payments:	
Current Charges:	10,434.03
Adjustments:	
Total Due:	21,142.14

IDLE WHEEL/ROYAL PALM, LP
871 38TH AVE
SANTA CRUZ CA 95062

*If total due includes past due balance, service is subject to disconnect and /or additional charges.

Billing Details

Account #: 080869-000 907 BOURN DR

Service from 5/1/2015 to 5/31/2015

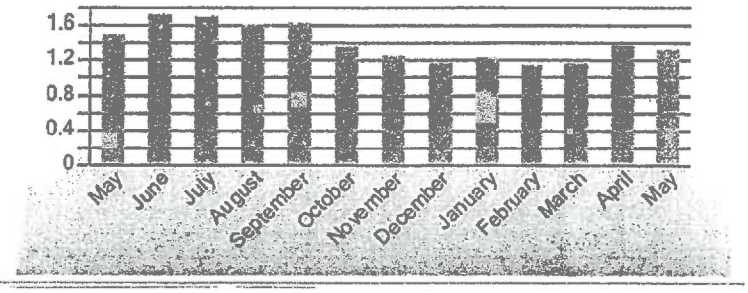
Water		
	Base Charge 4".....	121.30
	Commercial Consumption Charge.....	5,197.06
	Base Charge..... 0.00	
	Usage 132578 @ 0.0392..... 5,197.06	
Sewer	Condo/Apartment/MobileHome/3plex or n	4,796.55
Storm	Storm Water Fee - Per Unit.....	40.66
ste Water	WASTE WATER INDUSTRIAL & RESIDE	278.46
Total Current Charges.....		10,434.03

Meter Information

Meter #: 73786453

Previous Read Date: 4/20/15 Previous Read 1: 3427511
Current Read Date: 5/20/15 Current Read 1: 3560089
Usage: 132578

COPY



339

Shari Jennings

From: Lisa Jones [Lisa.Jones@cityofwoodland.org]
Sent: Thursday, July 09, 2015 3:56 PM
To: Shari Jennings
Subject: RE: Idle Wheel Billing

Ok, if I take off the base charges thru 4/23 it would reduce the amount you will pay by $4,015.11 making the May charges for you $6,693.00.
So, for May and June billings would be $6,693.00 + $10,434.03 = $17,127.03

I send the $4,015.11 to the Santa Cruz address as a closing bill for the Idle Wheel Partners LP.

Thank you for working with me.

Lisa Jones
City of Woodland. California
530-661-5840
☺☺☺

From: Shari Jennings [mailto:Shari@waterhousemgmt.com]
Sent: Thursday, July 09, 2015 2:56 PM
To: Lisa Jones
Subject: RE: Idle Wheel Billing

Hi Lisa:

The water portion is fine since we collected the income from 3/16 on. The sewer portion needs to be prorated.

Thank you.

Shari Jennings
Executive Vice President/Controller

Waterhouse Management Corp.
500 Giuseppe Court, Suite 2
Roseville, CA 95678

916/772-4918
916/772-4923 (Fax)

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From: Lisa Jones [mailto:Lisa.Jones@cityofwoodland.org]
Sent: Thursday, July 09, 2015 2:42 PM

To: Shari Jennings
Subject: Idle Wheel Billing

Shari,
Did you say that you did want the charges thru 4/23/15 for the previous owner to include the water portion? Or just the base charges?
I am working on the numbers right now.
Thanks

Sincerely,

Lisa Jones

Finance Specialist
City of Woodland, California
Finance Department
530.661.5840 direct
530.661.5848 fax
lisa.jones@cityofwoodland.org

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"Start each day as if it were on purpose!"

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Sharon

From: Lisa Jones [Lisa.Jones@cityofwoodland.org]
Sent: Monday, July 06, 2015 11:31 AM
To: Sharon
Subject: Idle Wheel in Woodland
Attachments: July Bill for Idle Wheel.pdf; June Bill for Idle Wheel.pdf; May Bill for Idle Wheel.pdf

Sharon,
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I will waive the additional fees that incurred due to the lack of change for the address and name. So the July statement that shows the $11.00 and $55.00 will actually come off the account making the month of July only owing the Current Charges of $11,193.72.
Contact me with any questions you might have about the statements.

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You will receive the August statement at your address in Roseville.

Have a nice day.

Sincerely,

Lisa Jones

Finance Specialist
City of Woodland, California
Finance Department
530.661.5840 direct
530.661.5848 fax
lisa.jones@cityofwoodland.org

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"Start each day as if it were on purpose!"

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IDLE WHEEL ESTATES | Vendor # WOOCIT | 12/23/15 NO: 5175

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
12/22/15	2015 REG FEES	4,590.00	2015 REG FEES	5905- -
	TOTAL	4,590.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5175

POWER CHECK

DATE	VOID AFTER SIX MONTHS
12/23/15	**********$4,590.00

PAY FOUR THOUSAND FIVE HUNDRED NINETY AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
WOODLAND CITY CLERK
ATTN: ANA GONZALEZ
300 FIRST STREET, 2ND FLOOR
WOODLAND, CA 95695

[redacted]

343

City of Woodland
Manufactured Home Fair Practices Commission
2015 ANNUAL REGISTRATION

Part I.
Park Information

a. Park Name: IDLE WHEEL ESTATES

b. Park Physical Address: 907 BOURN DRIVE, WOODLAND CA 95776

c. Park Telephone No: 530/662-6249

d. Month and year the park originally opened, regardless of current ownership: N/A

e. List the name and contact information of each individual or legal entity (*e.g.*, a corporation) possessing an ownership interest in the park, and the nature of the interest:

Name: IDLE WHEEL MHC LLC
Address: 500 GIUSEPPE CT, STE 2
ROSEVILLE, CA 95678
Tel. No: 916/772-4918
Nature of Interest:
OWNER

Name:
Address:
Tel. No:
Nature of Interest:

Name:
Address:
Tel. No:
Nature of Interest:

Name:
Address:
Tel. No:
Nature of Interest:

Name:
Address:
Tel. No:
Nature of Interest:

(If necessary, attach additional sheets for additional park owners and check here ☐.)

f. For each park owner listed above that is not a natural person (*e.g.*, a legal entity), if any, please attach a roster of the entity's officers, including names, addresses and telephone numbers, and check here ☒.

344

City of Woodland
Manufactured Home Fair Practices Commission
2015 Annual Registration

Part I. f.

Members of Idle Wheel MHC LLC:

The Ubaldi Living Trust Dated July 19, 1993
Co-Trustees Ronald A. Ubaldi and Esther Ubaldi
500 Giuseppe Court, Suite 2
Roseville, CA 95678
916/772-4918

Lacey Anne Wadsworth
Jordan Wadsworth, Husband and Wife, as Joint Tenants
500 Giuseppe Court, Suite 2
Roseville, CA 95678
916/772-4918

Nicholas Ubaldi
500 Giuseppe Court, Suite 2
Roseville, CA 95678
916/772-4918

345

Part II.
Park/Spaces Subject to the Ordinance

Please complete the following to determine whether the park is subject to the space rent control ordinance, and if so, the number of spaces which must be registered:

a. Total number of <u>all</u> spaces for manufactured homes in the park:	153
b. Total number of spaces in the park occupied by residents who own both the manufactured home in which they reside <u>and</u> an ownership interest in the park: **	0
c. Total number of spaces in the park (other than those already counted in line (b) above) that are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels: **	0
d. Add lines (b) and (c), above:	0
e. Subtract line (d) from line (a), and enter here:	153
f. If line (e) above is <u>less than two (2)</u>, this park is not subject to the space rent control ordinance and no Registration Fee is required -- you may skip to Part VI on page 7. If line (e) is equal to two (2) or more, carry that number forward to Part III, line (a), and continue.	

** For spaces claimed to not be subject to the space rent control ordinance (lines (b) or (c) above), please attach a letter or other narrative signed by the Authorized Representative (*see* Part VI) describing the facts which support those claims.

Part III.
Park Spaces

Please complete the following summary. Claimed exemptions must match information appearing in the Exemption Schedule (Part V), below:

a. Total number of spaces subject to the rent control ordinance (enter from Part II, line (e)):	153
b. Total number of spaces claimed to be exempt from the Space Rent Ceiling <u>only</u> pursuant to California Civil Code §798.17:	0
c. Total number of spaces claimed to be exempt from the Space Rent Ceiling for any reason <u>other</u> <u>than</u> Civil Code §798.17:	0
d. Total number of manufactured home rental spaces <u>not</u> claimed to be exempt from the Space Rent Ceiling:	153

NOTE: The combined total of lines (b), (c), and (d) should equal the number in line (a).

PART IV.
Rent Schedule as of December 31, 2015

Space No.	Name of Resident	Resident Mailing Address 907 Bourn Drive #__ Woodland, CA 95776 (Unless Noted Otherwise)	Base Rent	Other Charges (Paid by resident not included in base rent) Service/Utility	Approx Monthly Cost	Total Rent (Base Rent plus Other Charges)
1	Hector/Rosa Oceguera	1	$ 349.49	W/S/G	$ 78.02	$ 427.51
2	Ruben Naranjo	2	$ 358.02	W/S/G/Permit	$ 69.50	$ 427.52
3	Margaret Bender	3	$ 354.74	W/S/G	$ 89.78	$ 444.52
4	Eliasar Ayala	4	$ 350.68	W/S/G	$ 66.26	$ 416.94
5	Rosita Villareal	5	$ 356.68	W/S/G	$ 88.22	$ 444.90
6	Mavis Schambauch	6	$ 358.55	W/S/G	$ 80.38	$ 438.93
7	Shelly Lopes Whitebear	7	$ 350.69	W/S/G	$ 89.78	$ 440.47
8	Deborah Rodriguez	8	$ 350.61	W/S/G	$ 58.42	$ 409.03
11	Ricardo Lopez/Anahid Lopez	11	$ 355.81	W/S/G	$ 70.18	$ 425.99
12	Maria/Jose Gomez	12	$ 353.23	W/S/G	$ 58.42	$ 411.65
13	Susana/Lucero Garcia	13	$ 352.07	W/S/G	$ 62.34	$ 414.41
14	Virginia Manley	1420 Wildlife Way Placerville, CA 95667	$ 357.28	W/S/G/RV	$ 86.66	$ 443.94
15	Craig Jones	15	$ 353.99	W/S/G	$ 58.42	$ 412.41
16	Robin Martinez	16	$ 356.25	W/S/G	$ 59.51	$ 415.76
17	Rudy Venegas	17	$ 353.40	W/S/G	$ 54.50	$ 407.90
18	Maricela Martinez	18	$ 350.31	W/S/G	$ 58.42	$ 408.73
19	Moises/Norma Michel	19	$ 343.87	W/S/G	$ 105.46	$ 449.33
20	Laura Ayala	20	$ 353.06	W/S/G	$ 78.02	$ 431.08

PART IV.
Rent Schedule as of December 31, 2015

21	Daniel Sandoval	21	$ 346.99	W/S/G	$ 81.94	$ 428.93
22	Elena Chavez De La Torre	22	$ 350.40	W/S/G	$ 46.66	$ 397.06
23	Benjamin Nunez	23	$ 360.89	W/S/G	$ 54.50	$ 415.39
24	Wesley Oshier	24	$ 346.85	W/S/G	$ 47.75	$ 394.60
25	Adrian Garcia	25	$ 355.61	W/S/G	$ 74.10	$ 429.71
26	Veda Nickell	26	$ 351.62	W/S/G	$ 89.78	$ 441.40
27	Farhana Chaudhry	27	$ 342.83	W/S/G	$ 78.02	$ 420.85
28	Eduardo Ruelas	28	$ 356.92	W/S/G	$ 74.10	$ 431.02
29	Celia Sanchez/Fernando Bar	29	$ 344.92	W/S/G	$ 74.10	$ 419.02
30	Mike Johnson	30	$ 359.34	W/S/G	$ 50.58	$ 409.92
31	Phillip Morgan	31	$ 344.01	W/S/G	$ 74.10	$ 418.11
32	C.Atkinson/D.Connelly	8615 Springridge Rd NE Bainbridge Island, WA 98110	$ 351.69	W/S/G	$ 46.66	$ 398.35
33	Merlita Hoffman	33	$ 362.52	W/S/G	$ 52.94	$ 415.46
34	Gracia Mendoza	34	$ 359.67	W/S/G	$ 62.34	$ 422.01
35	Marie Tunstall	35	$ 356.56	W/S/G	$ 50.58	$ 407.14
36	Kelly Pike	36	$ 358.95	W/S/G	$ 58.42	$ 417.37
37	Martin Oppold	37	$ 356.01	W/S/G	$ 125.06	$ 481.07
38	Kim Moreno	38	$ 355.84	W/S/G	$ 67.35	$ 423.19
39	A. Cazares	39	$ 353.61	W/S/G	$ 97.62	$ 451.23
40	Wayne Lewis	40	$ 350.17	W/S/G/RV	$ 121.94	$ 472.11
41	Isidro Carrera	41	$ 355.05	W/S/G/Permit	$ 96.94	$ 451.99
42	Melissa Cruz	42	$ 366.47	W/S/G	$ 66.26	$ 432.73

PART IV.
Rent Schedule as of December 31, 2015

43	Dorothy Love	43	$ 373.22	W/S/G	$ 58.42	$ 431.64
44	Jessica/Homero Pimentel	44	$ 355.48	W/S/G	$ 54.50	$ 409.98
45	Thomas Delacey	535 Cottonwood St Woodland, CA 95695	$ 364.90	W/S/G	$ 70.18	$ 435.08
46	Jeanine Weeks	46	$ 368.16	W/S/G	$ 54.50	$ 422.66
47	Lourdes Torres	47	$ 373.24	W/S/G/Permit	$ 69.50	$ 442.74
48	Amir Jalil	48	$ 360.61	W/S/G	$ 78.02	$ 438.63
50	Angel Corral Navar	50	$ 355.20	W/S/G/Permit	$ 77.34	$ 432.54
51	Adrian Marin Quezada	51	$ 358.59	W/S/G	$ 66.26	$ 424.85
52	Salvador Vidales	52	$ 335.38	W/S/G	$ 62.34	$ 397.72
53	Lanell Ball	53	$ 363.53	W/S/G	$ 50.58	$ 414.11
54	Marcos Michel	54	$ 352.15	W/S/G	$ 74.10	$ 426.25
55	Juan Bonilla Vera	55	$ 363.61	W/S/G/Permit	$ 104.10	$ 467.71
56	Rick Ball	56	$ 347.73	W/S/G	$ 50.58	$ 398.31
57	Billy/Lynda Long	57	$ 357.37	W/S/G	$ 62.34	$ 419.71
58	Donna Cotton	58	$ 355.06	W/S/G	$ 54.50	$ 409.56
59	Maria G. Ruelas	59	$ 362.64	W/S/G	$ 125.06	$ 487.70
60	Juan Carlos Carrillo	60	$ 368.50	W/S/G	$ 81.94	$ 450.44
61	Benito Rodriguez	61	$ 353.24	W/S/G	$ 66.26	$ 419.50
62	Rodolfo Herrera	62	$ 350.49	W/S/G	$ 78.02	$ 428.51
63	Dorothy Minear	63	$ 354.84	W/S/G/RV	$ 161.94	$ 516.78
64	Alfredo Chavez	64	$ 357.88	W/S/G	$ 74.10	$ 431.98
65	Melchor Bustamante	65	$ 366.66	W/S/G	$ 54.50	$ 421.16

PART IV.
Rent Schedule as of December 31, 2015

66	Christensen	66	$ 361.88	W/S/G	$ 70.18	$ 432.06
67	Francisco Velezquez	67	$ 348.40	W/S/G	$ 58.42	$ 406.82
68	Ann/Lynn Vanderlaan	68	$ 361.64	W/S/G/Permit	$ 65.58	$ 427.22
69	Rigoberto Gutierrez	69	$ 366.60	W/S/G	$ 70.18	$ 436.78
70	Alvaro Avina	70	$ 357.92	W/S/G	$ 62.34	$ 420.26
79	Paula Espinoza	79	$ 352.79	W/S/G	$ 45.10	$ 397.89
80	Filemon Saldana	80	$ 353.15	W/S/G	$ 66.26	$ 419.41
81	Fernando Duran	81	$ 347.15	W/S/G	$ 74.10	$ 421.25
82	Maria Hernandez	82	$ 361.97	W/S/G	$ 74.10	$ 436.07
83	Roberto Naranjo	83	$ 343.92	W/S/G	$ 78.02	$ 421.94
84	Juan/Blanca Ibarra	84	$ 347.93	W/S/G	$ 66.26	$ 414.19
85	Sandra Johanneck	85	$ 351.37	W/S/G	$ 70.18	$ 421.55
86	Nicolas Topete	86	$ 367.52	W/S/G	$ 56.86	$ 424.38
87	Jose Izquierdo	87	$ 356.25	W/S/G	$ 78.02	$ 434.27
88	Enrique Franco	88	$ 348.48	W/S/G	$ 62.34	$ 410.82
89	Vacant	89	$ 353.62	W/S/G		$ 353.62
91	Juan Ortega	91	$ 346.07	W/S/G/RV	$ 125.86	$ 471.93
92	E. Lope Pimentel/S. Ibayra	92	$ 341.03	W/S/G	$ 74.10	$ 415.13
94	V. Dharma Sharma	94	$ 345.71	W/S/G	$ 166.62	$ 512.33
95	Noor Choudry	95	$ 365.90	W/S/G	$ 66.26	$ 432.16
96	A.R. Ruelas	96	$ 354.67	W/S/G	$ 74.10	$ 428.77
97	Arturo Gutierrez	97	$ 362.30	W/S/G	$ 74.10	$ 436.40
98	Mandeep Kaur	98	$ 355.63	W/S/G	$ 46.66	$ 402.29

PART IV.
Rent Schedule as of December 31, 2015

99	Dell Langston	99	$ 360.83	W/S/G	$ 51.67	$ 412.50
100	Eleanor Frescas	100	$ 350.07	W/S/G	$ 61.87	$ 411.94
101	Omar/Ali Shafqat	101	$ 358.43	W/S/G	$ 70.18	$ 428.61
102	Francisco Zavala	102	$ 363.47	W/S/G	$ 70.18	$ 433.65
103	Barrios/Lopez	103	$ 353.54	W/S/G	$ 58.42	$ 411.96
104	Sylvia Padilla	104	$ 345.69	W/S/G	$ 54.50	$ 400.19
105	Jesus Gonzalo Ortiz	105	$ 352.60	W/S/G	$ 70.18	$ 422.78
106	Patricia Medina	106	$ 362.93	W/S/G	$ 70.18	$ 433.11
107	Javier Cardenas	107	$ 346.69	W/S/G	$ 62.34	$ 409.03
108	Sherrian Morris	108	$ 357.41	W/S/G	$ 59.46	$ 416.87
109	Jesus Torres	109	$ 355.39	W/S/G	$ 66.26	$ 421.65
110	Vidal Alcantar	110	$ 342.57	W/S/G	$ 62.34	$ 404.91
111	Alejandro Rivera	111	$ 353.31	W/S/G	$ 94.79	$ 448.10
112	Reinaldo Solorio	112	$ 353.38	W/S/G	$ 70.18	$ 423.56
113	Wilma Passmore	113	$ 364.70	W/S/G	$ 74.10	$ 438.80
114	Mario Estrada	114	$ 350.53	W/S/G	$ 62.34	$ 412.87
115	F. Singh/Kaur	115	$ 346.17	W/S/G	$ 89.78	$ 435.95
116	Rafael Cazares	116	$ 327.61	W/S/G	$ 66.26	$ 393.87
117	Maria Perez/Leonel Mendoza	117	$ 356.40	W/S/G	$ 89.78	$ 446.18
118	Francisco Carrillo	118	$ 352.28	W/S/G	$ 62.34	$ 414.62
119	Jesus Aceves Cisneros	119	$ 357.56	W/S/G	$ 58.42	$ 415.98
121	Jasbinder Dulai	121	$ 354.85	W/S/G	$ 54.50	$ 409.35
122	Elisa Warford	122	$ 354.85	W/S/G	$ 74.10	$ 428.95

PART IV.
Rent Schedule as of December 31, 2015

123	Diane Young	123	$ 357.65	W/S/G	$ 85.86	$ 443.51
124	Julia Blocker	124	$ 366.05	W/S/G	$ 62.34	$ 428.39
125	Tony/Bill Gragg	125	$ 368.06	W/S/G	$ 45.10	$ 413.16
126	Salvador Lopez	126	$ 353.80	W/S/G/RV	$ 138.42	$ 492.22
127	Adriana Chavez	127	$ 356.77	W/S/G	$ 78.02	$ 434.79
128	Miguel Duran	128	$ 352.83	W/S/G	$ 66.26	$ 419.09
129	Claudia Vargas/Villegas	129	$ 349.92	W/S/G	$ 78.02	$ 427.94
130	Armando Acosta	130	$ 350.62	W/S/G	$ 66.26	$ 416.88
131	Yolanda Anaya	131	$ 354.46	W/S/G/Permit	$ 77.34	$ 431.80
132	G. Covarriluis	132	$ 377.49	W/S/G	$ 70.18	$ 447.67
133	Barbara Bair	133	$ 374.18	W/S/G	$ 58.42	$ 432.60
134	Angel Murillo	134	$ 361.52	W/S/G	$ 66.26	$ 427.78
135	Miriam Tovar	135	$ 366.01	W/S/G	$ 68.62	$ 434.63
136	Rigoberto Garcia	136	$ 355.23	W/S/G	$ 81.94	$ 437.17
137	Salvador Covarrubias	137	$ 371.01	W/S/G	$ 62.34	$ 433.35
199	Dana Smith	199	$ 350.66	W/S/G	$ 58.42	$ 409.08
200	R. Gonzalez Ruiz	200	$ 375.37	W/S/G	$ 68.62	$ 443.99
201	John Martindale	201	$ 366.28	W/S/G/Permit	$ 68.93	$ 435.21
202	Miguel Reyes	202	$ 350.04	W/S/G	$ 60.78	$ 410.82
203	Juan P. Cazres/Auroro Cazres	203	$ 366.40	W/S/G/RV	$ 104.70	$ 471.10
204	Harry Helin	204	$ 374.08	W/S/G	$ 54.50	$ 428.58
205	Brian Levers	205	$ 372.54	W/S/G	$ 54.50	$ 427.04
206	Noami Barrow	206	$ 375.73	W/S/G	$ 52.94	$ 428.67

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PART IV.
Rent Schedule as of December 31, 2015

207	Maria Garcia	207	$ 360.58	W/S/G	$ 101.54	$ 462.12
208	Jennifer Bigelow	624 Denise Dr Woodland, CA 95776	$ 369.94	W/S/G	$ 54.50	$ 424.44
209	Martin Hardy	209	$ 380.26	W/S/G	$ 52.94	$ 433.20
210	Sergio Ibarra	210	$ 375.15	W/S/G	$ 64.70	$ 439.85
211	Marni Larson	211	$ 360.71	W/S/G	$ 67.35	$ 428.06
251	Pam Kasmire	251	$ 354.93	W/S/G	$ 50.58	$ 405.51
252	Benjamin Godinez	252	$ 371.83	W/S/G	$ 64.70	$ 436.53
253	Letica Ocegueda	253	$ 363.40	W/S/G	$ 85.86	$ 449.26
254	Omar Sandoval	254	$ 351.86	W/S/G	$ 89.78	$ 441.64
255	Gema Cazares	255	$ 359.35	W/S/G	$ 54.50	$ 413.85
256	Josefina Ibarra	256	$ 357.40	W/S/G	$ 85.86	$ 443.26
257	Licea/Chavez	257	$ 359.21	W/S/G	$ 89.78	$ 448.99
258	Deborah Beck	258	$ 359.81	W/S/G	$ 62.34	$ 422.15
260	Erminio Diaz	260	$ 333.18	W/S/G	$ 83.54	$ 416.72
261	Norberto/Maria Guzman	261	$ 359.04	W/S/G	$ 66.26	$ 425.30
262	Carlos Cervantes	262	$ 349.74	W/S/G	$ 58.42	$ 408.16
263	Juan Gutierrez	263	$ 380.22	W/S/G	$ 66.26	$ 446.48
264	Maria Barajas	264	$ 349.41	W/S/G	$ 109.38	$ 458.79
265	Juan Gonzalez	265	$ 351.61	W/S/G	$ 89.78	$ 441.39
266	Alma Camacho	266	$ 343.87	W/S/G/Permit	$ 77.34	$ 421.21
267	Luz Guzman	267	$ 341.83	W/S/G	$ 50.58	$ 392.41
268	Hussain/Murtaza	268	$ 335.92	W/S/G	$ 109.38	$ 445.30

VI. Authorized Representative

Please provide the name and contact information of the person designated to receive all required notices and correspondence for the owner(s) regarding this park:

Name: WATERHOUSE MANAGEMENT CORP

Address: 500 GIUSEPPE COURT, SUITE 2

City: ROSEVILLE State: CA Zip: 95678

Tel. No.: 916/772-4918

Facsimile No.: 916/772-4923

VII. Certification

I certify that I am authorized to submit this Annual Registration on behalf of the above-named manufactured home park owner(s), and I hereby declare, to the best of my knowledge and under penalty of perjury, that the foregoing statements are true and correct.

Ruben Garcia		AGENT FOR OWNER	12/7/15
Name (print)	Signature	Capacity	Date

VIII. Registration Fee

The Registration Fee must be submitted at the time of filing this Annual Registration. Receipt of the Registration Fee is to be acknowledged on this form by the Woodland City Clerk or his/her designee.

a. Number of manufactured home rental spaces *not* exempt from the Registration Fee (add lines (c) and (d) of Part III):	153
b. Registration Fee at $30 per space:	$ 30.00
c. Multiply lines (a) and (b) above. Enter result here:	4,590.00

Receipt of $_____, paid by check number _____, is hereby acknowledged by the Woodland City Clerk or his/her designee:

Name (print)	Signature	Title	Date

City of Woodland

Woodland Community Services Department
2001 East Street Woodland, CA. 95776 Phone: 530-661-2000 Fax: 530-666-7257

November 5, 2015

Waterhouse Management Corporation
Attention: Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

Subject: **City of Woodland MHFPC; Idle Wheel Estates**
Annual Re-Registration of Manufactured Home Parks

Dear Ms. Jennings:

The undersigned serves as staff for the City of Woodland Manufactured Home Fair Practices Commission ("MHFPC").

Owners, lessors, or operators of manufactured home parks in the City of Woodland, or their designated agents, are required to file an Annual Registration with the MHFPC for each park by December 31, 2015.

Enclosed please find two copies of the Annual Registration form as adopted by the MHFPC. Also enclosed for your convenience are "Answers to Frequently Asked Questions" to help guide park owners in understanding the registration requirements and consequences of failure to register and/or pay the correct Registration Fee (including late charges and penalties). However, park owners should refer directly to the provisions of the Chapter 16B of the Woodland City Code, and the Regulations for the Administration and Enforcement of Chapter 16B of the Woodland City Code ("Commission Regulations"), in determining their registration obligations. Please note that the Commission Regulations were last amended by the MHFPC in 2005. A summary of the amendments is also enclosed.

Please note that the Annual Registration form requires all parks, at a minimum, to first indicate the number of spaces that are not subject to Chapter 16B as a result of the 2002 amendments to Chapter 16B. The remainder of the form then applies only to those spaces, if any, which are still subject to the ordinance.

When completed, please file an Annual Registration form for each manufactured home park you own, lease or operate in the City of Woodland by the December 31, 2015 deadline, with the Clerk of the MHFPC at the following address:

Ana Gonzalez
Woodland City Clerk
300 First Street, 2nd Floor
Woodland, CA 95695

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Park owners must also pay a Registration Fee at the time of filing the Annual Registration. The purpose of the Registration Fee is to cover all costs associated with the City's administration of the Ordinance.

This year, the Registration Fee is **$30.00** for each manufactured home space that is subject to the space rent control ordinance, excluding only those spaces exempt from imposition of a registration fee pursuant to Section 798.17(e) of the California Civil Code. Please note that the MHFPC has not made any provision for park owners to "pass-through" the expense of the Registration Fee to park residents.

If you have any questions, please contact me at (530) 661-5927.

Sincerely,

Dan Sokolow

Dan Sokolow, Senior Planner
dan.sokolow@cityofwoodland.org

Enclosures:
1. 2015 Annual Registration Form
2. Answers to Frequently Asked Questions
3. Information Sheet: Summary of Recent Amendments to Chapter 16B of the Woodland City Code and Regulations for the Administration and Enforcement of Chapter 16B of the Woodland City Code

cc: Ana Gonzalez, Woodland City Clerk

City of Woodland Manufactured Home Fair Practices Commission
ANNUAL REGISTRATION

Answers to Frequently Asked Questions

Who is required to register a manufactured home park?

The owner, lessor, or operator (or designated agent thereof) of a "manufactured home park" in the City of Woodland.

What is a manufactured home park?

An area of land where two or more manufactured home spaces are rented, or held out for rent, to accommodate manufactured homes used for human habitation. The Ordinance does *not* apply to spaces (1) occupied by residents who own both their manufactured home and an ownership interest in the park in which it is located, or (2) that are subject to recorded affordable housing covenants restricting tenancies to low- and very low-income households and require rents affordable to residents at those income levels.

What does "rent" mean?

Anything of value that is demanded or received for and in connection with the use or occupancy of a manufactured home within a park.

When is the Annual Registration due?

Existing manufactured home parks must file an Annual Registration by December 31 of each year, starting with 2002. Any other manufactured home park must file an *Initial* Registration within sixty (60) calendar days after first becoming subject to Chapter 16B of the Woodland City Code.

Is there a registration fee?

Yes. Manufactured home park owners must pay a registration fee (established by the City Council) with the Annual Registration for each manufactured home rental space within the park, except for those spaces that are exempt from the fee because of a long-term rental agreement pursuant to California Civil Code section 798.17(e).

What is the purpose of the registration fee?

The registration fee is intended to defray the costs of administering Chapter 16B of the Woodland City Code, except those costs associated with Net Operating Income and special adjustment hearings, for which a separate hearing fee is charged.

What happens if an owner fails to register a manufactured home park?

A park owner is not eligible to receive any rent ceiling adjustment unless current registration is on file at the time the application for a rent ceiling adjustment is filed.

What happens if an owner fails to pay the registration fee?

A late charge of one dollar ($1.00) shall be assessed for each space within the park for each month or fraction thereof during which payment of the registration fee is delinquent. Also, no application for a space rent ceiling adjustment will be accepted, no hearing shall be scheduled, and no space rent ceiling adjustment shall be granted or take effect for a park for which there is an unpaid registration fee.

Disclaimer: These Answers To Frequently Asked Questions are intended only as general guidance for owners of manufactured home parks to comply with Woodland City Code Chapter 16B. Park owners and other interested persons should rely only on the full text of Chapter 16B to determine the requirements necessary for compliance.
Revised 11/5/2015

INFORMATION SHEET

Summary of Amendments to
Chapter 16B of the Woodland City Code
and
Regulations for the Administration and Enforcement
of Chapter 16B of the Woodland City Code

Chapter 16B, Woodland City Code

Chapter 16B was added to the Woodland City Code in 2001 upon the voters' adoption of Measure T. At the November 2002 General Election, the voters of Woodland approved Measure I to amend the provisions of Chapter 16B. Chapter 16B has not been amended since that time.

Regulations for the Administration and Enforcement of Chapter 16B

Pursuant to Woodland City Code § 16B.4(f)(2), on March 21, 2002, the Manufactured Home Fair Practices Commission adopted the *Regulations for the Administration and Enforcement of Chapter 16B of the Woodland City Code* (the "Commission Regulations"). Since their adoption, the Commission Regulations have been amended as follows:

1. January 22, 2003: Commission Regulations relating to annual applications for Net Operating Income (NOI) Adjustments to the space rent ceiling were amended.

2. April 16, 2003: Commission Regulations relating to applications for Special Adjustments to the space rent ceiling and the conduct of Fair Return Hearings were added and amended.

3. January 24, 2005: Commission Regulations relating to Special Adjustment proceedings, and consideration of premiums attributable to the benefits of space rent control that may be realized by incumbent residents upon the sale of mobile homes, were added and amended.

A complete set of the current Chapter 16B, the Commission Regulations, and related forms and worksheets are available at the office of the Woodland City Clerk.

Revised 11/5/15

IDLE WHEEL ESTATES Vendor # WATMAN 12/31/15 NO: 5183

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
12/31/15	BAL NOV FEE		2,185.98	NOV MGT FEE	5820- -
		TOTAL	2,185.98		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5183

DATE	VOID AFTER SIX MONTHS
12/31/15	**********$2,185.98

POWER CHECK

PAY TWO THOUSAND ONE HUNDRED EIGHTY-FIVE AND 98/100 DOLLARS

TO THE ORDER OF **WATERHOUSE MANAGEMENT CORPORATION**
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

ACCOUNTING COPY
VOID

[redacted]

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MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Nov-15

Rent:			54,179.62
	Income:	Expense:	
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			470.00
		TOTAL INCOME:	54,649.62
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,185.98
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,185.98

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ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
100	GROSS POTENTIAL RENT	54,533.24	0.00	394,959.07	0.00
105	LOSS TO VACANCY	353.62-	0.00	2,470.64-	0.00
199	TOTAL PERMANENT RENTS	54,179.62	0.00	392,488.43	0.00
299	TOTAL RENTAL INCOME	54,179.62	0.00	392,488.43	0.00
320	WATER INCOME	4,227.20	0.00	30,110.10	0.00
340	SEWER INCOME	4,667.92	0.00	33,928.41	0.00
360	TRASH INCOME	2,278.34	0.00	16,811.29	0.00
399	TOTAL UTILITIES	11,173.46	0.00	80,849.80	0.00
500	PARKING & STORAGE FEES	470.00	0.00	3,690.00	0.00
540	SECURITY/KEY DEPOSITS	0.00	0.00	699.10-	0.00
520	RETURNED CHECK FEES	0.00	0.00	172.68	0.00
530	LATE CHARGES	0.00	0.00	220.00	0.00
560	OTHER INTEREST INCOME	63.77	0.00	379.66	0.00
399	TOTAL PASS-THRU/OTHER INCOME	533.77	0.00	3,763.24	0.00
999	TOTAL INCOME	65,886.85	0.00	477,101.47	0.00
200	WAGES - MANAGERS	1,732.50	0.00	11,874.50	0.00
210	WAGES - MAINTENANCE	2,576.00	0.00	15,680.00	0.00
	TOTAL WAGES	4,308.50	0.00	27,554.50	0.00
241	EMPLOYER P/R TAX-SOC SECURITY	267.13	0.00	1,708.38	0.00
242	EMPLOYER P/R TAX-MEDICARE	62.48	0.00	399.58	0.00
243	EMPLOYER P/R TAX-FUTA	0.00	0.00	84.00	0.00
244	EMPLOYER P/R TAX-SUTA	0.00	0.00	490.01	0.00
249	TOTAL EMPLOYER P/R TAXES	329.61	0.00	2,681.97	0.00
260	INSURANCE - WORKERS COMP	482.00	0.00	4,004.00	0.00
270	EMPLOYEE RENT	0.00	0.00	708.43	0.00
299	TOTAL EMPLOYEE COSTS	5,120.11	0.00	34,948.90	0.00
400	GAS	26.89	0.00	156.76	0.00
410	ELECTRIC	459.28	0.00	3,299.81	0.00
420	WATER	5,893.74	0.00	40,510.91	0.00
430	SEWER	4,796.55	0.00	31,261.32	0.00
440	STORM DRAINAGE	319.12	0.00	533.26	0.00
460	TRASH	309.06	0.00	20,268.41	0.00
499	TOTAL UTILITIES	11,804.64	0.00	96,030.47	0.00
600	R & M-COMMON AREAS	2,000.00	0.00	4,428.60	0.00
610	R & M-DUMP RUNS	0.00	0.00	77.00	0.00
620	R & M-ELECTRICAL	0.00	0.00	578.14	0.00
630	R & M-TOOLS & EQUIPMENT	0.00	0.00	25.12	0.00
640	R & M-FENCES	356.26	0.00	356.26	0.00
660	R & M-LANDSCAPE	0.00	0.00	264.15	0.00
690	R & M-PARK OWNED HOMES/BLDGS	0.00	0.00	7,240.75	0.00

PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
NOVEMBER 30, 2015

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
510	R & M-POOL & SPA	0.00	0.00	3,200.41	0.00
570	R & M-WATER SYSTEM	6,473.60	0.00	9,736.52	0.00
599	TOTAL REPAIRS & MAINTENANCE	8,829.86	0.00	25,906.95	0.00
615	EQUIPMENT GAS	0.00	0.00	20.00	0.00
620	JANITORIAL SUPPLIES	0.00	0.00	19.31	0.00
650	TOOLS & EQUIPMENT	0.00	0.00	51.35	0.00
655	VEHICLE GAS	0.00	0.00	83.20	0.00
699	TOTAL OPERATING SUPPLIES	0.00	0.00	173.86	0.00
700	ACCOUNTING	0.00	0.00	300.00	0.00
710	ADVERTISING & PROMOTION	0.00	0.00	289.67	0.00
730	BANK CHARGES	0.00	0.00	60.00	0.00
740	CREDIT CHECKS	0.00	0.00	54.00	0.00
750	DUES, SUBSCRIPTION, FEES	150.00	0.00	1,982.70	0.00
760	EDUCATION & SEMINARS	950.00	0.00	950.00	0.00
780	INSURANCE-PROPERTY & LIABILITY	0.00	0.00	11,693.30	0.00
800	LEGAL-GENERAL	0.00	0.00	7,740.55	0.00
810	LICENSES & PERMITS	0.00	0.00	2,788.00	0.00
820	MANAGEMENT FEES	2,185.98	0.00	13,551.13	0.00
830	MEALS & ENTERTAINMENT	0.00	0.00	82.66	0.00
860	OFFICE SUPPLIES	53.71	0.00	1,350.62	0.00
870	OUTSIDE SERVICES	0.00	0.00	1,947.10	0.00
885	PAYROLL SERVICE	138.80	0.00	925.35	0.00
890	POSTAGE	52.18	0.00	761.55	0.00
900	PROPERTY TAXES	0.00	0.00	13,429.03	0.00
910	TELEPHONE	62.69	0.00	556.88	0.00
930	TITLE SEARCH	0.00	0.00	50.00	0.00
940	TRAVEL	1,743.17	0.00	11,057.41	0.00
945	CASH OVER/SHORT	0.01-	0.00	0.01-	0.00
950	OTHER EXPENSE	0.00	0.00	0.80	0.00
998	TOTAL OFFICE & ADMINISTRATION	5,336.52	0.00	69,570.74	0.00
999	TOTAL OPERATING EXPENSES	31,091.13	0.00	226,630.92	0.00
300	NET OPERATING INCOME	34,795.72	0.00	250,470.55	0.00
101	INTEREST - CAPITAL ONE	17,982.41	0.00	111,955.02	0.00
199	TOTAL INTEREST EXPENSE	17,982.41	0.00	111,955.02	0.00
399	NET INCOME	16,813.31	0.00	138,515.53	0.00

IDLE WHEEL ESTATES Vendor # WATMAN 11/30/15 NO: 5158

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/16/15	PSTG 9/16-11/16	8.77	PSTG 9/16-11/16	5890- -
/31/15	BAL OCT FEE	2,185.98	OCT MGT FEE	5820- -
	TOTAL	2,194.75		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5158

DATE	VOID AFTER SIX MONTHS
11/30/15	**********$2,194.75

PAY TWO THOUSAND ONE HUNDRED NINETY-FOUR AND 75/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **WATERHOUSE MANAGEMENT CORPORATION**
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

[redacted]

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POSTAGE USE FOR THE PERIOD 9/16 – 11/16

ALPINE	AVALON	BARRETT	BICHER	BUENA	CARMLTA	CARRIAGE	CLIFTON	COOD
.47	48.80	3.88	6.24	19.20	5.40	2.32	.97	.71
.97	52.25	3.10	2.43	24.135	1.40	3.04	.97	3.88
1.40	7.35	3.40	1.46	.96	3.43	.96	.97	4.37
.82	1.92		2.91	.49	.49	2.81	3.88	
	1.42		.49	1.70		.49	2.43	
	1.46		1.94	1.46		3.40	.49	
	.97		5.28	2.43		1.94		
	4.37		1.46	.49				
	.49		1.96					
	.71		1.94					
			6.24					
4.72	100.04	10.08	31.94	60.53	8.78	18.26	10.09	8.96

COUNTRY	CORAL	CYPRESS	DELMONT	DIXON	FAIRVW	GOLDHILL	GV	GRASS	HURLONG	IDLEWD
1.94	1.46	.49	1.96	1.15	3.08	2.32	1.44	6.81	.49	.49
1.46	2.43	.49	2.46	2.84	1.46	1.94	1.15	.98	.49	2.91
	.49	.49	.49	.49	2.84	2.88	4.37	7.96	.49	2.74
	3.40	2.43	2.46	1.46	2.94	2.94	.98	8.82	1.44	2.43
	1.86		.98	.98	2.74	1.94	6.44	.98	.44	
	.49		5.39	1.47	.49	.49	1.44	1.24	2.43	
	.96		5.28	.49	.98	3.40	1.15		.49	
	.49		2.91	2.46	1.20		6.37		.97	
	.49		3.10	1.47	.98		5.82		.49	
	1.94		30.52	.49	.49		.98			
			26.19	2.43	2.45					
			1.00	.98	.49					
			.49	4.85	3.88					
			2.43	1.47	.98					
				.49	3.43					
					1.64					
					.49					
					3.40					
					.49					
3.40	19.03	1.30	75.84	13.63	7.02	15.09	28.09	26.11	9.26	8.11

IV	LAZY	LIDO	LITTLE	MACS	MEADOWS	MONA	NAPA
1.44	1.46	.49	.49	2.97	.49	4.37	.49
.49	26.60	3.88	23.00	.49	3.40	1.44	1.46
10.15	83.95	.97	38.80	.97	.49	2.43	3.40
15.62	1.92	.98	2.98		1.94		1.20
96.51	.49	2.20	1.94		1.47		2.45
11.49	1.46	.49	.49		7.28		.98
91.18	1.47	2.97	.49		5.39		1.46
7.34	3.43	6.86	1.96		2.43		1.47
5.82	3.92	.49	3.40		1.46		.49
7.84	2.71	6.49	.49		5.34		1.20
1.94	.49	.49			.49		2.45
3.25	.97	.97			.49		.98
.49	.49						4.37
.49							1.46
314.90	18.06	26.56	18.82	8.86	31.16	8.74	14.35

NOMAD	OAKLAKE	OKTRRC	OAKRDG	OLDSTG	OROSI	PACIFICO	PINEKNLL	PINTO
2.46	12.54	2.91	1.94	.49	.49	1.46	.49	.97
.71	16.00	.49	.49	1.42	45.80	.49	1.44	3.40
4.90	2.30	1.96	.98	63.51	63.51	2.43	3.88	.49
5.83	1.92	.49	6.79	1.46	49.70	1.46	.49	2.43
.49	.98	.49	.49	2.45	163.51	.98	2.45	5.34
.49	.71		7.28	.49	.49	3.81	.49	.49
4.85	4.40			5.34	2.91	.49	1.46	5.34
.49	2.91			.49	1.64			.49
	3.88			3.40	1.42			
				.49	4.90			
					.49			
					3.88			
					.49			
					3.88			
					245.30			
20.23	146.92	10.34	17.97	18.34	13.01	11.20	19.92	7.28

PLEASURE	RANCHO	RANGER	RIO	RODEO	SAN LEA	SHADY	SHRVD	STONE	SUNNY
.49	1.46	.98	1.96	.49	1.46	10.98	.49	21.85	1.94
1.94	3.40	1.46	3.40	3.80	1.46	24.75	1.46	34.35	.49
1.94	3.88	.49	1.46	9.85	2.43	7.86	5.82	2.96	1.96
2.91	.93	.97	1.47	102.82	1.47	1.46	1.46	2.43	.49
	1.96		3.42	8.95	1.46	.49	1.46	.49	
	.49		2.91	2.96	1.46	2.52	5.34	.76	
	.93		.97	.49		.71	3.88	3.88	
	6.31			.49		2.52	2.91	2.91	
	5.34			.49		.49	.49	.49	
	.49			5.34		1.94	9.70	4.85	
	1.96			4.37		2.91	1.46	.49	
	6.31								
7.28	37.63	4.37	15.59	221.89	11.20	9.95	28.84	78.48	4.88

TV	TANNYE	TWNLKS	TWNPKS	VICTORIA	WALNUT	WOOD	YACHT	YUBA
.49	.49	.49	.49	.49	1.96	4.85	2.43	.97
.98	.97	2.43	3.40	1.35	20.52	.98	6.80	.49
2.52	.49	.49	2.43	.98	21.19	.49	3.40	1.96
.98	.49	.49	1.26	20.52	2.96	.71	41.37	.71
.49	1.96	4.41	.49	.71	.49	.49	.49	
2.91	2.43	4.85		.49	1.46	.49		
.98	2.91	.49		.49	.98	12.13		
.49		3.88		.49	2.96	4.90		
2.52				.49	.49	.49		
.98				3.40	4.37	5.82		
.49				8.88	1.96			
1.94				.49	.98			
.97				9.93	1.94			
1.26				2.40				
.49				2.46				
				3.40				
				.49				
10.73		18.02	14.09	1.94	18.05	30.85	17.55	4.13

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Emerald

147.25 152 1.94 26.98 34.485 5.95 2.08 31.54 40.255 1.35 .48 .71

Ideal

Silver

1.46 1.94 3.20

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Oct-15

Rent:			54,179.62
	Income:	Expense:	
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			470.00
		TOTAL INCOME:	54,649.62
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,185.98
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,185.98

365

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
100	GROSS POTENTIAL RENT	54,533.24	0.00	340,425.83	0.00
105	LOSS TO VACANCY	353.62-	0.00	2,117.02-	0.00
199	TOTAL PERMANENT RENTS	54,179.62	0.00	338,308.81	0.00
299	TOTAL RENTAL INCOME	54,179.62	0.00	338,308.81	0.00
320	WATER INCOME	4,176.24	0.00	25,882.90	0.00
340	SEWER INCOME	4,667.92	0.00	29,260.49	0.00
360	TRASH INCOME	2,278.34	0.00	14,532.95	0.00
399	TOTAL UTILITIES	11,122.50	0.00	69,676.34	0.00
500	PARKING & STORAGE FEES	470.00	0.00	3,220.00	0.00
540	SECURITY/KEY DEPOSITS	0.00	0.00	699.10-	0.00
520	RETURNED CHECK FEES	44.15	0.00	172.68	0.00
530	LATE CHARGES	0.00	0.00	220.00	0.00
560	OTHER INTEREST INCOME	61.66	0.00	315.89	0.00
599	TOTAL PASS-THRU/OTHER INCOME	575.81	0.00	3,229.47	0.00
999	TOTAL INCOME	65,877.93	0.00	411,214.62	0.00
200	WAGES - MANAGERS	1,639.00	0.00	10,142.00	0.00
210	WAGES - MAINTENANCE	2,240.00	0.00	13,104.00	0.00
239	TOTAL WAGES	3,879.00	0.00	23,246.00	0.00
241	EMPLOYER P/R TAX-SOC SECURITY	240.50	0.00	1,441.25	0.00
242	EMPLOYER P/R TAX-MEDICARE	56.25	0.00	337.10	0.00
243	EMPLOYER P/R TAX-FUTA	0.00	0.00	84.00	0.00
244	EMPLOYER P/R TAX-SUTA	0.00	0.00	490.01	0.00
249	TOTAL EMPLOYER P/R TAXES	296.75	0.00	2,352.36	0.00
260	INSURANCE - WORKERS COMP	482.00	0.00	3,522.00	0.00
270	EMPLOYEE RENT	0.00	0.00	708.43	0.00
299	TOTAL EMPLOYEE COSTS	4,657.75	0.00	29,828.79	0.00
300	GAS	18.93	0.00	129.87	0.00
310	ELECTRIC	511.13	0.00	2,840.53	0.00
320	WATER	6,011.41	0.00	34,617.17	0.00
330	SEWER	5,075.01	0.00	26,464.77	0.00
340	STORM DRAINAGE	40.66	0.00	214.14	0.00
360	TRASH	4,812.71	0.00	19,959.35	0.00
399	TOTAL UTILITIES	16,469.85	0.00	84,225.83	0.00
100	R & M-COMMON AREAS	0.00	0.00	2,428.60	0.00
410	R & M-DUMP RUNS	65.00	0.00	77.00	0.00
420	R & M-ELECTRICAL	0.00	0.00	578.14	0.00
430	R & M-TOOLS & EQUIPMENT	0.00	0.00	25.12	0.00
460	R & M-LANDSCAPE	42.98	0.00	264.15	0.00
490	R & M-PARK OWNED HOMES/BLDGS	7,240.75	0.00	7,240.75	0.00
510	R & M-POOL & SPA	216.70	0.00	2,949.77	0.00

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
570	R & M-WATER SYSTEM	0.00	0.00	3,262.92	0.00
599	TOTAL REPAIRS & MAINTENANCE	7,565.43	0.00	16,826.45	0.00
615	EQUIPMENT GAS	20.00	0.00	20.00	0.00
620	JANITORIAL SUPPLIES	0.00	0.00	19.31	0.00
650	TOOLS & EQUIPMENT	0.00	0.00	51.35	0.00
655	VEHICLE GAS	43.20	0.00	83.20	0.00
699	TOTAL OPERATING SUPPLIES	63.20	0.00	173.86	0.00
700	ACCOUNTING	0.00	0.00	300.00	0.00
710	ADVERTISING & PROMOTION	0.00	0.00	289.67	0.00
730	BANK CHARGES	12.00	0.00	60.00	0.00
740	CREDIT CHECKS	0.00	0.00	54.00	0.00
750	DUES, SUBSCRIPTION, FEES	0.00	0.00	1,832.70	0.00
780	INSURANCE-PROPERTY & LIABILITY	0.00	0.00	11,693.30	0.00
800	LEGAL-GENERAL	152.00	0.00	7,740.55	0.00
810	LICENSES & PERMITS	0.00	0.00	2,788.00	0.00
820	MANAGEMENT FEES	2,167.18	0.00	11,365.15	0.00
830	MEALS & ENTERTAINMENT	0.00	0.00	82.66	0.00
860	OFFICE SUPPLIES	698.61	0.00	1,296.91	0.00
870	OUTSIDE SERVICES	145.35	0.00	1,947.10	0.00
885	PAYROLL SERVICE	138.80	0.00	786.55	0.00
890	POSTAGE	59.29	0.00	709.37	0.00
900	PROPERTY TAXES	0.00	0.00	13,429.03	0.00
910	TELEPHONE	62.80	0.00	494.19	0.00
930	TITLE SEARCH	50.00	0.00	50.00	0.00
940	TRAVEL	2,742.03	0.00	9,314.24	0.00
	OTHER EXPENSE	0.00	0.00	0.80	0.00
998	TOTAL OFFICE & ADMINISTRATION	6,228.06	0.00	64,234.22	0.00
999	TOTAL OPERATING EXPENSES	34,984.29	0.00	195,289.15	0.00
000	NET OPERATING INCOME	30,893.64	0.00	215,925.47	0.00
.01	INTEREST - CAPITAL ONE	17,402.33	0.00	93,972.61	0.00
.99	TOTAL INTEREST EXPENSE	17,402.33	0.00	93,972.61	0.00
999	NET INCOME	13,491.31	0.00	121,952.86	0.00

IDLE WHEEL ESTATES Vendor # WATMAN 11/17/15 NO: 5149

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/16/15	2015 MGR CONF	950.00	2015 MGMT CONF	5760- -
	TOTAL	950.00		

FORM# 11541

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5149

DATE	VOID AFTER SIX MONTHS
11/17/15	**********$950.00

PAY NINE HUNDRED FIFTY AND NO/100 DOLLARS

TO THE ORDER OF
WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

ACCOUNTING COPY
V O I D

[redacted]

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IDLE WHEEL ESTATES Vendor # WATMAN 10/30/15 NO: 5139

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
10/28/15	102815-92	25.00	TITLE SEARCH	5930- -
10/28/15	102815-210	25.00	TITLE SEARCH	5930- -
10/30/15	BAL SEP FEE	2,167.18	SEP MGT FEE	5820- -
	TOTAL	2,217.18		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5139

DATE	VOID AFTER SIX MONTHS
10/30/15	**********$2,217.18

POWER CHECK

PAY TWO THOUSAND TWO HUNDRED SEVENTEEN AND 18/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF **WATERHOUSE MANAGEMENT CORPORATION**
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

[redacted]

369

Sharon

From: Murphy, Jackie [jackie@waterhousemgmt.co]
Sent: Wednesday, October 28, 2015 5:10 PM
To: Sharon; Shari Jennings
Subject: HCD Title Search Reimbursement (Idle Wheel)

Good afternoon,

I used the HCD Requester account for two Title Searches for Idle Wheel #92 and #210.

Thank you,

Jackie Murphy
Operations Manager
Waterhouse Management Corp.
500 Giuseppe Court, Suite 2
Roseville, CA 95678
Phone: 916.772.4918 ext.300
Fax: 916.720.0245

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If this email is spam, report it to www.OnlyMyEmail.com

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MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Sep-15

Rent:			54,179.62
	Income:	Expense:	
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			0.00
		TOTAL INCOME:	54,179.62
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,167.18
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,167.18

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PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
SEPTEMBER 30, 2015

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
100	GROSS POTENTIAL RENT	54,533.24	0.00	285,892.59	0.00
105	LOSS TO VACANCY	353.62-	0.00	1,763.40-	0.00
199	TOTAL PERMANENT RENTS	54,179.62	0.00	284,129.19	0.00
299	TOTAL RENTAL INCOME	54,179.62	0.00	284,129.19	0.00
320	WATER INCOME	4,728.96	0.00	21,706.66	0.00
340	SEWER INCOME	4,667.92	0.00	24,592.57	0.00
360	TRASH INCOME	2,278.34	0.00	12,254.61	0.00
399	TOTAL UTILITIES	11,675.22	0.00	58,553.84	0.00
500	PARKING & STORAGE FEES	550.00	0.00	2,750.00	0.00
540	SECURITY/KEY DEPOSITS	0.00	0.00	699.10-	0.00
620	RETURNED CHECK FEES	0.00	0.00	128.53	0.00
630	LATE CHARGES	0.00	0.00	220.00	0.00
660	OTHER INTEREST INCOME	63.65	0.00	254.23	0.00
899	TOTAL PASS-THRU/OTHER INCOME	613.65	0.00	2,653.66	0.00
999	TOTAL INCOME	66,468.49	0.00	345,336.69	0.00
200	WAGES - MANAGERS	1,727.00	0.00	8,503.00	0.00
210	WAGES - MAINTENANCE	2,576.00	0.00	10,864.00	0.00
239	TOTAL WAGES	4,303.00	0.00	19,367.00	0.00
241	EMPLOYER P/R TAX-SOC SECURITY	266.78	0.00	1,200.75	0.00
242	EMPLOYER P/R TAX-MEDICARE	62.40	0.00	280.85	0.00
243	EMPLOYER P/R TAX-FUTA	1.34	0.00	84.00	0.00
244	EMPLOYER P/R TAX-SUTA	7.84	0.00	490.01	0.00
249	TOTAL EMPLOYER P/R TAXES	338.36	0.00	2,055.61	0.00
260	INSURANCE - WORKERS COMP	482.00	0.00	3,040.00	0.00
270	EMPLOYEE RENT	0.00	0.00	708.43	0.00
299	TOTAL EMPLOYEE COSTS	5,123.36	0.00	25,171.04	0.00
500	GAS	33.40	0.00	110.94	0.00
510	ELECTRIC	620.75	0.00	2,329.40	0.00
520	WATER	5,832.78	0.00	28,605.76	0.00
530	SEWER	5,075.01	0.00	21,389.76	0.00
540	STORM DRAINAGE	40.66	0.00	173.48	0.00
560	TRASH	476.88	0.00	15,146.64	0.00
599	TOTAL UTILITIES	12,079.48	0.00	67,755.98	0.00
600	R & M-COMMON AREAS	880.00	0.00	2,428.60	0.00
610	R & M-DUMP RUNS	0.00	0.00	12.00	0.00
620	R & M-ELECTRICAL	0.00	0.00	578.14	0.00
630	R & M-TOOLS & EQUIPMENT	0.00	0.00	25.12	0.00
660	R & M-LANDSCAPE	0.00	0.00	221.17	0.00
710	R & M-POOL & SPA	125.63	0.00	2,733.07	0.00
770	R & M-WATER SYSTEM	376.50	0.00	3,262.92	0.00

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ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5599	TOTAL REPAIRS & MAINTENANCE	1,382.13	0.00	9,261.02	0.00
5620	JANITORIAL SUPPLIES	0.00	0.00	19.31	0.00
5650	TOOLS & EQUIPMENT	0.00	0.00	51.35	0.00
5655	VEHICLE GAS	0.00	0.00	40.00	0.00
5699	TOTAL OPERATING SUPPLIES	0.00	0.00	110.66	0.00
5700	ACCOUNTING	0.00	0.00	300.00	0.00
5710	ADVERTISING & PROMOTION	0.00	0.00	289.67	0.00
5730	BANK CHARGES	0.00	0.00	48.00	0.00
5740	CREDIT CHECKS	0.00	0.00	54.00	0.00
5750	DUES, SUBSCRIPTION, FEES	11.00	0.00	1,832.70	0.00
5780	INSURANCE-PROPERTY & LIABILITY	0.00	0.00	11,693.30	0.00
5800	LEGAL-GENERAL	1,220.70	0.00	7,588.55	0.00
5810	LICENSES & PERMITS	0.00	0.00	2,788.00	0.00
5820	MANAGEMENT FEES	2,167.18	0.00	9,197.97	0.00
5830	MEALS & ENTERTAINMENT	0.00	0.00	82.66	0.00
5860	OFFICE SUPPLIES	47.95	0.00	598.30	0.00
5870	OUTSIDE SERVICES	145.35	0.00	1,801.75	0.00
5885	PAYROLL SERVICE	138.80	0.00	647.75	0.00
5890	POSTAGE	56.03	0.00	650.08	0.00
5900	PROPERTY TAXES	0.00	0.00	13,429.03	0.00
5910	TELEPHONE	61.13	0.00	431.39	0.00
5940	TRAVEL	1,584.70	0.00	6,572.21	0.00
5950	OTHER EXPENSE	0.80	0.00	0.80	0.00
5998	TOTAL OFFICE & ADMINISTRATION	5,433.64	0.00	58,006.16	0.00
5999	TOTAL OPERATING EXPENSES	24,018.61	0.00	160,304.86	0.00
6000	NET OPERATING INCOME	42,449.88	0.00	185,031.83	0.00
6101	INTEREST - CAPITAL ONE	17,982.41	0.00	76,570.28	0.00
6199	TOTAL INTEREST EXPENSE	17,982.41	0.00	76,570.28	0.00
9999	NET INCOME	24,467.47	0.00	108,461.55	0.00

IDLE WHEEL ESTATES	Vendor # WATMAN		09/30/15 NO: 5116	
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/15/15	PSTG 7/31-9/15	12.13	PSTG 7/31-9/15	5890- -
08/31/15	BAL AUG FEE	2,167.18	AUG MGT FEE	5820- -
	TOTAL	2,179.31		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5116

DATE	VOID AFTER SIX MONTHS
09/30/15	**********$2,179.31

PAY TWO THOUSAND ONE HUNDRED SEVENTY-NINE AND 31/100 DOLLARS

TO THE ORDER OF
WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

ACCOUNTING COPY
V O I D

[redacted]

374

Emerald
LB 1.65
3 .485

Ideal

Silver

9/15

9/30 — 8/16

POSTAGE USE FOR THE PERIOD

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Aug-15

Rent:			54,179.62
	Income:	Expense:	
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			0.00
		TOTAL INCOME:	54,179.62
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,167.18
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,167.18

376

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
510	R & M-POOL & SPA	148.99	0.00	2,607.44	0.00
570	R & M-WATER SYSTEM	0.00	0.00	2,886.42	0.00
599	TOTAL REPAIRS & MAINTENANCE	1,154.25	0.00	7,878.89	0.00
620	JANITORIAL SUPPLIES	19.31	0.00	19.31	0.00
650	TOOLS & EQUIPMENT	0.00	0.00	51.35	0.00
655	VEHICLE GAS	40.00	0.00	40.00	0.00
699	TOTAL OPERATING SUPPLIES	59.31	0.00	110.66	0.00
700	ACCOUNTING	0.00	0.00	300.00	0.00
710	ADVERTISING & PROMOTION	54.22	0.00	289.67	0.00
730	BANK CHARGES	24.00	0.00	48.00	0.00
740	CREDIT CHECKS	0.00	0.00	54.00	0.00
750	DUES, SUBSCRIPTION, FEES	0.00	0.00	1,821.70	0.00
780	INSURANCE-PROPERTY & LIABILITY	0.00	0.00	11,693.30	0.00
800	LEGAL-GENERAL	609.85	0.00	6,367.85	0.00
810	LICENSES & PERMITS	0.00	0.00	2,788.00	0.00
820	MANAGEMENT FEES	2,167.18	0.00	7,030.79	0.00
830	MEALS & ENTERTAINMENT	0.00	0.00	82.66	0.00
860	OFFICE SUPPLIES	47.95	0.00	550.35	0.00
870	OUTSIDE SERVICES	145.35	0.00	1,656.40	0.00
885	PAYROLL SERVICE	138.80	0.00	508.95	0.00
890	POSTAGE	190.87	0.00	594.05	0.00
900	PROPERTY TAXES	0.00	0.00	13,429.03	0.00
910	TELEPHONE	60.68	0.00	370.26	0.00
940	TRAVEL	199.48	0.00	4,987.51	0.00
	TOTAL OFFICE & ADMINISTRATION	3,638.38	0.00	52,572.52	0.00
999	TOTAL OPERATING EXPENSES	35,589.23	0.00	136,286.25	0.00
100	NET OPERATING INCOME	30,470.03	0.00	142,581.95	0.00
801	INTEREST - CAPITAL ONE	17,982.41	0.00	58,587.87	0.00
999	TOTAL INTEREST EXPENSE	17,982.41	0.00	58,587.87	0.00
999	NET INCOME	12,487.62	0.00	83,994.08	0.00

IDLE WHEEL ESTATES	Vendor # WATMAN		08/31/15 NO: 5094
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/31/15	BAL JUL FEE	2,167.18	JUL MGT FEE	5820- -
	TOTAL	2,167.18		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5094

DATE	VOID AFTER SIX MONTHS
08/31/15	**********$2,167.18

PAY TWO THOUSAND ONE HUNDRED SIXTY-SEVEN AND 18/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

[redacted]

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Jul-15

	Income:	Expense:	
Rent:			54,179.62
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			0.00
		TOTAL INCOME:	54,179.62
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,167.18
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,167.18

379

PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
JULY 31, 2015

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
4100	GROSS POTENTIAL RENT	54,533.24	0.00	176,826.11	0.00
4105	LOSS TO VACANCY	353.62-	0.00	1,056.16-	0.00
4199	TOTAL PERMANENT RENTS	54,179.62	0.00	175,769.95	0.00
4299	TOTAL RENTAL INCOME	54,179.62	0.00	175,769.95	0.00
4320	WATER INCOME	4,265.04	0.00	12,821.06	0.00
4340	SEWER INCOME	4,667.92	0.00	15,256.73	0.00
4360	TRASH INCOME	2,278.34	0.00	7,697.93	0.00
4399	TOTAL UTILITIES	11,211.30	0.00	35,775.72	0.00
4500	PARKING & STORAGE FEES	550.00	0.00	1,650.00	0.00
4620	RETURNED CHECK FEES	0.00	0.00	85.38	0.00
4630	LATE CHARGES	60.00	0.00	100.00	0.00
4660	OTHER INTEREST INCOME	61.47	0.00	126.99	0.00
4899	TOTAL PASS-THRU/OTHER INCOME	671.47	0.00	1,962.37	0.00
4999	TOTAL INCOME	66,062.39	0.00	213,508.04	0.00
5200	WAGES - MANAGERS	2,849.00	0.00	10,245.00	0.00
5210	WAGES - MAINTENANCE	672.00	0.00	672.00	0.00
5239	TOTAL WAGES	3,521.00	0.00	10,917.00	0.00
5241	EMPLOYER P/R TAX-SOC SECURITY	218.30	0.00	676.85	0.00
5242	EMPLOYER P/R TAX-MEDICARE	51.06	0.00	158.31	0.00
5243	EMPLOYER P/R TAX-FUTA	21.12	0.00	65.50	0.00
5244	EMPLOYER P/R TAX-SUTA	123.24	0.00	382.11	0.00
5249	TOTAL EMPLOYER P/R TAXES	413.72	0.00	1,282.77	0.00
5260	INSURANCE - WORKERS COMP	482.00	0.00	2,076.00	0.00
5270	EMPLOYEE RENT	0.00	0.00	708.43	0.00
5299	TOTAL EMPLOYEE COSTS	4,416.72	0.00	14,984.20	0.00
5300	GAS	20.42	0.00	54.17	0.00
5310	ELECTRIC	508.16	0.00	1,181.47	0.00
5320	WATER	16,988.85	0.00	16,988.85	0.00
5330	SEWER	11,239.74	0.00	11,239.74	0.00
5340	STORM DRAINAGE	92.16	0.00	92.16	0.00
5360	TRASH	136.91	0.00	446.30	0.00
5399	TOTAL UTILITIES	28,986.24	0.00	30,002.69	0.00
5400	R & M-COMMON AREAS	512.33	0.00	1,358.60	0.00
5460	R & M-LANDSCAPE	0.00	0.00	21.17	0.00
5510	R & M-POOL & SPA	619.37	0.00	2,458.45	0.00
5570	R & M-WATER SYSTEM	236.62	0.00	2,886.42	0.00
5599	TOTAL REPAIRS & MAINTENANCE	1,368.32	0.00	6,724.64	0.00

c. Period: 08/15
gl. Period: 07/15

PROJECT SQ FT 0
PROJECT UNITS 0

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5650	TOOLS & EQUIPMENT	0.00	0.00	51.35	0.00
5699	TOTAL OPERATING SUPPLIES	0.00	0.00	51.35	0.00
5700	ACCOUNTING	0.00	0.00	300.00	0.00
5710	ADVERTISING & PROMOTION	0.00	0.00	235.45	0.00
5730	BANK CHARGES	0.00	0.00	24.00	0.00
5740	CREDIT CHECKS	27.00	0.00	54.00	0.00
5750	DUES, SUBSCRIPTION, FEES	0.00	0.00	1,821.70	0.00
5780	INSURANCE-PROPERTY & LIABILITY	10,117.30	0.00	11,693.30	0.00
5800	LEGAL-GENERAL	2,716.00	0.00	5,758.00	0.00
5810	LICENSES & PERMITS	0.00	0.00	2,788.00	0.00
5820	MANAGEMENT FEES	2,152.76	0.00	4,863.61	0.00
5830	MEALS & ENTERTAINMENT	0.00	0.00	82.66	0.00
5860	OFFICE SUPPLIES	210.68	0.00	502.40	0.00
5870	OUTSIDE SERVICES	145.35	0.00	1,511.05	0.00
5885	PAYROLL SERVICE	138.80	0.00	370.15	0.00
5890	POSTAGE	72.15	0.00	403.18	0.00
5900	PROPERTY TAXES	0.00	0.00	13,429.03	0.00
5910	TELEPHONE	65.58	0.00	309.58	0.00
5940	TRAVEL	2,855.86	0.00	4,788.03	0.00
5998	TOTAL OFFICE & ADMINISTRATION	18,501.48	0.00	48,934.14	0.00
5999	TOTAL OPERATING EXPENSES	53,272.76	0.00	100,697.02	0.00
)	NET OPERATING INCOME	12,789.63	0.00	112,811.02	0.00
6101	INTEREST - CAPITAL ONE	17,402.33	0.00	40,605.46	0.00
6199	TOTAL INTEREST EXPENSE	17,402.33	0.00	40,605.46	0.00
9999	NET INCOME	4,612.70-	0.00	72,205.56	0.00

IDLE WHEEL ESTATES Vendor # WATMAN 07/31/15 NO: 5076

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/30/15	PSTG 6/1-7/30	7.73	PSTG 6/1-7/30	5890- -
	TOTAL	7.73		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5076

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/31/15	**********$7.73

PAY SEVEN AND 73/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

[redacted]

382

POSTAGE USED FOR THE PERIOD 6/1 — 7/30

Emerald 4.68 1.38 1.44 1.33

Total 3.30

Paid 4.96 4.99

Owed 4.85

383

IDLE WHEEL ESTATES	Vendor # WATMAN		07/15/15 NO: 5063
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/30/15	BAL JUN FEE	2,152.76	JUN MGT FEE	5820- -
	TOTAL	2,152.76		

FORM# 115LC1

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5063

DATE	VOID AFTER SIX MONTHS
07/15/15	**********$2,152.76

PAY TWO THOUSAND ONE HUNDRED FIFTY-TWO AND 76/100 DOLLARS

TO THE ORDER OF
WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

ACCOUNTING COPY
V O I D

[redacted]

384

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Jun-15

Rent:			53,819.05
	Income:	Expense:	
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			0.00
		TOTAL INCOME:	53,819.05
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,152.76
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,152.76

385

PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
JUNE 30, 2015

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
4100	GROSS POTENTIAL RENT	54,170.32	0.00	121,941.60	0.00
4105	LOSS TO VACANCY	351.27-	0.00	351.27-	0.00
4199	TOTAL PERMANENT RENTS	53,819.05	0.00	121,590.33	0.00
4299	TOTAL RENTAL INCOME	53,819.05	0.00	121,590.33	0.00
4320	WATER INCOME	4,763.94	0.00	8,556.02	0.00
4340	SEWER INCOME	4,667.92	0.00	10,588.81	0.00
4360	TRASH INCOME	2,278.34	0.00	5,419.59	0.00
4399	TOTAL UTILITIES	11,710.20	0.00	24,564.42	0.00
4500	PARKING & STORAGE FEES	565.00	0.00	1,100.00	0.00
4610	RETURNED CHECKS	401.84	0.00	0.00	0.00
4620	RETURNED CHECK FEES	85.38	0.00	85.38	0.00
4630	LATE CHARGES	40.00	0.00	40.00	0.00
4660	OTHER INTEREST INCOME	63.47	0.00	65.52	0.00
4899	TOTAL PASS-THRU/OTHER INCOME	1,155.69	0.00	1,290.90	0.00
4999	TOTAL INCOME	66,684.94	0.00	147,445.65	0.00
5200	WAGES - MANAGERS	3,115.00	0.00	7,396.00	0.00
5239	TOTAL WAGES	3,115.00	0.00	7,396.00	0.00
5241	EMPLOYER P/R TAX-SOC SECURITY	193.13	0.00	458.55	0.00
5242	EMPLOYER P/R TAX-MEDICARE	45.17	0.00	107.25	0.00
5243	EMPLOYER P/R TAX-FUTA	18.69	0.00	44.38	0.00
5244	EMPLOYER P/R TAX-SUTA	109.03	0.00	258.87	0.00
5249	TOTAL EMPLOYER P/R TAXES	366.02	0.00	869.05	0.00
5260	INSURANCE - WORKERS COMP	482.00	0.00	1,594.00	0.00
5270	EMPLOYEE RENT	353.44	0.00	708.43	0.00
5299	TOTAL EMPLOYEE COSTS	4,316.46	0.00	10,567.48	0.00
5300	GAS	22.60	0.00	33.75	0.00
5310	ELECTRIC	419.72	0.00	673.31	0.00
5360	TRASH	0.00	0.00	309.39	0.00
5399	TOTAL UTILITIES	442.32	0.00	1,016.45	0.00
5400	R & M-COMMON AREAS	544.14	0.00	846.27	0.00
5460	R & M-LANDSCAPE	0.00	0.00	21.17	0.00
5510	R & M-POOL & SPA	0.00	0.00	1,839.08	0.00
5570	R & M-WATER SYSTEM	2,600.21	0.00	2,649.80	0.00
5599	TOTAL REPAIRS & MAINTENANCE	3,144.35	0.00	5,356.32	0.00
5650	TOOLS & EQUIPMENT	0.00	0.00	51.35	0.00
5699	TOTAL OPERATING SUPPLIES	0.00	0.00	51.35	0.00

PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
JUNE 30, 2015

r. Period: 07/15
.el. Period: 06/15

PROJECT SQ FT 0
PROJECT UNITS 0

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5700	ACCOUNTING	0.00	0.00	300.00	0.00
5710	ADVERTISING & PROMOTION	235.45	0.00	235.45	0.00
5730	BANK CHARGES	12.00	0.00	24.00	0.00
5740	CREDIT CHECKS	27.00	0.00	27.00	0.00
5750	DUES, SUBSCRIPTION, FEES	0.00	0.00	1,821.70	0.00
5780	INSURANCE-PROPERTY & LIABILITY	0.00	0.00	1,576.00	0.00
5800	LEGAL-GENERAL	838.00	0.00	3,042.00	0.00
5810	LICENSES & PERMITS	2,223.00	0.00	2,788.00	0.00
5820	MANAGEMENT FEES	2,140.76	0.00	2,710.85	0.00
5830	MEALS & ENTERTAINMENT	82.66	0.00	82.66	0.00
5860	OFFICE SUPPLIES	95.90	0.00	291.72	0.00
5870	OUTSIDE SERVICES	290.70	0.00	1,365.70	0.00
5885	PAYROLL SERVICE	132.20	0.00	231.35	0.00
5890	POSTAGE	57.99	0.00	331.03	0.00
5900	PROPERTY TAXES	0.00	0.00	13,429.03	0.00
5910	TELEPHONE	128.60	0.00	244.00	0.00
5940	TRAVEL	103.06	0.00	1,932.17	0.00
5998	TOTAL OFFICE & ADMINISTRATION	6,367.32	0.00	30,432.66	0.00
5999	TOTAL OPERATING EXPENSES	14,270.45	0.00	47,424.26	0.00
6000	NET OPERATING INCOME	52,414.49	0.00	100,021.39	0.00
1	INTEREST - CAPITAL ONE	17,982.41	0.00	23,203.13	0.00
6199	TOTAL INTEREST EXPENSE	17,982.41	0.00	23,203.13	0.00
9999	NET INCOME	34,432.08	0.00	76,818.26	0.00

IDLE WHEEL ESTATES	Vendor # WATMAN		06/30/15 NO: 5052
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/31/15	BAL MAY FEE	2,140.76	MAY MGT FEE	5820- -
	TOTAL	2,140.76		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5052

POWER CHECK

DATE	VOID AFTER SIX MONTHS
06/30/15	**********$2,140.76

PAY TWO THOUSAND ONE HUNDRED FORTY AND 76/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

[redacted]

388

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: May-15

	Income:	Expense:	
Rent:			53,519.05
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			0.00
		TOTAL INCOME:	53,519.05
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	2,140.76
		AMOUNT PAID:	0.00
		AMOUNT DUE:	2,140.76

389

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Cur. Period: 06/15
Sel. Period: 05/15

PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
MAY 31, 2015

SYSTEM DATE: 06/24/2015
SELECT DATE: 06/24/2015
16:33:37
PROJECT SQ FT 0
PROJECT UNITS 0

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
4100	GROSS POTENTIAL RENT	53,519.05	0.00	67,771.28	0.00
4199	TOTAL PERMANENT RENTS	53,519.05	0.00	67,771.28	0.00
4299	TOTAL RENTAL INCOME	53,519.05	0.00	67,771.28	0.00
4320	WATER INCOME	3,792.08	0.00	3,792.08	0.00
4340	SEWER INCOME	4,667.92	0.00	5,920.89	0.00
4360	TRASH INCOME	2,321.04	0.00	3,141.25	0.00
4399	TOTAL UTILITIES	10,781.04	0.00	12,854.22	0.00
4500	PARKING & STORAGE FEES	535.00	0.00	535.00	0.00
4610	RETURNED CHECKS	401.84-	0.00	401.84-	0.00
4660	OTHER INTEREST INCOME	2.05	0.00	2.05	0.00
4899	TOTAL PASS-THRU/OTHER INCOME	135.21	0.00	135.21	0.00
4999	TOTAL INCOME	64,435.30	0.00	80,760.71	0.00
5200	WAGES - MANAGERS	4,281.00	0.00	4,281.00	0.00
5239	TOTAL WAGES	4,281.00	0.00	4,281.00	0.00
5241	EMPLOYER P/R TAX-SOC SECURITY	265.42	0.00	265.42	0.00
5242	EMPLOYER P/R TAX-MEDICARE	62.08	0.00	62.08	0.00
5243	EMPLOYER P/R TAX-FUTA	25.69	0.00	25.69	0.00
5244	EMPLOYER P/R TAX-SUTA	149.84	0.00	149.84	0.00
5249	TOTAL EMPLOYER P/R TAXES	503.03	0.00	503.03	0.00
5260	INSURANCE - WORKERS COMP	1,112.00	0.00	1,112.00	0.00
5270	EMPLOYEE RENT	354.99	0.00	354.99	0.00
5299	TOTAL EMPLOYEE COSTS	6,251.02	0.00	6,251.02	0.00
5300	GAS	11.15	0.00	11.15	0.00
5310	ELECTRIC	253.59	0.00	253.59	0.00
5360	TRASH	309.39	0.00	309.39	0.00
5399	TOTAL UTILITIES	574.13	0.00	574.13	0.00
5400	R & M-COMMON AREAS	302.13	0.00	302.13	0.00
5460	R & M-LANDSCAPE	21.17	0.00	21.17	0.00
5510	R & M-POOL & SPA	1,719.08	0.00	1,839.08	0.00
5570	R & M-WATER SYSTEM	49.59	0.00	49.59	0.00
5599	TOTAL REPAIRS & MAINTENANCE	2,091.97	0.00	2,211.97	0.00
5650	TOOLS & EQUIPMENT	51.35	0.00	51.35	0.00
5699	TOTAL OPERATING SUPPLIES	51.35	0.00	51.35	0.00
5700	ACCOUNTING	300.00	0.00	300.00	0.00

PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
MAY 31, 2015

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
5730	BANK CHARGES	12.00	0.00	12.00	0.00
5750	DUES, SUBSCRIPTION, FEES	166.70	0.00	1,821.70	0.00
5780	INSURANCE-PROPERTY & LIABILITY	176.00	0.00	1,576.00	0.00
5800	LEGAL-GENERAL	2,204.00	0.00	2,204.00	0.00
5810	LICENSES & PERMITS	0.00	0.00	565.00	0.00
5820	MANAGEMENT FEES	570.09	0.00	570.09	0.00
5860	OFFICE SUPPLIES	195.82	0.00	195.82	0.00
5870	OUTSIDE SERVICES	0.00	0.00	1,075.00	0.00
5885	PAYROLL SERVICE	99.15	0.00	99.15	0.00
5890	POSTAGE	212.01	0.00	273.04	0.00
5900	PROPERTY TAXES	0.00	0.00	13,429.03	0.00
5910	TELEPHONE	115.40	0.00	115.40	0.00
5940	TRAVEL	1,829.11	0.00	1,829.11	0.00
5998	TOTAL OFFICE & ADMINISTRATION	5,880.28	0.00	24,065.34	0.00
5999	TOTAL OPERATING EXPENSES	14,848.75	0.00	33,153.81	0.00
6000	NET OPERATING INCOME	49,586.55	0.00	47,606.90	0.00
6101	INTEREST - CAPITAL ONE	0.00	0.00	5,220.72	0.00
6199	TOTAL INTEREST EXPENSE	0.00	0.00	5,220.72	0.00
?	NET INCOME	49,586.55	0.00	42,386.18	0.00

IDLE WHEEL ESTATES Vendor # WATMAN 06/23/15 NO: 5042

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/23/15	041615DINNER	82.66	MEAL-LENDER	5830- -
06/23/15	041615WATCH	235.45	WATCH-REED	5710- -
	TOTAL	318.11		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5042

DATE	VOID AFTER SIX MONTHS
06/23/15	**********$318.11

PAY THREE HUNDRED EIGHTEEN AND 11/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

[redacted]

392

IDLE WHEEL ESTATES	Vendor # WATMAN		05/15/15 NO: 5016
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
04/30/15	BAL APR FEE	570.09	APR MGT FEE	5820- -
	TOTAL	570.09		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5016

POWER CHEC

DATE	VOID AFTER SIX MONTHS
05/15/15	**********$570.09

PAY FIVE HUNDRED SEVENTY AND 09/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF **WATERHOUSE MANAGEMENT CORPORATION**
500 GIUSEPPE COURT, STE. 2
ROSEVILLE, CA 95678

[redacted]

393

MANAGEMENT FEE CALCULATION

Idle Wheel
Month: Apr-15

	Income:	Expense:	
Rent:			14,252.23
Gas:	0.00	0.00	0.00
Electric:	0.00	0.00	0.00
Storage/Laundry/Other			0.00
		TOTAL INCOME:	14,252.23
		MGMT FEE %	4.00%
		TOTAL FEE DUE:	570.09
		AMOUNT PAID:	0.00
		AMOUNT DUE:	570.09

394

QCGL410
IW
IW

PROFIT & LOSS STATEMENT
IDLE WHEEL MHC LLC
IDLE WHEEL ESTATES
As of
APRIL 30, 2015

SYSTEM DATE: 05/14/2015
SELECT DATE: 05/14/2015
17:23:47
PROJECT SQ FT 0
PROJECT UNITS 0

:r. Period: 05/15
:l. Period: 04/15

ACCOUNT	DESCRIPTION	MTD ACTUAL	MTD BUDGET	YTD ACTUAL	YTD BUDGET
4100	GROSS POTENTIAL RENT	14,252.23	0.00	14,252.23	0.00
4199	TOTAL PERMANENT RENTS	14,252.23	0.00	14,252.23	0.00
4299	TOTAL RENTAL INCOME	14,252.23	0.00	14,252.23	0.00
4340	SEWER INCOME	1,252.97	0.00	1,252.97	0.00
4360	TRASH INCOME	820.21	0.00	820.21	0.00
4399	TOTAL UTILITIES	2,073.18	0.00	2,073.18	0.00
4999	TOTAL INCOME	16,325.41	0.00	16,325.41	0.00
5510	R & M-POOL & SPA	120.00	0.00	120.00	0.00
5599	TOTAL REPAIRS & MAINTENANCE	120.00	0.00	120.00	0.00
5750	DUES, SUBSCRIPTION, FEES	1,655.00	0.00	1,655.00	0.00
5780	INSURANCE-PROPERTY & LIABILITY	1,400.00	0.00	1,400.00	0.00
5810	LICENSES & PERMITS	565.00	0.00	565.00	0.00
5870	OUTSIDE SERVICES	1,075.00	0.00	1,075.00	0.00
5890	POSTAGE	61.03	0.00	61.03	0.00
0	PROPERTY TAXES	13,429.03	0.00	13,429.03	0.00
5998	TOTAL OFFICE & ADMINISTRATION	18,185.06	0.00	18,185.06	0.00
5999	TOTAL OPERATING EXPENSES	18,305.06	0.00	18,305.06	0.00
000	NET OPERATING INCOME	1,979.65-	0.00	1,979.65-	0.00
101	INTEREST - CAPITAL ONE	5,220.72	0.00	5,220.72	0.00
199	TOTAL INTEREST EXPENSE	5,220.72	0.00	5,220.72	0.00
999	NET INCOME	7,200.37-	0.00	7,200.37-	0.00

IDLE WHEEL ESTATES	Vendor # YOLHEA		04/30/15 NO: 5007
Inv...ate	Invoice #	Amount to Pay	Description	GL Account #
04/23/15	042315POOL	470.00	POOL/SPA PERMIT	5810- -
	TOTAL	470.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5007

POWER CHECK

DATE	VOID AFTER SIX MONTHS
04/30/15	**********$470.00

PAY FOUR HUNDRED SEVENTY AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
COUNTY OF YOLO
ENVIRONMENTAL HEALTH
137 N. COTTONWOOD ST, STE 2400
WOODLAND, CA 95695

[redacted]

396

County of Yolo

HEALTH DEPARTMENT

Environmental Health

137 North Cottonwood Street, Suite 2400, Woodland, CA 95695
PHONE: (530) 666-8646 FAX: (530) 669-1448

PUBLIC HEALTH PERMIT APPLICATION FOR SWIMMING POOL/SPA

Complete fields below. Sign and return to Environmental Health with applicable fee(s).

NAME of ESTABLISHMENT (DBA) IDLE WHEEL ESTATES

SITE ADDRESS 967 BOURN DRIVE CITY WOODLAND STATE CA ZIP 95776

SITE PHONE 530/662-6249 FAX NUMBER 530/661-0957 EMAIL _____

TYPE OF ESTABLISHMENT: HOTEL/MOTEL _____ MHP X APT _____ OTHER _____

NEW _____ EXISTING _____ CHANGE OF OWNERSHIP X FACILITY INFORMATION UPDATE _____

OWNER or COMPANY NAME IDLE WHEEL MHP LLC

OWNERSHIP STATUS OF ABOVE: [ ] Sole Proprietor [ ] Partnership [ ] Corporation [X] LLC

LIST ALL OWNERS, PARTNERS, ETC. (please attach additional page of owner information to this application if necessary):

OWNER NAME SEE ATTACHED OWNER NAME _____

BUSINESS/HOME ADDRESS _____ CITY _____ STATE _____ ZIP _____

BUSINESS PHONE 916/772-4918 HOME/EMERGENCY CONTACT PHONE 916/772-4918

BILLING INFORMATION / NAME OF CONTACT WATERHOUSE MANAGEMENT CORP.

BILLING ADDRESS 500 GIUSEPPE CT, SUITE 2 CITY ROSEVILLE STATE CA ZIP 95678

BILLING PHONE 916/772-4918 BILLING FAX NUMBER 916/772-4923

INDIVIDUAL POOL/SPA INFORMATION

- POOL TYPE _____ YEAR BUILT _____ CAPACITY IN GALLONS _____
  LOCATION ON PROPERTY _____
- POOL TYPE _____ YEAR BUILT _____ CAPACITY IN GALLONS _____
  LOCATION ON PROPERTY _____
- POOL TYPE _____ YEAR BUILT _____ CAPACITY IN GALLONS _____
  LOCATION ON PROPERTY _____

Please attach additional page of information to the is application if there are more than three pools or spas

In compliance with Yolo County Code, Title 6, Chapter 9, I hereby make this application for a Public Health permit for the above stated establishment/business. I understand this permit is NON-REFUNDABLE and NON-TRANSFERABLE to a new owner or a new location.

APPLICANT'S SIGNATURE _____ TITLE CONTROLLER

PRINTED NAME SHARI HAWKINS DATE 4/24/15

FOR OFFICE USE ONLY		Approved By	Permit #
Amount Paid	Date	Date Approved	FA #
Check Number	[ ] Credit [ ] Cash	Condition of Approval	PE #
Receipt Number		Date of opening:	Closing business date & initial:

397

****
*** TX Result Report ***
****

TX complete.

Job No.	4285
Address	15306691448
Name	
Start Time	04/28 10:39 AM
Call Length	01'32
Sheets	3
Result	OK

WATERHOUSE MANAGEMENT CORPORATION
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916.772.4918 916.772.4923 FAX
shari@waterhousemgmt.com

FACSIMILE TRANSMITTAL SHEET

TO: County of Yolo Health Dept

FROM: Shari Jennings

COMPANY:

DATE: 4/28/2015

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER: 3

RE: Public Health Permit Application

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ ORIGINAL TO FOLLOW

NOTES/COMMENTS

Following is the Public Health Permit Application for Swimming Pool/Spa.

I left a message for Sara, but have not received a return call.

Please let me know the appropriate fee to transfer the ownership information for this pool.

Thank you.

398

IDLE WHEEL ESTATES Vendor # YOLTAX 12/15/15 NO: 5174

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/12/15	990-205-884-000	1,215.72	1ST SUPP 15/16	5900- -
11/12/15	991-205-884-000	7,145.53	1ST SUPP 15/16	5900- -
	TOTAL	8,361.25		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5174

POWER CHECK

DATE	VOID AFTER SIX MONTHS
12/15/15	**********$8,361.25

PAY EIGHT THOUSAND THREE HUNDRED SIXTY-ONE AND 25/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
YOLO COUNTY DEPT. OF FINANCIAL SVCS
625 COURT STREET, RM#102
WOODLAND, CA 95695

[redacted]

399

Capital One
Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	**Amount to be Drafted**	**$25,766.22**
Payment Due Date	**04/01/2016**	**Scheduled Draft Date**	**04/09/2016**

1000873 01 MB 0.436 **AUTO T3 2 8078 95678-630502 -C09-P00891-I

Waterhouse Management Corp.
Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 04/09/2016 Capital One Multifamily Finance will draft $25,766.22 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
907 Bourn Drive
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,982.41
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$25,766.22

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	31
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$57,432.02
Insurance Escrow Balance	$6,555.62
MIP Escrow Balance	$0.00
Reserves Balance	$109,208.58
Suspense Balance	$0.00
Interest Paid YTD	$52,787.08
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
16FEB16	L/C WAIVED	$1,288.31	$0.00	$0.00	$0.00	($1,288.31)
01MAR16	INT ON ESC	$0.47	$0.00	$0.00	$0.47	$0.00
01MAR16	INT ON ESC	$14.31	$0.00	$0.00	$14.31	$0.00
09MAR16	PMT REC'D	$24,606.07	$0.00	$16,822.26	$7,783.81	$0.00

400

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

Capital One
Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	**Amount to be Drafted**	**$24,606.07**
Payment Due Date	**03/01/2016**	**Scheduled Draft Date**	**03/09/2016**

1000854 01 MB 0.436 **AUTO T3 2 8049 95678-630502 -C09-P00872-I

Waterhouse Management Corp.
Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

RECEIVED
FEB 22 2016
BY:

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 03/09/2016 Capital One Multifamily Finance will draft $24,606.07 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
907 Bourn Drive
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$16,822.26
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$24,606.07

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	29
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$50,819.63
Insurance Escrow Balance	$5,843.20
MIP Escrow Balance	$0.00
Reserves Balance	$124,234.80
Suspense Balance	$0.00
Interest Paid YTD	$35,964.82
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
01FEB16	INT ON ESC	$0.45	$0.00	$0.00	$0.45	$0.00
01FEB16	INT ON ESC	$15.61	$0.00	$0.00	$15.61	$0.00
09FEB16	PMT REC'D	$25,766.22	$0.00	$17,982.41	$7,783.81	$0.00
12FEB16	RTN CHECK	$25,766.22	$0.00	($17,982.41)	($7,783.81)	$0.00
12FEB16	PMT REC'D	$25,766.22	$0.00	$17,982.41	$7,783.81	$0.00
12FEB16	L/C ASSESS	$1,288.31	$0.00	$0.00	$0.00	$1,288.31

401 - 500

(401)

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

Capital One Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	**Amount to be Drafted**	**$25,766.22**
Payment Due Date	**02/01/2016**	**Scheduled Draft Date**	**02/09/2016**

1000832 01 MB 0.436 **AUTO T3 1 8019 95678-630502 -C09-P00850-1

Waterhouse Management Corp.
Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 02/09/2016 Capital One Multifamily Finance will draft $25,766.22 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
907 Bourn Drive
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,982.41
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$25,766.22

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	31
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$44,207.24
Insurance Escrow Balance	$5,130.78
MIP Escrow Balance	$0.00
Reserves Balance	$123,759.74
Suspense Balance	$0.00
Interest Paid YTD	$17,982.41
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
04JAN16	INT ON ESC	$0.39	$0.00	$0.00	$0.39	$0.00
04JAN16	INT ON ESC	$17.25	$0.00	$0.00	$17.25	$0.00
06JAN16	RESERVE DI	$15,250.00	$0.00	$0.00	($15,250.00)	$0.00
06JAN16	RESERVE DI	$150.00	$0.00	$0.00	($150.00)	$0.00
11JAN16	PMT REC'D	$25,766.22	$0.00	$17,982.41	$7,783.81	$0.00

402

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

Capital One
Commercial Banking

Payment Draft Notification

Loan Number [redacted]
Payment Due Date 01/01/2016

Amount to be Drafted $25,766.22
Scheduled Draft Date 01/09/2016

RECEIVED
DEC 22 2015
BY:

1000815 01 MB 0.436 **AUTO T3 1 B352 95678-630502 -C09-P00833-I

Waterhouse Management Corp.
Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 01/09/2016 Capital One Multifamily Finance will draft $25,766.22 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
907 Bourn Drive
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,982.41
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$25,766.22

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	31
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$37,594.85
Insurance Escrow Balance	$4,418.36
MIP Escrow Balance	$0.00
Reserves Balance	$138,683.10
Suspense Balance	$0.00
Interest Paid YTD	$129,357.35
Taxes Disbursed YTD	$28,529.06

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
01DEC15	INT ON ESC	$0.32	$0.00	$0.00	$0.32	$0.00
01DEC15	INT ON ESC	$30.12	$0.00	$0.00	$30.12	$0.00
01DEC15	TAX DISB	$28,529.06	$0.00	$0.00	($28,529.06)	$0.00
09DEC15	PMT REC'D	$25,186.14	$0.00	$17,402.33	$7,783.81	$0.00

403

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

IDLE WHEEL ESTATES	Vendor # JOSECA		03/15/16 NO: 5236
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
03/10/16	16840	25.00	IBARRA/PIMENTEL	5790- -
	TOTAL	25.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5236

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$25.00

PAY TWENTY-FIVE AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
JOSEPH W. CARROLL
ATTORNEY AT LAW
1231 I STREET. STE. 203
SACRAMENTO, CA 95814

[redacted]

404

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814
(916) 443-9000

March 10, 2016

Please Pay **$25.00**
byApril 10th, 2016
THANK YOU!

Idle Wheel Manufactured Home Community

500 Giuseppe Court, Suite 2
Roseville, CA 95678

Please mail payment to:

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814

File #0307 Idle Wheel Manufactured Home Community Invoice # 16840

PROFESSIONAL SERVICES

	Hours	Amount
2/17/2016 Telephone call to Anahid Lopez to discuss Ibarra/Pimentel #92	0.10	25.00
FOR PROFESSIONAL SERVICES RENDERED	**0.10**	**$25.00**
BALANCE DUE		**$25.00**

RECEIVED
MAR 14 2016
BY:

405

IDLE WHEEL ESTATES Vendor # JOSECA 01/15/16 NO: 5192

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
01/08/16	16494		50.00	IBARRA/PIMENTEL	5790- -
		TOTAL	50.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5192

DATE	VOID AFTER SIX MONTHS
01/15/16	**********$50.00

PAY FIFTY AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
JOSEPH W. CARROLL
ATTORNEY AT LAW
1231 I STREET. STE. 203
SACRAMENTO, CA 95814

[redacted]

406

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814
(916) 443-9000

January 08, 2016

Please Pay **$50.00**
by February 8th, 2016
THANK YOU!

Idle Wheel Manufactured Home Community

500 Giuseppe Court, Suite 2
Roseville, CA 95678

Please mail payment to:

Law Office of Joseph W. Carroll
1231 I Street, Suite 203
Sacramento, CA 95814

File #0307 Idle Wheel Manufactured Home Community Invoice # 16494

PROFESSIONAL SERVICES

	Hours	Amount
12/11/2015 Telephone call to Anahid Lopez to discuss file (Ibarra/Pimentel #92)	0.10	25.00
12/17/2015 Telephone call to Anahid Lopez to confirm Ibarra #210 has moved out of the park and to close file (Ibarra #210)	0.10	25.00
FOR PROFESSIONAL SERVICES RENDERED	**0.20**	**$50.00**
PREVIOUS BALANCE		**$925.00**
ACCOUNTS RECEIVABLE TRANSACTIONS		
12/24/2015 Payment - Thank You. Check No. 5169		**($925.00)**
TOTAL PAYMENTS AND ADJUSTMENTS		**($925.00)**
BALANCE DUE		**$50.00**

RECEIVED
JAN 11 2016
BY:

407

IDLE WHEEL ESTATES Vendor # CAPIDL Cust # 402110216 02/11/16 NO: 5213

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
02/01/16	402110216		17,982.41	Interest Pmt	6101- -
02/01/16	402110216		6,612.39	Tax Escrow Pmt	1060- -
02/01/16	402110216		712.42	Insurance Pmt	1070- -
02/01/16	402110216		459.00	Reserves Pmt	1080- -
		TOTAL	25,766.22		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5213

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/11/16	**********$25,766.22

PAY TWENTY-FIVE THOUSAND SEVEN HUNDRED SIXTY-SIX AND 22/100 DOLLARS

TO THE ORDER OF CAPITAL ONE COMMERCIAL BANKING

ACCOUNTING COPY
V O I D

Customer # 402110216

[redacted]

408

Please make your check payable to Capital One Multifamily Finance, LLC and send it to the address below:

Via USPS (Regular & Express Mail)
Capital One Multifamily Finance, LLC
PO Box 12209
Newark, NJ 07101-3422

Via Overnight Courier
Capital One Bank
Lockbox Department
c/o Capital One Multifamily Finance, LLC (12209)
275 Broadhollow Road
Melville, NY 11747

Please write your loan number on the front of your check, and include this payment stub with your check.

When sending your check, please allow adequate time for mail service. Payments will be credited to your loan on the date they are received by Capital One Multifamily Finance.

Payments can also be sent via wire using the instructions below:

Wire Instructions
Capital One Bank
ABA: 065000090
Beneficiary: COMF Deposit Clearing
Account: 7047658262
REF: Loan Number-Project Name

PLEASE DO NOT INCLUDE ACCOUNT INQUIRIES OR CORRESPONDENCE WITH YOUR CHECK.

All inquiries and correspondence should be sent to:

Capital One Multifamily Finance, LLC
Attn: Loan Servicing
7600 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-3671
servicing@capitalone.com
(240) 507-1901

409

ACH Return and NOC Report

Report Date: 12-Feb-2016

R3562-3 CAPITAL ONE, N.A.
000081 CASH MANAGEMENT SERVICES
NEW ORLEANS, LA 70161
BEECH STREET CAPITAL
7600 WISCONSIN AVE, STE 800
BETHESDA, MD 20814

ACCOUNT NUMBER: [redacted]
SETTLEMENT DATE: 02/11/2016
WINDOW: 1000

ACH ACTIVITY SUMMARY

THIS REPORT DETAILS ALL ACTIVITY THAT RELATES TO ACH TRANSACTIONS THAT WERE ORIGINATED ON YOUR BEHALF.

III. ITEMS RETURNED -

THIS REPORT LISTS THE RETURN ITEMS PROCESSED TODAY. THEY WILL BE REFLECTED ON TODAYS SETTLEMENT.

FILE REFERENCE	EFF DATE	COMPANY NAME	COMPANY ID	ENTRY DESCRIPTION
16039000293	16-02-08	Beech Street Cap	1270882098	PAYMENT

RETURN REASON	TC	TRANSIT-ROUTING	AMOUNT	INDIVIDUAL NAME/ID OR IAT ACCOUNT NUMBER	ACCOUNT NUMBER/ REFERENCE NUMBER
R01	27	121000358	$25,766.22	Beech Street Capital	325055596341 (16039012465593)

R01 -INSUFFICIENT FUNDS -

$25,766.22 DEBITS NUMBER OF DEBITS: 1
NUMBER OF DEBIT PRENOTES: 0

THE RETURNS LISTED ABOVE WERE DEBITED/CREDITED TO YOUR ACCOUNT:
TOTAL CREDIT AMOUNT: $.00
TOTAL DEBIT AMOUNT: $25,766.22

410

Note: All times displayed are in Eastern Time

ACH Return and NOC Report

Report Date: 12-Feb-2016

R3562-5 CAPITAL ONE, N.A.
000081 CASH MANAGEMENT SERVICES
NEW ORLEANS, LA 70161
BEECH STREET CAPITAL
7600 WISCONSIN AVE, STE 800
BETHESDA, MD 20814

ACCOUNT NUMBER: [redacted]
SETTLEMENT DATE: 02/11/2016
WINDOW: 1000

****
*
*
****

ACH ACTIVITY SUMMARY
THIS REPORT DETAILS ALL ACTIVITY THAT RELATES TO ACH
TRANSACTIONS THAT WERE ORIGINATED ON YOUR BEHALF.

V. SETTLEMENT RECONCILIATION FOR TODAY -
THIS SECTION LISTS THE SETTLEMENT CHARGES TO BE DEBITED/CREDITED
TO YOUR ACCOUNT TODAY.

RETURN ENTRIES

. SETTLEMENT TO BE DEBITED/CREDITED TO YOUR ACCOUNT FOR RETURNED ENTRIES LISTED IN SECTION III:	DEBIT AMOUNT	CREDIT AMOUNT
	$25,766.22	$.00

SECTION(S) III, AND V HAVE ACTIVITY.

E N D OF S T A T E M E N T

411

Note: All times displayed are in Eastern Time

IDLE WHEEL ESTATES	Vendor # CHEPOI		03/15/16 NO: 5234
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/15/16	836280	27.00	CREDIT CHECKS	5740- -
	TOTAL	27.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5234

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$27.00

PAY TWENTY-SEVEN AND NO/100 DOLLARS

TO THE ORDER OF
CHECK POINT
1911 DOUGLAS BLVD. #85-202
ROSEVILLE, CA 95661

ACCOUNTING COPY
VOID

[redacted]

412

CheckPoint

Invoice

Date	Invoice #
2/15/2016	836280

Phone: (888) 534-1233
1911 Douglas Blvd #85-202
Roseville, CA 95661

Email: accounting@checkpointscreening.com

Idle Wheel Estates
500 Giuseppe Ct. Ste. 2
Roseville, CA 95678

Account #	WMC65

Description	Amount
DATE NAME SSN ORDERED BY FILE # REFERENCE DESCRIPTION	
2016-02-10 CERVANTES, JACQUELINE [redacted] - - Lopez, Anahid 219155 - Package price for Complete Package	0.00
SALES TAX	27.00
	0.00

Payment is due upon receipt.
Please include the Invoice Number on your remittance.

Payments/Credits $0.00

Balance Due $27.00

All Discrepancies Must Be Brought To Our Attention Within 30 Days

---

Credit Card Remittance Slip (Visa and Mastercard Only)
Fill out the bottom form and fax, mail, or email to the above address.

Account #	WMC65
Amount Authorized:	
Signature:	

Card Number:	
Exp. Date:	V-Code (3 digits on back of card):
Billing Address:	

Thank you for your continued business!

413

Capital One
Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	**Amount to be Drafted**	**$25,186.14**
Payment Due Date	**12/01/2015**	**Scheduled Draft Date**	**12/09/2015**

1000780 01 MB 0.436 **AUTO T3 1 8323 95678-630502 -C09-P00798-I

Waterhouse Management Corp.
Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 12/09/2015 Capital One Multifamily Finance will draft $25,186.14 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
907 Bourn Drive
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,402.33
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$25,186.14

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	30
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$59,511.52
Insurance Escrow Balance	$3,705.94
MIP Escrow Balance	$0.00
Reserves Balance	$138,193.66
Suspense Balance	$0.00
Interest Paid YTD	$111,955.02
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
21OCT15	RESERVE DI	$150.00	$0.00	$0.00	($150.00)	$0.00
02NOV15	INT ON ESC	$0.27	$0.00	$0.00	$0.27	$0.00
02NOV15	INT ON ESC	$63.50	$0.00	$0.00	$63.50	$0.00
09NOV15	PMT REC'D	$25,766.22	$0.00	$17,982.41	$7,783.81	$0.00
10NOV15	RESERVE DI	$212,977.00	$0.00	$0.00	($212,977.00)	$0.00
10NOV15	RESERVE DI	$150,000.00	$0.00	$0.00	($150,000.00)	$0.00

414

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

Capital One Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	**Amount to be Drafted**	**$25,766.22**
Payment Due Date	**11/01/2015**	**Scheduled Draft Date**	**11/09/2015**

1000769 01 MB 0.436 **AUTO T3 1 8292 95678-630502 -C09-P00786-I

Waterhouse Management Corp.
Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 11/09/2015 Capital One Multifamily Finance will draft $25,766.22 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
~~907 Bourn Drive~~
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,982.41
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$25,766.22

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	31
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$52,899.13
Insurance Escrow Balance	$2,993.52
MIP Escrow Balance	$0.00
Reserves Balance	$500,797.89
Suspense Balance	$0.00
Interest Paid YTD	$93,972.61
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
01OCT15	INT ON ESC	$0.21	$0.00	$0.00	$0.21	$0.00
01OCT15	INT ON ESC	$61.45	$0.00	$0.00	$61.45	$0.00
09OCT15	PMT REC'D	$25,186.14	$0.00	$17,402.33	$7,783.81	$0.00

415

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

Capital One
Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	**Amount to be Drafted**	**$25,186.14**
Payment Due Date	**10/01/2015**	**Scheduled Draft Date**	**10/09/2015**

1000764 01 MB 0.436 **AUTO T3 1 8261 95678-630502 -C09-P00781-I

Waterhouse Management Corp.
Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 10/09/2015 Capital One Multifamily Finance will draft $25,186.14 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
907 Bourn Drive
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,402.33
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$25,186.14

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	30
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$46,286.74
Insurance Escrow Balance	$2,281.10
MIP Escrow Balance	$0.00
Reserves Balance	$500,277.23
Suspense Balance	$0.00
Interest Paid YTD	$76,570.28
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
01SEP15	INT ON ESC	$0.16	$0.00	$0.00	$0.16	$0.00
01SEP15	INT ON ESC	$63.49	$0.00	$0.00	$63.49	$0.00
09SEP15	PMT REC'D	$25,766.22	$0.00	$17,982.41	$7,783.81	$0.00

416

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

Capital One
Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	**Amount to be Drafted**	**$25,766.22**
Payment Due Date	**09/01/2015**	**Scheduled Draft Date**	**09/09/2015**

1000747 01 MB 0.436 **AUTO T3 1 8230 95678-630502 -C09-P00764-I

Waterhouse Management Corp.
Shari Jennings
500 Giuseppe Court, Suite 2
Roseville, CA 95678-6305

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 09/09/2015 Capital One Multifamily Finance will draft $25,766.22 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
907 Bourn Drive
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,982.41
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$25,766.22

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	31
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$39,674.35
Insurance Escrow Balance	$1,568.68
MIP Escrow Balance	$0.00
Reserves Balance	$499,754.58
Suspense Balance	$0.00
Interest Paid YTD	$58,587.87
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
03AUG15	INT ON ESC	$0.10	$0.00	$0.00	$0.10	$0.00
03AUG15	INT ON ESC	$63.49	$0.00	$0.00	$63.49	$0.00
10AUG15	PMT REC'D	$25,766.22	$0.00	$17,982.41	$7,783.81	$0.00

417

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

Capital One Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	**Amount to be Drafted**	$25,766.22
Payment Due Date	8/1/2015	**Scheduled Draft Date**	8/9/2015

Idle Wheel MHP, LLC
Ron Ubaldi
4408 Mallard Creek Circle
Stockton, CA 95207

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 8/9/2015 Capital One Multifamily Finance will draft $25,766.22 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property: Idle Wheel MHC
907 Bourn Drive
Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,982.41
Current Tax Due	$6,612.39
Current Insurance Due	$712.42
Current MIP Due	$0.00
Current Reserves Due	$459.00
Current Misc Fee Due	$0.00
Late Charge from Last Month	$0.00
Amount to be Drafted	$25,766.22

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	31
Next Escrow Analysis Date	6/1/2016
Tax Escrow Balance	$33,061.96
Insurance Escrow Balance	$856.26
MIP Escrow Balance	$0.00
Reserves Balance	$499,231.99
Suspense Balance	$0.00
Interest Paid YTD	$40,605.46
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
24JUN15	INSUR DISB	$9,581.00	$0.00	$0.00	($9,581.00)	$0.00
01JUL15	INT ON ESC	$0.04	$0.00	$0.00	$0.04	$0.00
01JUL15	INT ON ESC	$61.43	$0.00	$0.00	$61.43	$0.00
09JUL15	PMT REC'D	$25,186.14	$0.00	$17,402.33	$7,783.81	$0.00

418

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

Capital One Commercial Banking

Payment Draft Notification

Loan Number	[redacted]	Amount to be Drafted	$25,186.14
Payment Due Date	07/01/2015	Scheduled Draft Date	07/09/2015

Idle Wheel MHP, LLC
Ron Ubaldi
4408 Mallard Creek Circle
Stockton, CA 95207

THIS IS NOT A BILL.

Your loan is currently set up for autodraft service. On 07/09/2015, Capital One Multifamily Finance will draft $25,186.14 from your bank account using the information provided to us by you. Please ensure that sufficient funds are in the account prior to the scheduled draft date.

Loan Number [redacted]

Property Name: Idle Wheel MHC
Property Address: 907 Bourn Drive; Woodland, CA 95776

PAYMENT INFORMATION

Current Principal Due	$0.00
Current Interest Due	$17,402.33
Current Tax Due	6,612.39
Current Insurance Due	712.42
Current MIP Due	0.00
Current Reserves Due	459.00
Current Misc Fee Due	0.00
Late Charge from Last Month	0.00
Amount to be Drafted	$25,186.14

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	30
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$26,449.57
Insurance Escrow Balance	$9,724.84
MIP Escrow Balance	$0.00
Reserves Balance	$498,711.52
Suspense Balance	$0.00
Interest Paid YTD	$23,203.13
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
01JUN15	INT ON ESC	$63.47	$0.00	$0.00	$63.47	$0.00
09JUN15	PMT REC'D	$25,766.22	$0.00	$17,982.41	$7,783.81	$0.00

Please write your loan number on all correspondence. For questions please call (240) 507-1901 or email us at servicing@capitalone.com.

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Capital One Commercial Banking

Monthly Billing Statement

Loan Number [redacted]
Payment Due Date 06/01/2015

Idle Wheel MHP, LLC
Ron Ubaldi
4408 Mallard Creek Circle
Stockton, CA 95207

Past Due Amount	$0.00
Current Payment Due	25,766.22
Total Amount Due:	**$25,766.22**

Please remit payment to:
Capital One Multifamily Finance, LLC
PO Box 12209
Newark, NJ 07101-3422
See reverse for overnight address and wire instructions.

Please detach here and include top portion of this statement with your check.

Loan Number [redacted]

Property Name: Idle Wheel MHC
Property Address: 907 Boum Drive; Woodland, CA 95776

PAYMENT INFORMATION

Past Due Principal	$0.00
Past Due Interest	0.00
Past Due Tax	0.00
Past Due Insurance	0.00
Past Due MIP	0.00
Past Due Reserves	0.00
Past Due Late Charge	0.00
Past Due Misc Fee	0.00
Total Past Due	$0.00
Current Principal Due	$0.00
Current Interest Due	17,982.41
Current Tax Due	6,612.39
Current Insurance Due	712.42
Current MIP Due	0.00
Current Reserves Due	459.00
Current Misc Fee Due	0.00
Late Charge from Last Month	0.00
Total Currently Due	$25,766.22
Total Payment Due	$25,766.22

LOAN INFORMATION

Current Principal Balance	$5,032,000.00
Current Interest Rate	4.150 %
Days in Current Billing Cycle	31
Next Escrow Analysis Date	06/01/2016
Tax Escrow Balance	$19,837.18
Insurance Escrow Balance	$9,012.42
MIP Escrow Balance	$0.00
Reserves Balance	$498,189.05
Suspense Balance	$0.00
Interest Paid YTD	$5,220.72
Taxes Disbursed YTD	$0.00

MISCELLANEOUS FEE INFORMATION

Date	Description	Amount

A late charge of: $1,288.31 will be assessed if the total payment is not received by 06/10/2015

TRANSACTION HISTORY

Date	Description	Total Amt	Principal	Interest	Escrow	Late Charge
30APR15	NEW LOAN	$5,032,000.00	$5,032,000.00	$0.00	$0.00	$0.00
30APR15	ESCROW PMT	$19,837.18	$0.00	$0.00	$19,837.18	$0.00
30APR15	ESCROW PMT	$9,012.42	$0.00	$0.00	$9,012.42	$0.00
30APR15	ESCROW PMT	$498,187.00	$0.00	$0.00	$498,187.00	$0.00
30APR15	PMT REC'D	$5,220.72	$0.00	$5,220.72	$0.00	$0.00
04MAY15	INT ON ESC	$2.05	$0.00	$0.00	$2.05	$0.00

420

IDLE WHEEL ESTATES Vendor # HARKIN 03/31/16 NO: 5247

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
02/29/16	127118		2,847.50	LEGAL-RENT INC	5800- -
		TOTAL	2,847.50		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5247

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/31/16	**********$2,847.50

PAY TWO THOUSAND EIGHT HUNDRED FORTY-SEVEN AND 50/100 DOLLARS

TO THE ORDER OF
HART/KING
4 HUTTON CENTRE DR. #900
SANTA ANA, CA 92707

ACCOUNTING COPY
VOID

[redacted]

421

HART | KING
ATTORNEYS AT LAW

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

February 29, 2016

Billed Through 02/29/2016

Invoice Number 127118
Client Number 37053
Matter Number 00007

Waterhouse Management Corporation
Attn: Kenneth Waterhouse
500 Giuseppe Court, #2
Roseville, CA 95678-6305

Idle Wheel MHP Rent Increase Application/City of Woodland

Balance of last bill dated: 12/31/2015	$564.95
Payments received since last bill	$564.95
Net balance forward	$0.00
Prepaid balance brought forward	$0.00

FOR PROFESSIONAL SERVICES RENDERED

02/02/2016	CWD	REVIEW OF FILE; CONFER WITH CO-COUNSEL; BRIEF TELE CONFERENCE WITH CLIENT RUBEN GARCIA	1.00 hrs	350.00
02/09/2016	CWD	REVIEW OF MATERIALS FROM CLIENT FOR USE IN RENT INCREASE APPLICATION	0.50 hrs	175.00
02/19/2016	CWD	REVIEW OF CLIENT MATERIALS RE [redacted]	1.00 hrs	350.00
02/22/2016	RGW	REVIEW FILE RE "PERMISSIVE" V. "NOI" APPLICATION; COORDINATE STRATEGY WITH CO-COUNSEL RE SAME.	0.30 hrs	105.00
02/23/2016	CWD	REVIEW OF CITY RULES FOR ANNUAL PERMISSIVE RENT INCREASE AND REVIEW THE CITY NOI FORM RE CALCULATIONS FOR RENT INCREASE	1.50 hrs	525.00
02/23/2016	RGW	TELEPHONE CONFERENCE WITH R. GARCIA [redacted]	0.20 hrs	70.00
02/24/2016	CWD	CONFER WITH CITY RE RENT INCREASE USING NOI FORM OF APPLICATION; CONFER WITH CO-COUNSEL RE RENT ISSUES; DRAFT EMAIL TO CLIENT R [redacted]	3.50 hrs	1,225.00
02/24/2016	RGW	ANALYZE CAPITAL IMPROVEMENT AMORTIZATION AS ADDED OPERATING EXPENSE FOR NOI/SPECIAL ADJUSTMENT APPLICATION; COORDINATE WITH CO-COUNSEL RE SAME.	0.30 hrs	105.00
02/24/2016	RGW	COORDINATE WITH CO-COUNSEL RE ISSUES WITH NOI APPLICATION AND CITY FORM.	0.30 hrs	105.00

422

02/24/2016	RGW	RECEIVE CORRESPONDENCE FROM CITY, D. SOKOLOW RE HOUSING AND CPI ADJUSTMENT COMPONENT FOR NOI APPLICATION; COORDINATE WITH CO-COUNSEL RE SAME.	0.20	hrs	70.00
02/25/2016	CWD	CONTINUE REVIEW OF DATA AND ISSUES FOR NOI RENT INCREASE APPLICATION; PREPARE EXTENSIVE EMAIL TO CLIENT [redacted]	3.00	hrs	1,050.00
02/26/2016	RGW	PREPARE CORRESPONDENCE TO R. GARCIA [redacted]	0.30	hrs	105.00
02/26/2016	RGW	REVIEW AND ANALYZE ORDINANCE RE "SPECIAL ADJUSTMENT" APPLICATION PROCEDURES; COORDINATE WITH CO-COUNSEL RE SAME.	0.80	hrs	280.00
02/29/2016	CWD	[redacted]	1.00	hrs	350.00
02/29/2016	RGW	RESEARCH [redacted] CO-COUNSEL RE SAME.	0.60	hrs	210.00
02/29/2016	FIRM	COURTESY DISCOUNT	0.00	hrs	-2,250.00
		Total fees for this matter	14.50	hrs	$2,825.00

DISBURSEMENTS

PHOTOCOPYING	$22.50
Total disbursements for this matter	$22.50

BILLING SUMMARY

Dahlin, C. William	11.50	hrs	350.00 /hr	$4,025.00
FIRM	0.00	hrs	0.00 /hr	-$2,250.00
Williamson, Robert G.	3.00	hrs	350.00 /hr	$1,050.00
TOTAL FEES	14.50	hrs		$2,825.00
TOTAL DISBURSEMENTS				$22.50
TOTAL CHARGES FOR THIS BILL				$2,847.50
LESS TRUST FUNDS APPLIED*				$0.00 CR
TOTAL BALANCE NOW DUE				$2,847.50
ENDING TRUST ACCOUNT BALANCE			$0.00	

424

IDLE WHEEL ESTATES Vendor # HARKIN 01/29/16 NO: 5202

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
12/31/15	126067	564.95	RENT INCREASE	5800- -
	TOTAL	564.95		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5202

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$564.95

PAY FIVE HUNDRED SIXTY-FOUR AND 95/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
HART/KING
4 HUTTON CENTRE DR. #900
SANTA ANA, CA 92707

[redacted]

425

HART | KING
ATTORNEYS AT LAW

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

December 31, 2015

Billed Through 12/31/2015

Invoice Number 126067
Client Number 37053
Matter Number 00007

Waterhouse Management Corporation
Attn: Kenneth Waterhouse
500 Giuseppe Court, #2
Roseville, CA 95678-6305

Idle Wheel MHP Rent Increase Application/City of Woodland

Balance of last bill dated: 11/30/2015	$701.10
Payments received since last bill	$701.10
Net balance forward	$0.00
Prepaid balance brought forward	$0.00

FOR PROFESSIONAL SERVICES RENDERED

12/17/2015	RGW	RECEIVE AND REVIEW CORRESPONDENCE FROM R. GARCIA AND S. JENNINGS RE ANNUAL REGISTRATION [redacted]	0.30	hrs	105.00
12/21/2015	RGW	RECEIVE AND REVIEW CITY'S NOI APPLICATON; REVIEW ORDINANCE RE SAME.	0.30	hrs	105.00
12/21/2015	RGW	REVIEW ORDINANCE RE NOI [redacted]	0.40	hrs	140.00
12/21/2015	RGW	TELEPHONE CONFERENCE WITH D. SKOLOW AT CITY RE NOI FORM, FEES AND SPECIAL ADJUSTMENT/FAIR HEARING FORM AND FEE.	0.20	hrs	70.00
12/29/2015	RGW	REVIEW CITY REGS AND CODE RE PERMISSIVE AND NOI ADJUSTMENTS; PREPARE CORRESPONDENCE TO R. GARCIA [redacted]	0.40	hrs	140.00
		Total fees for this matter	1.60	hrs	$560.00

DISBURSEMENTS

PHOTOCOPYING	$4.95
Total disbursements for this matter	$4.95

426

BILLING SUMMARY

Williamson, Robert G.	1.60	hrs	350.00 /hr	$560.00
TOTAL FEES	1.60	hrs		$560.00
TOTAL DISBURSEMENTS				$4.95
TOTAL CHARGES FOR THIS BILL				$564.95
LESS TRUST FUNDS APPLIED*				$0.00 CR
TOTAL BALANCE NOW DUE				$564.95
ENDING TRUST ACCOUNT BALANCE			$0.00	

IDLE WHEEL ESTATES Vendor # HARKIN 12/31/15 NO: 5179

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
12/01/15	125457		701.10	RE:RENT INCRSE	5800- -
		TOTAL	701.10		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5179

POWER CHECK

DATE	VOID AFTER SIX MONTHS
12/31/15	**********$701.10

PAY SEVEN HUNDRED ONE AND 10/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF HART/KING
4 HUTTON CENTRE DR. #900
SANTA ANA, CA 92707

[redacted]

428

HART | KING
ATTORNEYS AT LAW

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

RECEIVED
DEC 8 2015
BY:

November 30, 2015

Billed Through 11/30/2015

Invoice Number 125457
Client Number 37053
Matter Number 00007

Waterhouse Management Corporation
Attn: Kenneth Waterhouse
500 Giuseppe Court, #2
Roseville, CA 95678-6305

Idle Wheel MHP Rent Increase Application/City of Woodland

Balance of last bill dated: 09/30/2015	$152.00
Payments received since last bill	$152.00
Net balance forward	$0.00
Prepaid balance brought forward	$0.00

FOR PROFESSIONAL SERVICES RENDERED

11/12/2015	RGW	REVIEW CORRESPONDENCE FROM CITY RE 2015 PERMISSIVE ADJUSTMENT AND APPLICATION.	0.20	hrs	70.00
11/16/2015	RGW	FOLLOW UP WITH CITY CLERK RE AVAILABILITY OF ADDITIONAL RECORDS SEQUESTERED FOR REVIEW; PREPARE [redacted]	0.30	hrs	105.00
11/16/2015	RGW	REVIEW CITY ORDINANCE RE TIMING AND DOCUMENT SUPPORT FOR NOI AND SPECIAL ADJUSTMENTS.	0.30	hrs	105.00
11/18/2015	RGW	REVIEW CITY COUNCIL MINUTES PRODUCED BY CITY RE RENT CONTROL.	0.40	hrs	140.00
11/19/2015	RGW	REVIEW ADDITIONAL ANNUAL REPORTS BY MFHC TO CITY COUNCIL RE PARK INSPECTIONS AND ANNUAL PERMISSIVE ADJUSTMENTS; PREPARE [redacted]	0.40	hrs	140.00
11/20/2015	RGW	PREPARE CORRESPONDENCE TO R. GARCIA [redacted]	0.20	hrs	70.00
		Total fees for this matter	1.80	hrs	$630.00

DISBURSEMENTS

PHOTOCOPYING	$71.10
Total disbursements for this matter	$71.10

429

BILLING SUMMARY

Williamson, Robert G.	1.80	hrs	350.00 /hr	$630.00
TOTAL FEES	1.80	hrs		$630.00
TOTAL DISBURSEMENTS				$71.10
TOTAL CHARGES FOR THIS BILL				$701.10
LESS TRUST FUNDS APPLIED*				$0.00 CR
TOTAL BALANCE NOW DUE				$701.10
ENDING TRUST ACCOUNT BALANCE			$0.00	

430

IDLE WHEEL ESTATES Vendor # HARKIN 10/30/15 NO: 5134

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/30/15	124281	152.00	LEGAL-RENT INC	5800- -
	TOTAL	152.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5134

POWER CHECK

DATE	VOID AFTER SIX MONTHS
10/30/15	**********$152.00

PAY ONE HUNDRED FIFTY-TWO AND NO/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
HART/KING
4 HUTTON CENTRE DR. #900
SANTA ANA, CA 92707

[redacted]

431

HART | KING
ATTORNEYS AT LAW

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

September 30, 2015

Billed Through 09/30/2015

Invoice Number 124281
Client Number 37053
Matter Number 00007

Waterhouse Management Corporation
Attn: Kenneth Waterhouse
500 Giuseppe Court, #2
Roseville, CA 95678-6305

Idle Wheel MHP Rent Increase Application/City of Woodland

Balance of last bill dated: 08/31/2015	$1,220.70
Payments received since last bill	$1,220.70
Net balance forward	$0.00
Prepaid balance brought forward	$0.00

FOR PROFESSIONAL SERVICES RENDERED

09/28/2015	RGW	ANALYZE CITY RESPONSE TO RECORDS REQUEST; REVIEW ADDITIONAL DOCUMENTS PROVIDED.	0.30	hrs	105.00
		Total fees for this matter	0.30	hrs	$105.00

DISBURSEMENTS

ONLINE PUBLIC RECORDS SEARCH; COMPUTERIZED LEGAL RESEARCH OF EXISTING STATUTORY AND CASE LAW AUTHORITY	$47.00
Total disbursements for this matter	$47.00

BILLING SUMMARY

Williamson, Robert G.	0.30	hrs	350.00 /hr	$105.00
TOTAL FEES	0.30	hrs		$105.00
TOTAL DISBURSEMENTS				$47.00
TOTAL CHARGES FOR THIS BILL				$152.00
LESS TRUST FUNDS APPLIED*				$0.00 CR
TOTAL BALANCE NOW DUE				$152.00
ENDING TRUST ACCOUNT BALANCE			$0.00	

IDLE WHEEL ESTATES | Vendor # HARKIN | 09/30/15 NO: 5111

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
08/31/15	123673		1,220.70	RENT INCREASE	5800- -
		TOTAL	1,220.70		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5111

DATE	VOID AFTER SIX MONTHS
09/30/15	**********$1,220.70

POWER CHECK

PAY ONE THOUSAND TWO HUNDRED TWENTY AND 70/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
HART/KING
4 HUTTON CENTRE DR. #900
SANTA ANA, CA 92707

[redacted]

434

HART | KING
ATTORNEYS AT LAW

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

August 31, 2015

Billed Through 08/31/2015

Invoice Number 123673
Client Number 37053
Matter Number 00007

Waterhouse Management Corporation
Attn: Kenneth Waterhouse
500 Giuseppe Court, #2
Roseville, CA 95678-6305

Idle Wheel MHP Rent Increase Application/City of Woodland

Balance of last bill dated: 07/31/2015	$609.85
Payments received since last bill	$609.85
Net balance forward	$0.00
Prepaid balance brought forward	$0.00

FOR PROFESSIONAL SERVICES RENDERED

08/10/2015	RGW	PREPARE CORRESPONDENCE TO R. GARCIA [redacted]	0.80	hrs	280.00
08/11/2015	RGW	CONFERENCE WITH CITY RE STATUS OF ITS RESPONSE TO RECORDS REQUEST AND AVAILABLE DOCUMENTS.	0.90	hrs	315.00
08/11/2015	RGW	PREPARE CORRESPONDENCE TO R. GARCIA [redacted]	0.30	hrs	105.00
08/13/2015	RGW	RECEIVE AND REVIEW M/H SURVEYS AND COMMISSIONER INFORMATION FROM CITY AS PART RESPONSE TO PUBLIC RECORDS REQUEST AND CORRESPONDENCE FROM CITY RE SAME.	0.60	hrs	210.00
08/18/2015	RGW	RECEIVE AND REVIEW CORRESPONDENCE FROM CITY RE EXTENSION TO RESPOND TO BALANCE OF PUBLIC RECORDS REQUEST.	0.20	hrs	70.00
08/21/2015	RGW	RECEIVE MULTIPLE CORRESPONDENCE FROM CITY CLERK ON EXTENSION ON RESPONDING TO PUBLIC RECORDS REQUEST AND ELECTRONICALLY STORED INFORMATION.	0.20	hrs	70.00
08/25/2015	RGW	RECEIVE AND REVIEW ELECTRONIC DOCS FROM CITY IN CONTINUING RESPONSE TO PUBLIC RECORDS REQUEST.	0.40	hrs	140.00
		Total fees for this matter	3.40	hrs	$1,190.00

435

IDLE WHEEL ESTATES	Vendor # HARKIN		08/31/15 NO: 5088
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/31/15	123100	609.85	LEGAL-RENT INCR	5800- -
	TOTAL	609.85		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5088

POWER CHECK

DATE	VOID AFTER SIX MONTHS
08/31/15	**********$609.85

PAY SIX HUNDRED NINE AND 85/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
HART/KING
4 HUTTON CENTRE DR. #900
SANTA ANA, CA 92707

[redacted]

436

HART | KING
ATTORNEYS AT LAW

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

July 31, 2015

Billed Through 07/31/2015

Invoice Number 123100
Client Number 37053
Matter Number 00007

Waterhouse Management Corporation
Attn: Kenneth Waterhouse
500 Giuseppe Court, #2
Roseville, CA 95678-6305

Idle Wheel MHP Rent Increase Application/City of Woodland

Balance of last bill dated: 06/30/2015	$2,666.00
Payments received since last bill	$2,666.00
Net balance forward	$0.00
Prepaid balance brought forward	$0.00

FOR PROFESSIONAL SERVICES RENDERED

07/02/2015	RGW	REVIEW MHFPC ANNUAL REPORTS TO CITY COUNCIL ON ANNUAL CPI INCREASES FOR ALL PARKS; REVISE PUBLIC RECORDS REQUEST RE SAME.	0.40	hrs	140.00
07/22/2015	RGW	RECEIVE AND REVIEW PRIOR APPROVALS OF AUTOMATIC ANNUAL CPI RENT ADJUSTMENTS FOR ALL PARKS.	0.30	hrs	105.00
07/23/2015	RGW	FOLLOW UP WITH CITY CLERK RE PUBLIC RECORDS REQUEST.	0.20	hrs	70.00
07/30/2015	RGW	RECEIVE, REVIEW AND ASSESS SURVEYS OF RESIDENT COMMENTS ON NEEDED PARK IMPROVEMENTS; PREPARE [redacted]	0.40	hrs	140.00
07/30/2015	RGW	REVIEW AND ANALYZE CAPITAL IMPROVEMENT COSTS SECTION OF ORDINANCE [redacted]	0.40	hrs	140.00
		Total fees for this matter	1.70	hrs	$595.00

DISBURSEMENTS

PHOTOCOPYING	$14.85
Total disbursements for this matter	$14.85

437

BILLING SUMMARY

Williamson, Robert G.	1.70	hrs	350.00 /hr	$595.00
TOTAL FEES	1.70	hrs		$595.00
TOTAL DISBURSEMENTS				$14.85
TOTAL CHARGES FOR THIS BILL				$609.85
LESS TRUST FUNDS APPLIED*				$0.00 CR
TOTAL BALANCE NOW DUE				$609.85
ENDING TRUST ACCOUNT BALANCE			$0.00	

IDLE WHEEL ESTATES	Vendor # HARKIN		07/31/15 NO: 5071
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/01/15	122510	2,666.00	RENT INCREASE	5800- -
	TOTAL	2,666.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5071

POWER CHEC

DATE	VOID AFTER SIX MONTHS
07/31/15	**********$2,666.00

PAY TWO THOUSAND SIX HUNDRED SIXTY-SIX AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
HART/KING
4 HUTTON CENTRE DR. #900
SANTA ANA, CA 92707

[redacted]

439

HART | KING
ATTORNEYS AT LAW

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

June 30, 2015

Billed Through 06/30/2015

Invoice Number 122510
Client Number 37053
Matter Number 00007

Waterhouse Management Corporation
Attn: Kenneth Waterhouse
500 Giuseppe Court, #2
Roseville, CA 95678-6305

Idle Wheel MHP Rent Increase Application/City of Woodland

Prepaid balance brought forward $0.00

FOR PROFESSIONAL SERVICES RENDERED

06/11/2015	CWD	REVIEW OF CITY OF WOODLAND MHP RENT CONTROL ORDINANCE AND DISCUSS [redacted]	1.00 hrs	350.00
06/11/2015	RGW	ANALYZE SECTION 9F OF ORDINANCE RE [redacted]	0.30 hrs	105.00
06/12/2015	CWD	REVIEW OF PROPOSAL FOR RENT INCREASE APPLICATION IN CITY OF WOODLAND	0.30 hrs	105.00
06/18/2015	RGW	ACCESS ON LINE DOCUMENTS FROM CITY ON MHFPC ANNUAL REPORTS 2008-2011; ANALYZE SAME.	0.80 hrs	280.00
06/18/2015	RGW	REVIEW ORDINANCE ON APPLICATION PROCESS AND COMMISSION HEARING.	0.60 hrs	210.00
06/19/2015	RGW	REVIEW HOUSING ELEMENT [redacted]	0.30 hrs	105.00
06/22/2015	RGW	REVIEW CITY ORDINANCE ON AUTOMATIC AND DISCRETIONARY ANNUAL INCREASE [redacted]	0.60 hrs	210.00
06/22/2015	RGW	RESEARCH CPI E [redacted]	0.60 hrs	210.00
06/22/2015	RGW	TELEPHONE CONFERENCE WITH CITY CLERK RE COMMISSION GUIDELINES FOR EVALUATING AND PROCESSING RENT INCREASE APPLICATION.	0.20 hrs	70.00
06/24/2015	RGW	RECEIVE AND REVIEW PROPOSED CORRESPONDENCE FROM R. GARCIA [redacted]	0.30 hrs	105.00
06/24/2015	RGW	REVIVE CAPITAL EXPENSE CRITERIA [redacted]	0.30 hrs	105.00
06/29/2015	RGW	DRAFT PUBLIC RECORDS REQUEST TO CITY.	0.80 hrs	280.00
06/29/2015	RGW	CONDUCT ON LINE SEARCH FOR CITY LITIGATION RE RENT CONTROL.	0.60 hrs	210.00

440

06/30/2015	CWD	REVISE PUBLIC RECORD REQUEST TO CITY OF WOODLAND	0.30 hrs	105.00
06/30/2015	RGW	RECEIVE AND REVIEW CITY COUNCIL MINUTES RE APPOINTMENTS OF COMMISSIONERS TO MH FAIR PRACTICES COMMISSION; REVISE PUBLIC RECORDS REQUEST.	0.30 hrs	105.00
06/30/2015	RGW	FINALIZE PUBLIC RECORDS REQUEST.	0.30 hrs	105.00
		Total fees for this matter	7.60 hrs	$2,660.00

DISBURSEMENTS

PHOTOCOPYING	$6.00
Total disbursements for this matter	$6.00

BILLING SUMMARY

Dahlin, C. William	1.60 hrs	350.00 /hr	$560.00
Williamson, Robert G.	6.00 hrs	350.00 /hr	$2,100.00

TOTAL FEES	7.60 hrs	$2,660.00
TOTAL DISBURSEMENTS		$6.00
TOTAL CHARGES FOR THIS BILL		$2,666.00
LESS TRUST FUNDS APPLIED*		$0.00 CR
TOTAL BALANCE NOW DUE		$2,666.00
ENDING TRUST ACCOUNT BALANCE	$0.00	

IDLE WHEEL ESTATES	Vendor # HARKIN	06/30/15 NO: 5046		
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/31/15	121864	630.00	LEGAL-RENT CNTL	5800- -
	TOTAL	630.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5046

DATE	VOID AFTER SIX MONTHS
06/30/15	**********$630.00

PAY SIX HUNDRED THIRTY AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
HART/KING
4 HUTTON CENTRE DR. #900
SANTA ANA, CA 92707

[redacted]

442

HART | KING
ATTORNEYS AT LAW

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

May 31, 2015

Billed Through 05/31/2015

Invoice Number 121864
Client Number 37053
Matter Number 00003

Waterhouse Management Corporation
Attn: Kenneth Waterhouse
500 Giuseppe Court, #2
Roseville, CA 95678-6305

General

Balance of last bill dated: 04/30/2015					$280.00
Net balance forward					$280.00
Prepaid balance brought forward					$0.00

FOR PROFESSIONAL SERVICES RENDERED

05/14/2015	CWD	REVIEW OF CITY OF WOODLAND MHP RENT CONTROL ORDINANCE	1.00 hrs	350.00
		Total fees for this matter	1.00 hrs	$350.00

BILLING SUMMARY

Dahlin, C. William	1.00 hrs	350.00 /hr	$350.00
TOTAL FEES	1.00 hrs		$350.00

TOTAL CHARGES FOR THIS BILL	$350.00
NET BALANCE FORWARD	$280.00
LESS TRUST FUNDS APPLIED*	$0.00 CR
TOTAL BALANCE NOW DUE	$630.00
ENDING TRUST ACCOUNT BALANCE	$0.00

443

444

IDLE WHEEL ESTATES Vendor # STJOHN 04/30/15 NO: 5006

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
04/21/15	14539	225.00	RESEARCH	5870- -
	TOTAL	225.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5006

POWER CHECK

DATE	VOID AFTER SIX MONTHS
04/30/15	**********$225.00

PAY TWO HUNDRED TWENTY-FIVE AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF ST. JOHN & ASSOCIATES
PROPERTY MANAGEMENT CONSULTANTS
P.O. BOX 338
MENDOCINO, CA 95460-0338

[redacted]

St. John & Associates
Property Management Consultants
2115 West Street * 510.845.8928
Berkeley, CA 94702
www.stjohnandassociates.net

Invoice submitted to:
KEN WATERHOUSE
500 Giuseppe Ct, #2
Roseville, CA 95678

April 21, 2015

Invoice #14539

Professional Services

			Hrs/Rate	Amount
3/21/2015	MSJ	Phone Call Research, Email re Woodland.	1.25 150.00/hr	187.50
3/22/2015	MSJ	E-mail	225.00 0.25 150.00/hr	37.50
3/28/2015	[redacted]		[redacted]	
		For professional services rendered	[redacted]	
		Balance due	[redacted]	

Please make your check payable to **ST. JOHN & ASSOCIATES** and mail it to:
P.O. BOX 338, MENDOCINO, CA 95460-0338. Please include **INVOICE NUMBER.**

Payments will be considered past due if not received by the 19th of the month.
Past due accounts are subject to an interest charge of 10% per annum.
A $25.00 fee wil be assessed on all returned checks.

St. John & Associates Tax ID: 94-2395221

IDLE WHEEL ESTATES | Vendor # PLUDOC | 01/29/16 NO: 5203

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
10/24/15	51210	877.26	#102 RPR LINE	5570- -
01/22/16	52227	98.00	#80 CLEAR LINE	5520- -
1/22/16	52228	3,628.38	#15 RPR LEAK	5570- -
	TOTAL	4,603.64		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5203

POWER CHECK

DATE	VOID AFTER SIX MONTHS
01/29/16	**********$4,603.64

PAY FOUR THOUSAND SIX HUNDRED THREE AND 64/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
955 BUSINESS PARK DRIVE
DIXON, CA 95620

[redacted]

447

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
10/24/2015	51210

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
3/4" water line repair	1	337.20	337.20
Underground up to 3', Dig and Backfill	1	360.06	360.06
Jobs Requiring an Assistant	1	180.00	180.00
Work performed @ Space #102	1		

Total	$877.26
Payments	$0.00
Balance Due	$877.26

Make checks payable to: Plumbing MD Inc.

448

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
1/22/2016	52227

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Main Line Stop Thru Clean Out 1st Bail-30 Ft Max - SPACE #80	1	98.00	98.00

Total	$98.00
Payments	$0.00
Balance Due	$98.00

Make checks payable to: Plumbing MD Inc.

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
1/22/2016	52228

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Repair Leak under concrete in 3 1/2' deep - SPACE 15/16	1	2,745.38	2,745.38
Line Locate Underground Piping - Residential	1	331.50	331.50
Major Commercial Standby/Drain Down Time	1	360.00	360.00
Minor Leak Search	1	201.50	201.50
To make corrections	1	-10.00	-10.00

Total	$3,628.38
Payments	$0.00
Balance Due	$3,628.38

Make checks payable to: Plumbing MD Inc.

450

IDLE WHEEL ESTATES Vendor # PLUDOC 01/15/16 NO: 5195

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
12/14/15	51866	6,882.56	#208 RPR LEAK	5570- -
01/06/16	52061	188.00	CLEAR KTCH SINK	5520- -
	TOTAL	7,070.56		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5195

DATE	VOID AFTER SIX MONTHS
01/15/16	**********$7,070.56

POWER CHECK

PAY SEVEN THOUSAND SEVENTY AND 56/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
1321 EAST EIGHTH STREET
DAVIS, CA 95616

[redacted]

451

PLUMBING DOCTOR®

Corporate Headquarters
955 Business Park Drive, Dixon, CA 95620
Phone (866) FAST-AID Fax (707) 678-8614
327 8243
SCL# 327777

Davis Office
1321 E. 8th St., Davis, CA 95616
Phone (530) 756-2209

Fast Aid SM

Schedule Online at
www.plumbingdoctor.com

Contract # 51866

Scan with your smart phone for special offers

Date: 12-14-15

Bill to:		Job Name: Idle Wheel Mobile Estates	
Address:		Address: 208 Laurel dr City: Woodland	
City:	Zip:	Contact:	PHONE: 530 662-6249
Telephone: fax 530-661-0957		Paid by ☐ Chk ☐ CC ☐ Cash	Amount $ / Check #
Email:		CC#	Exp. / Auth.

Diagnosis/Solution
found water leak on main line under 208 Laural dr. Due to location will have to reroute water line around mobile home. The run will be approx 70ft. Will have to remove approx 15ft of concrete

Authorization to proceed with work. I hereby authorize the herein described work at the below listed price. I understand that I am responsible to secure, and pay for any necessary permits. I agree to pay 1.5% per month for past due contracts. In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates. By the addition of my signature below, I agree that I have received a copy of this contract and that I have read, understand, and agree to the terms listed herein and on the reverse side.

Signature X [signature]

Qty.	Task/Add-on	Description of work	Each	Standard Rate	Value Rate
1	T63075	once line is layed and leak checked			
50	A15587	will backfill and repour concrete.			
1	A10600	Will have to shut water off to complex			
2	A10601	for approx 6-8 hrs. Will install			
1	A13530	a main water shut-off on re-routed main line.			
			Total		6882 56
			Sub Total		
			Customer Care Program:		
			Total		6882 56

Consultation/Inspection Fee ($94.00 minimum)

Customer Care Program – My Technician has discussed the benefits of the Customer Care Program with me, and with my signature I accept or decline as shown below.

Accept X _____ Decline X _____

Technician: Josh T

Notes/Recommendations:
* Upon recharging of water system not responsible for sediment in household fixtures throughout mobile home park. Due to age of water pipes.

With the Customer Care Program... You would have Saved $

Thank you For Being A Customer Care Member! You Saved $

Acceptance of work performed - I acknowledge satisfactory completion of the above described work, and that the premises have been left in a satisfactory condition. I agree that the amount set forth in the space marked "TOTAL DUE" is the total price I have agreed to.

Signature X [signature]

Thank You

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TOTAL DUE 6882 56

Jan 12 16 11:53a Idle Wheel Estates (530) 661-0957 p.1

PLUMBING DOCTOR®

Corporate Headquarters
955 Business Park Drive, Dixon, CA 95620
Phone (866) FAST-AID Fax (707) 678-8614
327 8243
SCL# 327777

Davis Office
1321 E. 8th St., Davis, CA 95616
Phone (530) 756-2209

Contract # 52061

Scan with your smart phone for special offers

Schedule Online at www.plumbingdoctor.com

Date: 1-6-15

Bill to:		Job Name:	Idle Wheel Mobile Estates
Address:		Address:	907 Bourn Dr City: Woodland
City:	Zip:	Contact:	95776 PHONE: (530) 662-6249
Telephone:		Paid by ☐ Chk ☐ CC ☐ Cash	Amount $ 188.00 Check #
Email:		CC#	Exp. Auth.

Diagnosis/Solution KIT sink stoppage
ran snake thru KIT waste pipe

Authorization to proceed with work. I hereby authorize the herein described work at the below listed price. I understand that I am responsible to secure, and pay for any necessary permits. I agree to pay 1.5% per month for past due contracts. In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates. By the addition of my signature below, I agree that I have received a copy of this contract and that I have read, understand, and agree to the terms listed herein and on the reverse side.

Signature X Arnold Jr

Qty.	Task / Add-on	Description of work	Each	Standard Rate	Value Rate
	T40160	KIT sink stop under sink one H. stop		242 00	188 00
				242 00	188 00

Consultation/Inspection Fee ($94.00 minimum)	Sub Total	
Customer Care Program - My Technician has discussed the benefits of the Customer Care Program with me, and with my signature I accept or decline as shown below.	Customer Care Program:	
Accept X _____ Decline X _____	Total	

Technician: Rosendo

Notes/Recommendations: ran snake Thru KIT waste pipe Find To much grease

With the Customer Care Program...
You would have Saved $

Thank you For Being A Customer Care Member!
You Saved $ 54.00

Acceptance of work performed - I acknowledge satisfactory completion of the above described work, and that the premises have been left in a satisfactory condition. I agree that the amount set forth in the space marked "TOTAL DUE", is the flat price I have agreed to.

Signature X Arnold Jr

Thank You

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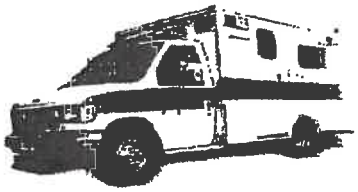
TOTAL DUE 188 00

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228



www.plumbingmd.com

Invoice

Date	Invoice #
1/8/2016	52061

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

	Description	Quantity	Rate	Amount
Kitchen Sink Stop - Under Sink -	1 Trap in Clubhouse	1	188.00	188.00

Total	$188.00
Payments	$0.00
Balance Due	$188.00

Make checks payable to: Plumbing MD Inc.

Corporate Headquarters 955 Business Park Drive Dixon, CA 95620 Phone - 1-866-FAST-AID Fax - 707-678-8614

The Plumbing Doctor

IDLE WHEEL ESTATES Vendor # ANALOP 02/15/16 NO: 5214

Inv. Date	Invoice #	Amount to Pay	Description	GL Account #
01/31/16	PC 12/10-2/8	20.00	EQUIPMENT GAS	5615- -
01/31/16	PC 12/10-2/8	7.49	VEHICLE GAS	5655- -
01/31/16	PC 12/10-2/8	9.80	POSTAGE	5890- -
01/31/16	PC 12/10-2/8	114.87	INK,TAPE	5860- -
01/31/16	PC 12/10-2/8	10.78	RV STRG KEYS	5610- -
01/31/16	PC 12/10-2/8	42.83	NAILS,STAIN	5440- -
01/31/16	PC 12/10-2/8	10.76	#26 BREAKER	5420- -
01/31/16	PC 12/10-2/8	200.00	LANDSCAPE	5460- -
01/31/16	PC 12/10-2/8	18.33	GLOVES,ROPE	5650- -
01/31/16	PC 12/10-2/8	15.83	SUPPLIES	5610- -
	TOTAL	450.69		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5214

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/15/16	**********$450.69

PAY FOUR HUNDRED FIFTY AND 69/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

PROPERTY NAME: Idle Wheel Estates MHP FROM: 1·1·16 TO: 1·31·16

	DATE	PAID TO	DESCRIPTION	5400 Common Area R&M	5460 Landscape R&M	5600 Clubhouse Supplies	5615 Equipment Gas	5655 Vehicle Gas	5890 Postage	5920 Tenant Services	Other	TOTALS
1	12/10	Harbor Freight Tools										18.33
2	1/8	Orchard Hardware	R.V. Storage Keys								✓	10.78
3	1/11	Belair	Postal Station						✓			9.80
4	1/12	Office Depot	Printer ink, Tape			✓						114.87
5	1/18	Belair	Water bottles								✓	9.40
6	1/19	Belair Gas Station	Gas (Equipment)				✓					20.00
7	1/20	The Home Depot	Nails, Stain, etc.	✓								42.83
8	1/21	The Home Depot	Breaker (Sp#26)							✓		10.76
9	1/23	Bryan Mullinax	Brought a friend to help								✓	200.00
10	1/28	The Home Depot	Paint brushes	✓								6.43
11	2/8	Arco Am/pm	Gas, vehicle					✓				7.49
12												
13												
14												
15												
16												
17												
18												
19												
20												
	TOTAL	Account Totals Must Equal Receipt Totals										

458

PAY $_____ TO _____

Resident Manager Signature

TOTAL RECEIPTS: $ 450.69

TOTAL PETTY CASH FUND: $ 49.31

PETTY CASH FUND BALANCE: $ 500.00

AMOUNT SHORT / OVER: $_____

457

More saving.
More doing.℠

I E. MAIN STREET
CA 95776 (530)661-1201

5488 01/21/16 10:11 AM
ECK OUT - SCOT58

LRGT BRAR <A> 9.94
50A 2-POLE

SUBTOTAL	9.94
SALES TAX	0.82
TOTAL	$10.76
CASH	20.00
CHANGE DUE	9.24

5488 01/21/2016 9445

POLICY DEFINITIONS
DAYS POLICY EXPIRES ON
90 04/20/2016
OF RESERVES THE RIGHT TO
RETURNS. PLEASE SEE THE
ICY SIGN IN STORES FOR
DETAILS.

****

FOR A CHANCE
EN A $5,000
DEPOT GIFT
CARD!

pinion With Us! Complete
ey about your store visit
or a chance to win at:

medepot.com/opinion

SU OPINION EN UNA BREVE
A LA OPORTUNIDAD DE GANAR.

User ID:
72333 171323

assword:
71 171265

be entered by 02/20/2016.
be 18 or older to enter.
te rules on website. No
chase necessary.

WNLOAD THE
POT MOBILE APP
ation, inventory & reviews
App store or text RECEIPT
sage & Data rates may apply

THE HOME DEPOT
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1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00023 90276 01/20/16 10:38 AM
CASHIER WILLIAM - WLP047

737164179562 4X4-8 PT <A>
3.56INX3.56INX96IN PT HF BROWN STAIN
11@10.57 116.27
0000-999-735 CA LBR FEE <A,U>
CA LUMBER FEE
11@0.10 1.10N
764661111504 AK FASTSET <A>
50LB SAKRETE FAST-SET CONCRETE
10@4.68 46.80
764661164500 COLD PATCH <A>
SAKRETE 50LB US COLD PATCH
6@14.29 85.74
764666156319 2-3/8SNKNL5# <A>
8D 2-3/8" COATED SINKER 5 LB
3@9.87 29.61
737164012081 11/16X5RDWD <A>
0.688IN X 5.5IN X 60IN CONCOM DE PKT
160@1.95 312.00
0000-999-735 CA LBR FEE <A,U>
CA LUMBER FEE
160@0.01 1.60N

SUBTOTAL	593.12
SALES TAX	48.71
TOTAL	$641.83
CASH	599.00
XXXXXXXXXXXX9693 DEBIT	
	USD$ 42.83

AUTH CODE 881077
Chip Read Verified By PIN
AID A0000000980840 US DEBIT
TVR 8080048000
IAD 06010A03600000
TSI 6800
ARC 00

The money for the check request was not enough we were short.

<U> - NON-DISCOUNTABLE ITEM

1068 23 90276 01/20/2016 2136

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/19/2016
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

****

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CARD!

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and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE

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More doing.℠

1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00058 96050 01/28/16 10:17 AM
CASHIER SELF CHECK OUT - SCOT58

077069181[illegible] 2"UTILITYBRUSH <A>
ECON 2.0 FLAT BASIC BRUSH
2@2.97 5.94

SUBTOTAL	5.94
SALES TAX	0.49
TOTAL	$6.43
CASH	100.00
CHANGE DUE	93.57

1068 58 96050 01/28/2016 3752

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/27/2016
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

****

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TO WIN A $5,000
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COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

User ID:
2PW2 193417 192407

Password:
165738 192349

Entries must be entered by 02/27/2016.
Entrants must be 18 or older to enter.
See complete rules on website. No
purchase necessary.

DOWNLOAD THE
HOME DEPOT MOBILE APP
View Item Location, Inventory & reviews
Download from App store or text RECEIPT
to 65624 Message & Data rates may apply

Orchard
SUPPLY HARDWARE

Orchard Supply Hardware

1350 East Main St.
Woodland, Ca. 95695
(530) 662-1162

0740 015 963 9641 01/08/16 14:07:25

NORMAL SALE
0000029069701451 MASTER LOCK KE\BLA
1@ 2.49 2.49 T
0000029069701451 MASTER LOCK KE\BLA
1@ 2.49 2.49 T
0000029069701451 MASTER LOCK KE\BLA
1@ 2.49 2.49 T
0000029069701451 MASTER LOCK KE\BLA
1@ 2.49 2.49 T
SUBTOTAL 9.96
TAX @ 8.250% 0.82
TOTAL 10.78
CASH [illegible]
CHANGE 9.22

* * * * * * * *
For fast and easy returns, please keep your receipt. A receipt dated within 90 days of sale (before 04/07/16) is required for a full refund.
* * * * * * * *
Not a Club Orchard Member yet?
Visit cluborchard.osh.com & earn rewards
Shop online at osh.com
Or call 1 888 SHOP OSH
* * * * * * * *
WE VALUE YOUR FEEDBACK!
Receive a discount offer.
Complete our survey within 7 days of your visit at OSHSURVEYS.COM
* * * * * * * *

Office DEPOT OfficeMax

OFFICE DEPOT STORE 6572
2107 Cowell Blvd.
Davis, Ca. 95618
01/12/2016 15.5.5 2:42 PM
STR 6572 REG 1 TRN 8736 EMP 769346

SALE

Product ID	Description	Total
434207	INK,951CMY/950	99.99 SS
637651	TAPE,3/4X350,4	4.00 SS
418085	JUICE,LMNDE,15	1.99 F
	Subtotal:	105.98
Sales Tax:		8.84
CA Bottle Deposit Fe		0.05
	Total:	114.87
	Cash:	115.00
	CHANGE:	(0.13)

****
ANAHID LOPEZ 1949446049
Mobile Rewards are here! You can now access your reward certificates instantly on your smartphone by visiting officedepot.com/rewards or the Office Depot OfficeMax app.

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****
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BEL AIR

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TERM# 11 STORE# 526 OPERATOR# 7111
01/18/16 09:21:00
BEL AIR (800)925-9989

Natural Food Items -
CG WATER 24/16.9 Z Q1 3.50 F
1 @ 2 / 7.00
Regular Price 4.49
+CRV12PACK-OV-24NFD Q1 1.20 f
CG WATER 24/16.9 Z Q1 3.50 F
1 @ 2 / 7.00
Regular Price 4.49
+CRV12PACK-OV-24NFD Q1 1.20 f
SUBTOTAL 9.40
TAX DUE .00
TOTAL $ 9.40
CASH 9.40
CASH CHANGE .00

458

NUMBER OF ITEMS 4

YOU SAVED A TOTAL OF 1.98
THAT IS A SAVINGS OF 17%

------- FSA Total $0.00 --------
Use your health spending card here.
Items beginning with H> qualify for FSA purchase.

For service concerns, contact
Raley's Service Center at
service@raleys.com or (800)925-9989

****

Take our survey for a chance to win a $250 RALEY'S GIFT CARD!
One winner per month

www.research.net/s/Raleys

****

T11 X79 S526 01/18/16 09:21:44
07111

(657)

le 1
son Road
A 95776
76
:22PM

: 019601
123414

(X1572

s Price
04 $ 2.499

Amount
$ 20.00

$ 20.00

PAY ABOVE
CORDING TO
ER AGREEMNT

: Questions
762-1451

or Fueling
ir aisle 1
AR FROM YOU
LEYS.COM

BEL AIR

Get Something Extra
at Raleys.com

TERM# 15 STORE# 526 OPERATOR# 7200
01/11/16 11:11:18
BEL AIR (800)925-9989

Miscellaneous Items-

Postal Station	Q1	9.80
SUBTOTAL		9.80
TAX DUE		.00
TOTAL	$	9.80
CASH		100.00
CASH	CHANGE	90.20

NUMBER OF ITEMS 1

------- FSA Total $0.00 --------
Use your health spending card here.
Items beginning with H> qualify for
FSA purchase.

For service concerns, contact
Raley's Service Center at
service@raleys.com or (800)925-9989

****

Take our survey for a chance to win a
$250 RALEY'S GIFT CARD!
One winner per month

www.research.net/s/Raleys

****

T15 X108 S526 01/11/16 11:11:37
07200

ARCO am/pm 81691
450 County Road 102
Woodland
CA 95776
Tel : 5306621320
Site Number 11906797

PAID IN	
Cash	7.49
Total	7.49

Number 3132752 ORIGINAL
1 SAM 02/08/2016 14:08
Thank you for choosing AMPM

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

WOODLAND CA #00601
1384 E. MAIN ST
WOODLAND, CA 95776
Telephone: (530) 406-8626

SALE

47835	3/8IN X 75FT CAMO POLY RO	5.99
96187	3/8 X 10FT DIAMOND BRAID	0.99
61674	3/8IN X 75FT CAMO POLY RO	5.99
90912	LATEX COATED WORK GLOVES	1.99
90912	LATEX COATED WORK GLOVES	1.99

Subtotal	$16.95
Sales Tax 8.2500%	$1.38
Total	**$18.33**
Debit	$18.33

Card No. XXXXXXXXXXXX <S>
Auth. No. 971545
Trace No. 000782

Please Retain for Your Records

Store: 00601 Reg: 03 Tran: 0381
Date: 12/10/2015 9:44:11 AM Assoc: XXXXXX
Ticket: 0338167

Item(s) Sold: 5
Item(s) Returned: 0

JENNIFER served you today.
Thank you for shopping at
WOODLAND CA #00601

Proof of Purchase Required for Returns/ Exchanges Within 90 Days of Purchase.

****

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www.harborfreight.com

00060103038167121015

IDLE WHEEL ESTATES | Vendor # PLUDOC | 03/15/16 NO: 5237

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
02/13/16	52419	98.00	#11 CLEAR LINE	5520- -
02/24/16	52524	98.00	#5 CLEAR LINE	5520- -
02/29/16	52534	98.00	#80 CLEAR LINE	5520- -
	TOTAL	294.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5237

POWER CHECK

DATE	VOID AFTER SIX MONTHS
03/15/16	**********$294.00

PAY TWO HUNDRED NINETY-FOUR AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
955 BUSINESS PARK DRIVE
DIXON, CA 95620

[redacted]

460

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
2/13/2016	52419

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Main Line Stop at Unit # 11	1	98.00	98.00

Total	$98.00
Payments	$0.00
Balance Due	$98.00

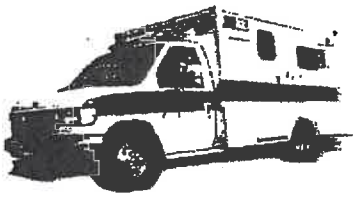
Make checks payable to: Plumbing MD Inc.

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228



www.plumbingmd.com

Invoice

Date	Invoice #
2/24/2016	52524

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Main Line Stop @ unit #5	1	98.00	98.00

Total	$98.00
Payments	$0.00
Balance Due	$98.00

Make checks payable to: Plumbing MD Inc.

Corporate Headquarters 955 Business Park Drive Dixon, CA 95620 Phone - 1-866-FAST-AID Fax - 707-678-8614

The Plumbing Doctor

462

Mar 10 16 02:17p Idle Wheel Estates (530) 661-0957 p.5

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
2/29/2016	52534

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Main Line Stop @ space #80	1	98.00	98.00

Total	$98.00
Payments	$0.00
Balance Due	$98.00

Make checks payable to: Plumbing MD Inc.

IDLE WHEEL ESTATES	Vendor # PLUDOC		02/15/16 NO: 5220
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
01/27/16	52244	238.00	#119 CAMERA LN	5520- -
	TOTAL	238.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5220

POWER CHECK

DATE	VOID AFTER SIX MONTHS
02/15/16	**********$238.00

PAY TWO HUNDRED THIRTY-EIGHT AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
PLUMBING MD, INC.
PLUMBING DOCTOR
955 BUSINESS PARK DRIVE
DIXON, CA 95620

[redacted]

~~463~~ 464

Plumbing MD, INC

1321 East Eighth Street
Davis, CA 95616

Phone # 530-756-2209

Fax # 530-792-0228

www.plumbingmd.com

Invoice

Date	Invoice #
1/27/2016	52244

Bill To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

Ship To
Idle Wheel Mobile Estates 907 Bourn Drive Woodland, CA 95776

P.O. No.	Terms

Description	Quantity	Rate	Amount
Camera Inspection - Space # 1196	1	238.00	238.00

Total	$238.00
Payments	$0.00
Balance Due	$238.00

Make checks payable to: Plumbing MD Inc.

Corporate Headquarters 955 Business Park Drive Dixon, CA 95620 Phone - 1-866-FAST-AID Fax - 707-678-8614

The Plumbing Doctor

IDLE WHEEL ESTATES | Vendor # CHEPOI | 12/31/15 NO: 5177

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
12/15/15	834969	54.00	CREDIT CHECKS	5740- -
	TOTAL	54.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5177

POWER CHECK

DATE	VOID AFTER SIX MONTHS
12/31/15	**********$54.00

PAY FIFTY-FOUR AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CHECK POINT
1911 DOUGLAS BLVD. #85-202
ROSEVILLE, CA 95661

[redacted]

466

CheckPoint

Invoice

Date	Invoice #
12/15/2015	834969

Phone: (888) 534-1233
1911 Douglas Blvd #85-202
Roseville, CA 95661

Email: accounting@checkpointscreening.com

Idle Wheel Estates
500 Giuseppe Ct. Ste. 2
Roseville, CA 95678

Account #	WMC65

Description	Amount
DATE NAME SSN ORDERED BY FILE # REFERENCE DESCRIPTION	0.00
2015-12-04 PADILLA, RAUL A. [redacted] - - Lopez, Anahid 212727 - Package price for Complete Package	27.00
2015-12-04 IBARRA, MARIA DEL CARMEN [redacted] - - Lopez, Anahid 212728 - Package price for Complete Package	27.00
SALES TAX	0.00

Payment is due upon receipt.
Please include the Invoice Number on your remittance.

Payments/Credits $0.00

Balance Due $54.00

All Discrepancies Must Be Brought To Our Attention Within 30 Days

---

Credit Card Remittance Slip (Visa and Mastercard Only)
Fill out the bottom form and fax, mail, or email to the above address.

Account #	WMC65
Amount Authorized:	
Signature:	

Card Number:	
Exp. Date:	V-Code (3 digits on back of card):
Billing Address:	

Thank you for your continued business!

467

IDLE WHEEL ESTATES | Vendor # CHEPOI | 12/15/15 NO: 5167

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
11/30/15	834647	94.00	CREDIT CHECKS	5740- -
	TOTAL	94.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5167

POWER CHECK

PAY NINETY-FOUR AND NO/100 DOLLARS

DATE	VOID AFTER SIX MONTHS
12/15/15	**********$94.00

TO THE ORDER OF
CHECK POINT
1911 DOUGLAS BLVD. #85-202
ROSEVILLE, CA 95661

ACCOUNTING COPY
V O I D

[redacted]

CheckPoint

Invoice

Phone: (888) 534-1233
1911 Douglas Blvd #85-202
Roseville, CA 95661

Email: accounting@checkpointscreening.com

Date	Invoice #
11/30/2015	834647

Idle Wheel Estates
500 Giuseppe Ct. Ste. 2
Roseville, CA 95678

Account #	WMC65

Description	Amount
DATE NAME SSN ORDERED BY FILE # REFERENCE DESCRIPTION	0.00
2015-11-30 AYALA, FRANCISCO [redacted] - - Lopez, Anahid 212312 - Employment Verification - EXPRESS EMPLOYMENT AGENCY - Search Fee	10.00
2015-11-30 AYALA, FRANCISCO [redacted] HERNANDEZ DE AYALA, LETICIA XXX-XX-3793 Lopez, Anahid 212312 - Credit	20.00
2015-11-30 AYALA, FRANCISCO [redacted] HERNANDEZ DE AYALA, LETICIA XXX-XX-3793 Lopez, Anahid 212312 - Package price for Complete Package	54.00
2015-11-30 HERNANDEZ DE AYALA, LETICIA [redacted] - - Lopez, Anahid 212312 - Employment Verification - PACIFIC COAST PRODUCERS - Search Fee	10.00
SALES TAX	0.00

RECEIVED
DEC 07 2015
BY:

Payment is due upon receipt.
Please include the Invoice Number on your remittance.

Payments/Credits $0.00

Balance Due $94.00

All Discrepancies Must Be Brought To Our Attention Within 30 Days

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Credit Card Remittance Slip (Visa and Mastercard Only)
Fill out the bottom form and fax, mail, or email to the above address.

Account #	WMC65
Amount Authorized:	
Signature:	

Card Number:	
Exp. Date:	V-Code (3 digits on back of card):
Billing Address:	

Thank you for your continued business!

469

IDLE WHEEL ESTATES	Vendor # CHEPOI		07/31/15 NO: 5069
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
07/15/15	831326	27.00	CREDIT CHECKS	5740- -
	TOTAL	27.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5069

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/31/15	**********$27.00

PAY TWENTY-SEVEN AND NO/100 DOLLARS

TO THE ORDER OF
CHECK POINT
1911 DOUGLAS BLVD. #85-202
ROSEVILLE, CA 95661

ACCOUNTING COPY
V O I D

[redacted]

470

CheckPoint

Invoice

Phone: (888) 534-1233
1911 Douglas Blvd #85-202
Roseville, CA 95661

Email: accounting@checkpointscreening.com

Date	Invoice #
7/15/2015	831326

Idle Wheel Estates
500 Giuseppe Ct. Ste. 2
Roseville, CA 95678

Account #	WMC65

Description	Amount
DATE NAME SSN ORDERED BY FILE # REFERENCE DESCRIPTION	0.00
2015-07-09 FREGOSO TOPETE, NICOLAS [redacted] - - Lopez, Anahid 195736 - Package price for Complete Package	27.00
SALES TAX	0.00

Payment is due upon receipt.
Please include the Invoice Number on your remittance.

Payments/Credits $0.00

Balance Due $27.00

All Discrepancies Must Be Brought To Our Attention Within 30 Days

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Credit Card Remittance Slip (Visa and Mastercard Only)
Fill out the bottom form and fax, mail, or email to the above address.

Account #	WMC65
Amount Authorized:	
Signature:	

Card Number:	
Exp. Date:	V-Code (3 digits on back of card):
Billing Address:	

Thank you for your continued business!

471

IDLE WHEEL ESTATES	Vendor # CHEPOI		06/30/15 NO: 5045
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/15/15	830553	27.00	CREDIT CHECKS	5740- -
	TOTAL	27.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5045

POWER CHECK

DATE	VOID AFTER SIX MONTHS
06/30/15	**********$27.00

PAY TWENTY-SEVEN AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
CHECK POINT
1911 DOUGLAS BLVD. #85-202
ROSEVILLE, CA 95661

[redacted]

472

CheckPoint

Invoice

Fax: (888) 332-4128
1911 Douglas Blvd #85-202
Roseville, CA 95661

Email: accounting@checkpointscreening.com

Date	Invoice #
6/15/2015	830553

Idle Wheel Estates
500 Giuseppe Ct. Ste. 2
Roseville, CA 95678

Account #	WMC65

Description	Amount
DATE NAME SSN ORDERED BY FILE # REFERENCE DESCRIPTION	
2015-06-12 GARCIA ORTIZ, JESUS GONZALO [redacted] - - Lopez, Anahid 192210 - Package price for Complete Package	0.00 27.00
SALES TAX	0.00

Payment is due upon receipt.
Please include the Invoice Number on your remittance.

Payments/Credits $0.00

Balance Due $27.00

All Discrepancies Must Be Brought To Our Attention Within 30 Days

---

Credit Card Remittance Slip (Visa and Mastercard Only)
Fill out the bottom form and fax, mail, or email to the above address.

Account #	WMC65
Amount Authorized:	
Signature:	

Card Number:	
Exp. Date:	V-Code (3 digits on back of card):
Billing Address:	

Thank you for your continued business!

473

IDLE WHEEL ESTATES	Vendor # DAIDEM		05/05/15 NO: 5008
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/05/15	FBN PUBLICATION	96.70	FBN PUBLICATION	5750- -
	TOTAL	96.70		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5008

DATE	VOID AFTER SIX MONTHS
05/05/15	**********$96.70

POWER CHECK

PAY NINETY-SIX AND 70/100 DOLLARS

TO THE ORDER OF
THE DAILY DEMOCRAT
711 MAIN STREET
WOODLAND, CA 95695

ACCOUNTING COPY
V O I D

[redacted]

474

CERTIFIED COPY

No changes, additions or corrections may be made to this statement once it has been filed with the county clerk

Fictitious Business Name Statement - New & Renewal

Yolo County Clerk/Recorder

625 Court Street, Room B-01, Woodland, CA 95695
PO Box 1130, Woodland, CA 95776-1130 (530) 666-8130

FEES:

$55.00 First Business Name w/ 1 Owner
$ 8.00 Each Add'l Owner or Business Name
$ 5.00 Per Business Name Search
$ 1.00 Return Postage
(OR Include a Self Addressed Stamp Envelope)

PAYMENT METHODS:

Checks, Money Order, (payable to Yolo County Clerk Recorder)
Credit Cards Accepted (Credit Card charge Form at yolorecorder.org)

OFFICE Use ONLY

FILED
YOLO COUNTY CLERK/RECORDER
APR 30 2015
FREDDIE OAKLEY, CLERK
BY DEPUTY
KIMBERLI QUAM

☒ NEW ☐ RENEWAL
FBN #: 2015-398
FEE PAID: 55.00
OLD FBN #

Business is located in Yolo **County.**

Please Print / Type ALL information: BLUE or BLACK INK ONLY (Faxes Not Accepted)
SIGNATURES MUST BE ORIGINAL

❶ **Fictitious Business Name(s) The registrant(s) is/are doing business as:**
IDLE WHEEL ESTATES

❷ **Street Address, City, State and Zip of Principal Place of Business in California.**

907 BOULAT DRIVE
WOODLAND, CA 95776
Physical Business Address (required)

500 GILLSEPPE CT, SUITE 2
ROSEVILLE, CA 95678
Business Mailing Address (optional, P.O. Box ok)

❸ **List Full Name(s) of Registrant(s) / Owner(s) & Physical Residence Address, State, and Zip**
(Corporation or LLC must use the address listed on the "Articles of Inc."). See number 3 on reverse side for detailed directions.

	Registrant Name	Physical Address (NO PO BOX or PMB)	City	State	Zip
#1	IDLE WHEEL MHP LLC	500 GILLSEPPE CT, SUITE 2	ROSEVILLE,	CA	95678
#2					

Attach an extra sheet of paper showing for all additional registrant information

❹ **Business Classification:** Check one.

- ☐ Individual
- ☐ A Married Couple (two registrants)
- ☐ General Partnership
- ☐ Limited Partnership
- ☐ Corporation**
- ☐ Trust
- ☐ Co-Partners
- ☐ Joint Venture
- ☐ Limited Liability Partnership
- ☐ Unincorporated Association other than a Partnership
- ☒ Limited Liability Company**
- ☐ State or Local Registered Domestic Partners

Corporations and L.L.C. MUST submit Articles of Corporation/L.L.C from the Secretary of State

❺ **Starting Date of Business:** N/A 4/23/15 (NOT in the Future. If business has not commenced put N/A)

"I declare that all information in this statement is true and correct." (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

❻ **Signature of Registrant(s):**

Print Names of Above Signed: RONALD CEBALDI

If applicable: Corporation/LLC Name: IDLE WHEEL MHP LLC Official Title: MANAGING MEMBER

NOTICE: IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.

The filing of this statement does not of itself authorize the use in this state of a fictitious name in violation of the right of another under federal, state, or common law. (Business & Professions Code, Section 14411)

I hereby certify that this is a true copy of the original document on file in this office. This certification is true as long as there are no alterations to the document, AND as long as the document is sealed with a red seal.

State of California
County of Yolo
Freddie Oakley, County Clerk/Recorder
Date: APR 30 2015
by: Deputy Clerk

CLERK-RECORDER County of Yolo CALIFORNIA

475

IDLE WHEEL ESTATES	Vendor # FTBTWL Cust # 201421810311			CHECK: 5023
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/20/15	201421810311	70.00	LLC PEN,INTERST	5750- -
	TOTAL	70.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5023

POWER CHECK

DATE	VOID AFTER SIX MONTHS
05/29/15	**********$70.00

PAY SEVENTY AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
FRANCHISE TAX BOARD
P.O. BOX 942857
SACRAMENTO, CA 94257-0531

Customer # 201421810311

[redacted]

476

Keep this part for your records. ↓

Entity ID: SOSL 201421810311

Payment Due Date: 06/04/15

Your limited liability company's (LLC) account has a balance due.

Side 1 of this notice lists the tax year, current balance due, and the payment due date. Refer to the following table for details.

Side 2 provides a summary balance for all amounts due from your LLC.

We enclosed a Business Entity Refund/Billing Information (FTB 1138) insert. It provides information regarding interest, penalties, and fees.

If your LLC has unpaid liabilities for multiple tax years, it will receive separate notices for each one. Pay the balance due shown on the most recent tax year notice.

Assessment for Tax Year Ending 12/31/14

Description	Amount
LLC Fee:	$
LLC Annual Tax:	800.00
Nonconsenting Nonresident Members' Tax:	
Tax Assessment:	
Penalties/Fees:	
MONTHLY PENALTY	20.00
UNDERPAYMENT PENALTY	40.00
Interest Due:	10.00
Total Credits and Payments:	800.00
Refunds/Interest Allowed:	0.00
New Liability Balance Due:	$ 70.00

Please see SIDE 2 of this notice for additional information.

FTB 5938 LLC MEO (REV 07-2014) SIDE 1

477

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0540

Business Entity Refund/Billing Information

This insert contains refund/billing information for corporations, limited liability companies, and partnerships regarding:

- Interest.
- Penalties.
- Fees.
- Electronic Funds Transfer (EFT) requirements.
- Refund claim time frames.
- Taxpayer rights.
- Collection action alternatives.
- Collection action laws.

We refer to:

- California Revenue and Taxation Code as R&TC.
- The California Secretary of State's Office as SOS.
- Limited Liability Companies as LLCs.

All Franchise Tax Board (FTB) forms and publications we reference are available at **ftb.ca.gov**.

If you have questions regarding this notice, you may contact us by telephone, fax, or mail. Refer to the **Internet and Telephone Assistance** for contact information.

If you contact us, we will need your:

- Name, address, and telephone number.
- Entity's identification number.
- Enclosed notice number.

If you call us, have your entity's tax return, supporting documents, and the enclosed notice available during the call.

If you write or fax information to us, include copies of the enclosed notice and supporting documents. Send any written correspondence to:

FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0540

Internet and Telephone Assistance

Website:	**ftb.ca.gov**
Telephone:	800.852.5711 from within the United States 916.845.6500 from outside the United States
TTY/TDD:	800.822.6268 for persons with hearing or speech impairments

Extension of Time to File

We automatically allow an extension to file for all corporations and LLCs that are not suspended or forfeited by FTB or SOS. We allow an automatic 7 month extension for corporations (or LLCs that elect to be taxed as a corporation) and a 6 month extension for LLCs. We will not assess a delinquent penalty if you file your tax return by the extended due date. To avoid late payment penalties and interest, you must pay the tax due by the original tax return due date.

Interest Information

Generally, interest accrues on unpaid tax liabilities from the original due date of the tax return until the date we receive payment.

Interest accrues on unpaid LLC annual tax from the due date of the tax.

We also charge interest on penalties.

Refer to R&TC Sections 19521 and 19101 for more information.

We adjust interest rates semiannually (R&TC Section 19521).

We charge C corporations an interest rate that is 2 percent greater than the current rate if:

- Their total unpaid tax for any tax year exceeds $100,000.
- They do not pay their full balance due within 30 days of the original notice date.

We do not compound the rate when we compute the estimated tax penalty. To locate both past and current interest rates, go to **ftb.ca.gov** and search for **interest rates**.

Penalties and Fees Information

Penalties

Estimated Tax Penalty If your corporation does not pay, pays late, or underpays an estimated tax installment, we assess a penalty. We calculate this on the unpaid amount from the earlier of the installment's due date to the date we receive payment or to the tax return's due date (R&TC Section 19142). Interest accrues on this penalty from the date of demand for payment.

LLC Estimated Fee Penalty We assess a penalty if your LLC fails to estimate and pay its annual fee by the 15th day of the 6th month of the tax year. The penalty amounts to 10% of the unpaid fee. We will not assess this penalty if your LLC pays a fee that equals or exceeds the amount it paid for the previous year. This provision affects tax years that begin on or after January 1, 2009 (R&TC Section 17942).

Delinquent Return Penalty – Corporation and Partnership If you do not file your entity's income tax return by the extended due date, we impose a penalty of 5 percent of the tax due, after applying any payments and credits made on or before the original return due date, for each month or part of the month the return is late. The maximum penalty is 25 percent. We impose the penalty from the original due date of the tax return (R&TC Section 19131). Interest accrues on this penalty from the original due date of the tax return.

Delinquent Return Penalty – LLC If you do not file your limited liability company's income tax return by the extended due date, we impose a penalty. After we deduct your timely payments and credits, we charge 5 percent monthly on the fee and/or nonconsenting nonresident members' tax indicated on your return, not to exceed 25 percent. We impose the penalty from the original tax return due date (R&TC Section 19131). Interest accrues on this penalty from the original due date of the tax return.

478

IDLE WHEEL ESTATES Vendor # GSOVER Cust # 22851 12/31/15 NO: 5178

Inv.Date	Invoice #		Amount to Pay	Description	GL Account #
12/15/15	2968715		19.38	PSTG 12/4-12/14	5890- -
		TOTAL	19.38		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5178

POWER CHECK

DATE	VOID AFTER SIX MONTHS
12/31/15	**********$19.38

PAY NINETEEN AND 38/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
GOLDEN STATE OVERNIGHT
PO BOX 10877
PLEASANTON, CA 94588

Customer # 22851

[redacted]

GS OVER NIGHT
INVOICE 2968715
ACCOUNT # 22851
AMOUNT 511.72
DATE 12/15/2015

PARK NAME	12/4/2015	12/11/2015	12/14/2015	TOTALS	
ALPINE				0.00	AM AM
AVALON			19.38	19.38	AV AV
BARRETT LAKE			19.38	19.38	BL BL
BIG HORN				0.00	BH BH
BUENA VISTA				0.00	BV BV
CARMELITA			19.38	19.38	CC CC
CARRIAGE COURT				0.00	US 900
CLIFTON				0.00	CL CL
CODDINGTOWN				0.00	CT COD
CORAL ISLE				0.00	CI CI
COUNTRYSIDE				0.00	CS CS
COVERED WAGON				0.00	CW CW
DEL MONTE			19.38	19.38	DM DM
DIXON OAKS				0.00	DO DO
EMERALD COVE				0.00	
FAIRVIEW			19.38	19.38	FV FV
GOLD HILL PLACER				0.00	GP GHP
GOLDEN WHEEL			19.38	19.38	GW GW
GRASS VALLEY			19.38	19.38	GV GV
HERLONG	13.61			13.61	HL HL
IDEAL HOMES				0.00	ID ID
IDLE WHEEL			19.38	19.38	IW IW
IMPERIAL VENTURA				0.00	IV IV
JIM COOPER				0.00	
LAZY WHEEL				0.00	LW LW
LIDO ESTATES			19.38	19.38	LE LE
LITTLEWOODS				0.00	US 800
MAC'S TRAILER				0.00	MT MT
MEADOWS MANOR		13.61		13.61	MM MMM
MONO VISTA				0.00	MV MV
NAPA OLYMPIA				0.00	NO NO
NOMAD			19.38	19.38	NM NM
OAKLANE			19.38	19.38	KW OL
OAKRIDGE			19.38	19.38	OR OR
OAK TERRACE				0.00	CW OAK
OLD STAGE				0.00	OS OS
OROSI			19.38	19.38	OO OO
PACIFICO			19.38	19.38	CW PAC
PINE KNOLL				0.00	PK PK
PINTO LAKES			19.38	19.38	PL PL
PLEASURE POINT				0.00	US 300
RANCHO SALINAS			19.38	19.38	RS RS
RANGER ROAD			19.38	19.38	RR RR
RIO PLAZA			19.38	19.38	US 700
ROB				0.00	
RODEO			19.38	19.38	GS RME
SAN LEANDRO				0.00	SL SL
SHADY OAKS			19.38	19.38	SO SO
SHERWOOD				0.00	SW SHE
SILVER EAGLE				0.00	PE SIL
STONEGATE			19.38	19.38	US 400
SUNNY				0.00	ST ST
TAH WYE				0.00	TW TW
TAHOE VISTA				0.00	TV TV
TWIN LAKES			19.38	19.38	TL TWI
TWIN PINES			19.38	19.38	TP TP
VICTORIA				0.00	JA VIC
WALNUT GROVE			19.38	19.38	WG WG
WATERHOUSE				0.00	WM WMC
WOODWOOD			19.38	19.38	WB WOO
YACHT				0.00	YH YH
YUBA				0.00	YM YM
	13.61	13.61	484.50	511.72	

480

IDLE WHEEL ESTATES	Vendor # HCDDCS		04/24/15 NO: 5000
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
04/23/15	57-0041 AMEND	10.00	AMEND PMT TO OP	5810- -
	TOTAL	10.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5000

POWER CHECK

DATE	VOID AFTER SIX MONTHS
04/24/15	**********$10.00

PAY TEN AND NO/100 DOLLARS

ACCOUNTING COPY
V O I D

TO THE ORDER OF
DEPT OF HOUSING & COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
9342 TECH CENTER DR., STE 550
SACRAMENTO, CA 95826-2558

[redacted]

481

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
MOBILEHOME PARKS PROGRAM

APPLICATION FOR PERMIT TO OPERATE

(See Reverse Side for Instructions on Completing this Form)

SECTION 1. TYPE OF PERMIT REQUESTED *(Check appropriate boxes)*

Park ID No: 57-6041-MP ☐ Original ☒ Amended

☒ Transfer of Owner/Operator ☐ Change of Name or Address

☐ Change in Number of Lots (Addition of lots requires local approvals)

Type of Park: ☐ Mobilehome Park ☐ Special Occupancy Park ☐ Temporary Special Occupancy Park

DEPARTMENT USE ONLY

Collection No. _____

Date _____

PTO Fee $ _____

State Fee _____

MH Lot Fee $ _____

Lot Fee $ _____

Amended PTO Fee $ _____

Permit to Const.# _____

TOTAL _____

SECTION 2. LOT INFORMATION

Number of Lots		Conditional Uses
Mobilehome Lots:	_____	Number of lots with an electrical system designed exclusively for:
Special Occupancy Lots With Drains:	_____	☐ 50 amperes _____
Special Occupancy Lots Without Drains:	_____	☐ 30 amperes _____
Total Lots:	_____	☐ Other _____

SECTION 3. PARK INFORMATION. (All fields in this Section MUST be completed)

Park Name: IDLE WHEEL ESTATES Telephone No: (____) _____-_____

Location 907 BOURN DRIVE
(Street Address – DO NOT use P.O. Box)

City WOODLAND State CA County YOLO Zip 95776

☒ Incorporated City ☐ Unincorporated Area

Owner's Name IDLE WHEEL MHP LLC Telephone No. (916) 772-4918

Mailing Address 500 GILLESPIE CT, SUITE 2 *(Street or P.O. Box)* ROSEVILLE *(City)* CA *(State)* 95678 *(Zip)*

SECTION 4. MANAGER INFORMATION (The Information in this section is optional)

Property Manager WATERHOUSE MANAGEMENT CORP Telephone Number (916) 772-4918

Mailing Address 500 GILLESPIE CT, SUITE 2 *(Street or P.O. Box)* ROSEVILLE *(City)* CA *(State)* 95678 *(Zip)*

SECTION 5. OWNER CERTIFICATION

As owner of the park described above, I agree to all necessary inspections required to obtain a Permit to Operate. I also agree that this park shall be operated and maintained in accordance with the Health and Safety Code, Division 13, Part 2.1 and/or Part 2.3 the applicable provisions of Chapters 2 and/or 2.2 of the California Code of Regulations.

I certify under penalty of perjury under the laws of the State of California, that the information provided in this application is true and correct.

Executed on 4/23/15 *(Date)* at ROSEVILLE *(City)*, CA *(State)*

Required Signature: _____ Printed Name: SHARI VALLES

DEPARTMENT USE ONLY

Signature of Inspector: _____ Date: _____

HCD 500 Side 1 (Rev 7/04) Distribution: White - Park Yellow - Department Pink - Inspector Goldenrod - Area Office

IDLE WHEEL ESTATES Vendor # PAUJEN 06/15/15 NO: 5039

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/01/15	20813	208.00	LEGAL-HOA	5800- -
	TOTAL	208.00		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5039

POWER CHECK

DATE	VOID AFTER SIX MONTHS
06/15/15	**********$208.00

PAY TWO HUNDRED EIGHT AND NO/100 DOLLARS

TO THE ORDER OF **LAW OFFICES OF PAUL T. JENSEN, INC.**
255 NORTH MARKET STREET #190
SAN JOSE, CA 95110

ACCOUNTING COPY
V O I D

[redacted]

483

Law Offices of Paul T. Jensen
255 North Market Street, Ste. 190
San Jose, CA 95110
(408) 287-7606
PaulJensen@ptjinc.com

CURRENT CHARGES

INVOICE #	20813
FILE #	I010

BILL TO

IDLE WHEEL - WOODLAND
C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT, STE 2
ROSEVILLE, CA 95678

FOR QUESTIONS REGARDING YOUR BILL, PLEASE CALL OR EMAIL JENNIFER

DATE	DESCRIPTION	HRS/QTY	RATE	AMOUNT
5/26/2015	EMAIL FROM RUBEN WITH [redacted] IDLE WHEEL. TELEPHONE CALL WITH RUBEN [redacted]	0.8	260.00	208.00

$208.00

484

Law Offices of Paul T. Jensen

255 North Market Street, Ste. 190
San Jose, CA 95110
(408) 287-7606
PaulJensen@ptjinc.com

STATEMENT

DATE
6/1/2015

FILE #
I010

BILL TO:

IDLE WHEEL - WOODLAND
C/O WATERHOUSE MANAGEMENT
500 GUISEPPE COURT, STE 2
ROSEVILLE, CA 95678

AMOUNT DUE	AMOUNT ENC.
$208.00	

DATE	TRANSACTION	AMOUNT	BALANCE
02/28/2015	Balance forward		0.00
06/01/2015	INV #20813.	208.00	208.00

RECEIVED
JUN 03 2015
BY:

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE NOW
208.00	0.00	0.00	0.00	0.00	$208.00

PLEASE PAY FROM THIS STATEMENT
REMIT COLORED COPY WITH PAYMENT

485

IDLE WHEEL ESTATES	Vendor # ANALOP		08/31/15 NO: 5087	
Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
08/10/15	PC 7/20-8/10	146.35	POSTAGE	5890- -
08/10/15	PC 7/20-8/10	40.00	VEHICLE GAS	5655- -
08/10/15	PC 7/20-8/10	12.00	DUMP RUNS	5410- -
08/10/15	PC 7/20-8/10	200.00	DITCH DIGGING	5460- -
08/10/15	PC 7/20-8/10	19.31	TRASH BAGS	5620- -
08/10/15	PC 7/20-8/10	25.12	WEEDEATER STRNG	5430- -
	TOTAL	442.78		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5087

DATE	VOID AFTER SIX MONTHS
08/31/15	**********$442.78

POWER CHECK

PAY FOUR HUNDRED FORTY-TWO AND 78/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

PROPERTY Idle Wheel MHP LLC DATES FROM 7/20 TO 8/10

DATE	PAID TO	DESCRIPTION	5615 EQUIPMENT GAS	5655 VEHICLE GAS	5860 OFFICE SUPPLIES	5890 POSTAGE	5460 LANDSCAPE	5400 MAJOR REPAIRS	5610 MAINT SUPPLIES	5920 TENANT SUPPLIES	OTHER	TOTALS
7.20.16	BEL-AIR	POSTAL STATION				✓						1.91
7.20.16	BEL-AIR	POSTAL STATION				✓						22.19
7.20.16	UPS	OVERNIGHT PACKAGE				✓						24.25
7.29.16	WALMART	WEEDEATER STRING							✓			25.12
7.30.16	BEL-AIR	POSTAGE STAMPS				✓						98.00
8.3.16	HOMEDEPOT	TRASH BAGS							✓			19.31
8.6.16	LANDFILL	GREEN WASTE					✓					12.00
8.6.16	BEL-AIR	GAS STATION		✓								40.00
8.7.16	BRYAN	DITCH HELP					✓					200.00
	TOTALS			40.00		146.35	212.00		44.43			

PAY TO: Anahid Lopez

TOTAL RECEIPTS	$ 442.78
TOTAL PETTY CASH	$ 500.00
CASH ON HAND	$ 57.22
OVER/SHORT	$

484

887

==========

\IR MART #526

385 E Gibson Rd

ınd, CA, 95776-5163

058586-B001

03:05:03 PM

==========

Sales Receipt ----------

	Sale Qty	Final Price
ɔv	1	$1.20
livery Day: Wed 07/22)		
CA 95678)		
1.05 Oz)		
ər	1	$0.71
ivery Day: Wed 07/22)		
CA 95678)		
0.05 Oz)		
e:$0.22)		

$1.91

$1.91

Thank you!

1-1738190-2

al on stamps and postage.

YOLO COUNTY CENTRAL LANDFILL

[illegible] County Road 29 A
Woodland, CA 95776

Weighed: Peter H.
BILL TO: 0
CASH CUSTOMER

Vehicle ID:
Reference:
Grid: C&D FRO

Origin: WOODLAND, CITY OF
DATE IN: 08/06/2015 TIME IN: 10:19:48
DATE OUT: 08/06/2015 TIME OUT: 10:19:46

INBOUND TICKET Numbers - 03-015392

STORED GROSS WT.	0 LB
STORED TARE WT.	0 LB
NET WEIGHT	0 LB

Qty	Description	Amount
1.00	C&D MIN RECYCLED	12.00

NET CASH AMOUNT: 12.00

AMT. TENDERED: 20.00
CHANGE AMOUNT: 8.00

BEL AIR

Get Something Extra at Raleys.com

TERM# 2 STORE# 576 OPERATOR# 890
08/06/15 10:4
Bel Air (800)925-9989

Miscellaneous Items

Fuel Sale	Q1	40.00
SUBTOTAL		40.(
TAX DUE		.(
TOTAL	$	40.(
CASH		100.(
CASH CHANGE		60.(

NUMBER OF ITEMS

------- FSA Total $0.00 --------
Use your health spending card here.

BEL AIR

Get Something Extra at Raleys.com

TERM# 15 STORE# 526 OPERATOR# 7200
07/20/15 15:03:58
BEL AIR (800)925-9989

Miscellaneous Items-

Postal Station	Q1	.49
Postal Station	Q1	.70
Postal Station	Q1	1.20
Postal Station	Q1	9.80
SUBTOTAL		12.19
TAX DUE		.00
TOTAL	$	12.19
DEBIT (POS)		22.19

XXXXXXXXXXXX5661
775229
CASH CHANGE 10.00

NUMBER OF ITEMS 4

****
DEBIT CARD PAYMENT

07/20/15 15:05:42

M Acct XXXXXXXXXXXX5661

Withdrawal from DEBIT (POS) 22.19

RESPONSE CODE 775229
RM00
Ref #141204 Cash back 10.00

Walmart

Save money. Live better.

(530) 668 - 1060
MANAGER DAVID MUTUNGA
1720 E MAIN ST
WOODLAND CA 95776
ST# 2190 OP# 00002007 TE# 71 TR# 07586

.095 STRIPS	001522116742	3.73 X
PIVOTRIM X4	001522170475	19.48 X
SUBTOTAL		23.21
TAX 1 8.250 %		1.91
TOTAL		25.12
CASH TEND		26.00
CHANGE DUE		0.88

ITEMS SOLD 2

TC# 3840 6961 4558 1476 6416

More saving.
More doing.™

1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00001 87708 08/03/15 10:14 AM
CASHIER AURORA - AXC6814

073257132428 TRASH BAGS <A> 17.84
HUSKY 42G CONTRACTOR TRASHBAG 32PK

SUBTOTAL	17.84
SALES TAX	1.47
TOTAL	$19.31
CASH	20.00
CHANGE DUE	0.69

1068 01 87708 08/03/2015 1965

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/01/2015
THE HOME DEPOT RESERVES THE RIGHT TO LIMIT / DENY RETURNS. PLEASE SEE THE RETURN POLICY SIGN IN STORES FOR DETAILS.

****

ENTER FOR A CHANCE TO WIN A $5,000 HOME DEPOT GIFT CARD!

Share Your Opinion With Us! Complete the brief survey about your store visit and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

User ID:
HTF 176773 175706

Password:
15403 175705

Entries must be entered by 09/02/2015. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

DOWNLOAD THE HOME DEPOT MOBILE APP
View item location, inventory & reviews
Download from App store or text RECEIPT to 65624. Message & Data rates may apply

489

The UPS Store - #533
1298 E GIBSON ROAD STE A
WOODLAND, CA 95776
(530) 668-0265

07/20/15 02:54 PM

We are the one stop for all your shipping, postal and business needs.

We offer all the services you need to keep your business going.

001 001005 (001) TO $ 24.25
NDA
Tracking# 1Z1Y957W0102201308

Subtotal	$ 24.25
Total	$ 24.25

Debit Card $ 24.25

Receipt ID 828799728333808882700 001 Items
CSH: Rosaelena Tran: 1104 Reg: 002

Sale

**********5661
Debit Entry Method: Swiped
Acct Type: Checking

Trace:000000015 Appr Code:972176
Retrieval #:MF0024741518 Batch #:

Amount	$ 24.25
Merchant Total	$ 24.25

Approved

Thank you for visiting our store.
Please come back again soon.

Whatever your business and personal needs, we are here to serve you.

We're here to help.
Join our FREE email program to receive great offers and resources.

www.theupsstore.com/signup

IDLE WHEEL ESTATES Vendor # ANALOP 05/29/15 NO: 5019

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
05/07/15	PC 4/27-5/7	136.30	POSTAGE	5890- -
05/07/15	PC 4/27-5/7	7.36	SPRINKLERS	5460- -
05/07/15	PC 4/27-5/7	13.81	RED ROCK	5460- -
05/07/15	PC 4/27-5/7	195.82	PADS,TAPE,ENVLP	5860- -
05/07/15	PC 4/27-5/7	51.35	HAND PUMP,TARPS	5650- -
05/07/15	PC 4/27-5/7	49.59	CLAMPS	5570- -
	TOTAL	454.23		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5019

POWER CHECK

DATE	VOID AFTER SIX MONTHS
05/29/15	**********$454.23

PAY FOUR HUNDRED FIFTY-FOUR AND 23/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

490

PROPERTY Idle Wheel Estates DATES FROM 4/27 TO 5/4

DATE	PAID TO	DESCRIPTION	5615 EQUIPMENT GAS	5655 VEHICLE GAS	5860 OFFICE SUPPLIES	5890 POSTAGE	5460 LANDSCAPE	5400 MAJOR REPAIRS	5610 MAINT SUPPLIES	5920 TENANT SUPPLIES	OTHER	TOTALS
4-27-15	Office Max	Office Supplies			✓							78.49
4-27-15	Bel-air	Postage.				✓						98.00
4-28-15	Home Depot	Drainage									✓	22.66
4-29-16	Home Depot	Water leak						✓				56.12
4-30-15	Office Max	Emergency Plan copies			✓							88.05
4-30-15	Office Max	Office Stamp			✓							29.28
5-1-15	Home Depot	Clamp for leak						✓				707
5-1-15	Home Depot	PSC for leak						✓				18.32
5-6-15	Home Depot	Sprinklers					✓					17.94
5-7-15	USPS	Mailed two packets.				✓						38.35
	TOTALS											

PAY TO: Anabel Lopez

TOTAL RECEIPTS	$ 454.23
TOTAL PETTY CASH	$ 500.00
CASH ON HAND	$ 45.77
OVER/SHORT	$

491

267

HONE (530) 662-6214
Attn
Office
95776.

EK 792377109 US

UNITED STATES POSTAL SERVICE®

PRIORITY ★ MAIL ★ EXPRESS™

Federal Agency Acct. No. or Postal Service™ Acct. No.

ORIGIN (POSTAL SERVICE USE ONLY)

must check the "Signature Required" box if the mailer: 1) - additional insurance; OR 3) Purchases COD service; OR 4) cked, the Postal Service will leave the item in the addressee's ting to obtain the addressee's signature on delivery.

iness day)
ional fee, where available*)
ee, where available*)
" for availability.

HONE (916) 772-8146
agement Corporation
Court, Suite 2

☐ 1-Day ☐ 2-Day ☑ Military ☐ DPO

PO ZIP Code	Scheduled Delivery Date (MM/DD/YY)	Postage
95695	5-8-15	$ 19.15

Date Accepted (MM/DD/YY)	Scheduled Delivery Time	Insurance Fee	COD Fee
5-7-15	☐ 10:30 AM ☐ 3:00 PM ☐ 12 NOON	$	$

Time Accepted	10:30 AM Delivery Fee	Return Receipt Fee	Live A... Trans...
1126 ☐ AM ☑ PM	$	$	$

Weight	☐ Flat Rate	Sunday/Holiday Premium Fee	Total Postage & Fees
1 lbs. 11 ozs.		$	$ 19
		Acceptance Employee Initials	

DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time	Employee Signature
	☐ AM ☐ PM	
Delivery Attempt (MM/DD/YY)	Time	Employee
	☐ AM ☐ PM	

JSPS.com or call 800-222-1811.

LABEL 11-B, JANUARY 2014 PSN 7690-02-

Idlewheel Estates

BEL AIR

Get Something Extra at Raleys.com

TERM# 15 STORE# 526 OPERATOR# 7200
04/27/15 13:56:11
BEL AIR (800)925-9989

Miscellaneous Items-

Postal Station	Q1	49.00
Postal Station	Q1	49.00
SUBTOTAL		98.00
TAX DUE		.00
TOTAL		$ 98.00
CASH		100.00
CASH	CHANGE	2.00

NUMBER OF ITEMS 2

-------- FSA Total $0.00 --------
Use your health spending card here.
Items beginning with H> qualify for FSA purchase.

For service concerns, contact
Raley's Service Center at
service@raleys.com or (800)925-9989

****

Take our survey for a chance to win a
$250 RALEY'S GIFT CARD!
One winner per month

www.research.net/s/Raleys

****

T15 X128 S526 04/27/15 13:56:28
07200

EBT

Idle Wheel Estates

More saving.
More doing.℠

MAIN STREET
95776 (530)661-1201

:9 05/01/15 09:55 AM
K OUT - SCOT57

:ER SHT <A> 4.57
:BER SHEETS
:LAMP <A>
3/4"X1-3/4" DIA
1.96

SUBTOTAL	6.53
SALES TAX	0.54
TOTAL	$7.07
CASH	1.00
CASH	1.00
CASH	5.00
CASH	0.25
CHANGE DUE	0.18

39 05/01/2015 4878

.ICY DEFINITIONS
)AYS POLICY EXPIRES ON
)0 07/30/2015
RESERVES THE RIGHT TO
ETURNS. PLEASE SEE THE
/ SIGN IN STORES FOR
)ETAILS.

****

OR A CHANCE
I A $5,000
)EPOT GIFT
:ARD!

nion With Us! Complete
about your store visit
a chance to win at:

epot.com/opinion

)PINION EN UNA BREVE
A OPORTUNIDAD DE GANAR.

er ID:
1935 30924

:sword:
51 30867

entered by 05/31/2015.
e 18 or older to enter.
rules on website. No
se necessary.

LOAD THE
)T MOBILE APP
on, inventory & reviews
p store or text RECEIPT
e & Data rates may apply

Idle Wheel Estates

More saving.
More doing.℠

:860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00018 61277 05/06/15 10:56 AM
CASHIER MAYTTE - MKG2166

0488340000124 CAN RED STON <A>
VIGORO CANYON RED ROCK.5CU FT
3@4.25 12.75
046878540255 1/2 FLUSH <A>
FLUSH SPKLER FULL PAT BRS NZL ORBIT
2@1.17 2.34
077995012526 1800 CAP <A> 1.48
RAINBIRD POP-UP CAP

SUBTOTAL	16.57
SALES TAX	1.37
TOTAL	$17.94
CASH	20.00
CHANGE DUE	2.06

1068 18 61277 05/06/2015 9817

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/04/2015
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

****

ENTER FOR A CHANCE
TO WIN A $5,000
HOME DEPOT GIFT
CARD!

Share Your Opinion With Us! Complete
the brief survey about your store visit
and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE
ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

User ID:
HLJ 123911 122861

Password:
152256 122843

Entries must be entered by 06/05/2015.
Entrants must be 18 or older to enter.
See complete rules on website. No
purchase necessary.

DOWNLOAD THE
APP

Idle Wheel Estates

WOODLAND MAIN PO
WOODLAND, California
956959998
0566760695-0098
05/07/2015 (800)275-8777 01:27:55 PM

Sales Receipt

Product Description	Sale Unit Qty	Price	Final Price
-- ROSEVILLE CA 95678-6305			$19.15
Zone-1			
Priority Mail Express 1-Day			
1 lb. 3.40 oz.			
USPS Tracking #:			
EK792377112US			
Scheduled Delivery Day: Fri			
05/08/15 12:00PM - Money Back Guarantee			
Includes up to $100 insurance			
Signature Waived			
Issue Postage:			$19.15
-- ROSEVILLE CA 95678-6305			$19.15
Zone-1			
Priority Mail Express 1-Day			
1 lb. 11.30 oz.			
USPS Tracking #:			
EK792377109US			
Scheduled Delivery Day: Fri			
05/08/15 12:00PM - Money Back Guarantee			
Includes up to $100 insurance			
Signature Waived			
Issue Postage:			$19.15
Total:			$38.30

Paid by:
Cash $40.00
Change Due: -$1.70

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

-- Save this receipt as evidence of insurance. For information on filing an insurance claim go to usps.com/ship/file-domestic-claims.htm .

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS

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Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.

****

Bill#:1000205405185
Clerk:07

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

Wheel Estates

:e DEPOT

:eMax

EPOT STORE 6572
Cowell Blvd.
, Ca. 95618
.8 3:46 PM
RN 1423 EMP 282511

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scription Total

ıvoice # 7686630560018
999

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ıl: 29.28
ıh: 30.00
ıE: (0.72)

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www.officedepot.com

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I HEAR FROM YOU!

ıline customer survey
on for $10 off your
chase of $50 or more on
furniture and more. (
ıy. Limit 1 coupon per
/business.)
exfeedback.com
survey code below.

ey Code:
02-1423-7
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IQPQ6YY44X68

. Now great savings.
Inc., including its
iceMax Incorporated

Idle Wheel Estates

Office DEPOT
OfficeMax

OFFICE DEPOT STORE 6572
2107 Cowell Blvd.
Davis, Ca. 95618
04/30/2015 15.1.8 3:30 PM
STR 6572 REG2 TRN 1416 EMP 500092

SALE

Product ID	Description	Total
167060	BW SS Letter	
408 @ 0.13		53.04
Bulk @0.11		-8.16
	You Pay	44.88SS
166493	Coil Binding 1	
5 @ 2.99		14.95
	You Pay	14.95SS
165954	Plain Frosted	
5 @ 0.79		3.95
	You Pay	3.95SS
166185	Regency Cover	
5 @ 0.79		3.95
	You Pay	3.95SS
9492220	Basic Plus MP	8.99SS
Clearance		-2.28
	You Pay	6.71SS
6833359	Incline Sorter	8.99SS
Clearance		-2.28
	You Pay	6.71SS

Subtotal:	81.15
Sales Tax:	6.90
Total:	88.05
Cash:	100.00
CHANGE:	(11.95)

****
ANAHID LOPEZ 1949446049
Get 10% back in rewards every day on paper, ink, toner & copy, print, ship. Visit officedepot.com/rewards

Total Savings:
$12.72

****
WE WANT TO HEAR FROM YOU!

Participate in our online customer survey and receive a coupon for $10 off your next qualifying purchase of $50 or more on office supplies, furniture and more. (Excludes Technology. Limit 1 coupon per household/business.)
Visit www.officemaxfeedback.com and enter the survey code below.
ey Office

Idle Wheel Estates

THE HOME DEPOT
More saving. More doing.™

1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00058 48247 05/01/15 07:43 AM
CASHIER SELF CHECK OUT - SCOT58

731919850539	FGGTLPGLV <A>	4.98
	FIRM GRIP GOATSKIN LEATHER PLM GLOVE	
037103217929	6"SLMTPRFILE <A>	3.97
	NICHOLSON 6" SLIM TAPER FILE	
037103219848	8"4NHANDFILE <A>	7.97
	NICHOLSON 8" FOUR-IN-HAND FILE	

SUBTOTAL	16.92
SALES TAX	1.40
TOTAL	$18.32
CASH	20.00
CHANGE DUE	1.68

1068 58 48247 05/01/2015 2504

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1 90	07/30/2015

THE HOME DEPOT RESERVES THE RIGHT TO LIMIT / DENY RETURNS. PLEASE SEE THE RETURN POLICY SIGN IN STORES FOR DETAILS.

****

ENTER FOR A CHANCE TO WIN A $5,000 HOME DEPOT GIFT CARD!

Share Your Opinion With Us! Complete the brief survey about your store visit and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

User ID:
2PWZ 97851 96841

Password:
15251 96783

Entries must be entered by 05/31/2015. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

DOWNLOAD THE HOME DEPOT MOBILE APP
View item location, inventory & reviews
Download from App store or text RECEIPT to 65624. Message & Data rates may apply

Estates

saving.
doing.™

REET
)661-1201

9/15 09:27 AM
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Idle Wheel Estates

THE HOME DEPOT More saving. More doing.™

1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00058 43792 04/28/15 01:52 PM
CASHIER SELF CHECK OUT - SCOT58

046878542228 4" POP UP <A> 2.97
4" POP-UP HALF PAT W/BRS NZL ORRT
021709014860 TOILETCARE <A>
TOILET CARE TUNE UP 200Z
759228011164 1280Z CLOG <A> 8.98
HDX 1280Z CLOG REMOVER

SUBTOTAL	20.93
SALES TAX	1.73
TOTAL	$22.66
CASH	100.00
CHANGE DUE	77.34

1068 58 43792 04/28/2015 5919

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	90	07/27/2015

THE HOME DEPOT RESERVES THE RIGHT TO LIMIT / DENY RETURNS. PLEASE SEE THE RETURN POLICY SIGN IN STORES FOR DETAILS.

****

NTER FOR A CHANCE TO WIN A $5,000 HOME DEPOT GIFT CARD!

Share Your Opinion With Us! Complete the brief survey about your store visit and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

User ID:
2PWZ 88941 87931

Password:
15228 87873

Entries must be entered by 05/28/2015
Entrants must be 18 or older to enter.
See complete rules on website. No purchase necessary.

DOWNLOAD THE HOME DEPOT MOBILE APP
View item location, inventory & reviews
Download from App store or text RECEIPT to 65624. Message & Data rates may apply

Idle Wheel Estates

Office DEPOT OfficeMax

OFFICE DEPOT STORE 6572
2107 Cowell Blvd.
Davis, Ca. 95618
04/27/2015 15.1.8 2:29 PM
STR 6572 REG3 TRN 9532 EMP 324581

SALE

Product ID	Description	Total
600949	STAMP,DTR,SLF/	20.99 SS
275264	PAD,SGRCNE,JR,	6.99 SS
9251533	Kleen Earth Sh	6.99 SS
933567	CUTTER,PAPER	3.99 SS
996792	SCOTCH MAGIC T	3.39 SS
477965	ENV,SEC,RT WD,	29.99 SS

Subtotal:	72.34
Sales Tax:	6.15
Total:	78.49
Cash:	100.00
CHANGE:	(21.51)

****

ANAHID LOPEZ 1949446049
This member number is not registered. If you haven't already, register your Office Depot / OfficeMax Rewards account at officedepot.com/rewards or by calling 1.866.562.3872

Shop online at www.officedepot.com

****

WE WANT TO HEAR FROM YOU!

Participate in our online customer survey and receive a coupon for $10 off your next qualifying purchase of $50 or more on office supplies, furniture and more. (Excludes Technology. Limit 1 coupon per household/business.)
Visit www.officemaxfeedback.com and enter the survey code below.

Survey Code:
6572-03-9532-5

****

2PVTUQQP365XX48F8

Now one company. Now great savings.
Office Depot, Inc., including its subsidiary OfficeMax Incorporated

IDLE WHEEL ESTATES	Vendor # ANALOP		07/31/15 NO: 5067

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
06/30/15	PC 6/10-6/30	19.64	POSTAGE	5890- -
06/30/15	PC 6/10-6/30	162.73	PAPER,INK	5860- -
06/30/15	PC 6/10-6/30	36.62	CLAMP,CPLGS	5570- -
06/30/15	PC 6/10-6/30	200.00	DITCH HELP	5570- -
	TOTAL	418.99		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5067

POWER CHECK

DATE	VOID AFTER SIX MONTHS
07/31/15	**********$418.99

PAY FOUR HUNDRED EIGHTEEN AND 99/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

PROPERTY Idle Wheel Estates DATES FROM 6/10 TO 6/30

DATE	PAID TO	DESCRIPTION	5615 EQUIPMENT GAS	5655 VEHICLE GAS	5860 OFFICE SUPPLIES	5890 POSTAGE	5460 LANDSCAPE	5400 MAJOR REPAIRS	5610 MAINT SUPPLIES	5920 TENANT SUPPLIES	OTHER	TOTALS
6.10.15	Bryan	Ditch Help									✓	200.00
6.16.15	Home Depot	Water leak supplies						✓				36.62
6.22.15	USPS	POSTAGE				✓						19.64
6.22.15	OFFICE MAX	OFFICE SUPPLIES			✓							162.73
	TOTALS											

PAY TO: Anahid Lopez

TOTAL RECEIPTS	$418.99
TOTAL PETTY CASH	$500.00
CASH ON HAND	$81.01
OVER/SHORT	$

494

DEPOT
Max

STORE 6572
. Blvd.
95618
3:18 PM
136 EMP 745410

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ion Total
53.99SS
-4.00
49.99SS
99.99 SS

149.98
12.75
162.73
160.00
2.73
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rewards

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FROM YOU!

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of $50 or more on
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de:
36-9
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great savings.
including its
< Incorporated

498

WOODLAND MAIN PO
WOODLAND, California
956959998
0566760695-0097
06/22/2015 (800)275-8777 02:44:24 PM

Sales Receipt

Product Description	Sale Unit Qty	Price	Final Price
** ROSEVILLE CA 95678-6305			$19.15
Zone-1			
Priority Mail Express 1-Day			
1 lb. 9.30 oz.			
USPS Tracking #:			
EK792375142US			
Scheduled Delivery Day: Tue			
06/23/15 12:00PM - Money Back Guarantee			
Includes up to $100 insurance			
Signature Waived			
Issue Postage:			$19.15
(Forever) Missing Children PSA	1	$0.49	$0.49
Total:			$19.64
Paid by:			
Cash			$20.00
Change Due:			-$0.36

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

** Save this receipt as evidence of insurance. For information on filing an insurance claim go to usps.com/ship/file-domestic-claims.htm .

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.
****
****
Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.
****
****

Bill#:1000305265729
Clerk:10

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

THE HOME DEPOT
More saving.
More doing.®

1860 E MAIN STREET
WOODLAND, CA 95776 (530)661-1201

1068 00058 25179 06/16/15 11:46 AM
CASHIER SELF CHECK OUT - SCOT58

078575103068 SS CLMP 10PK <A>	
#012 SS CLAMP 1/2"X1-1/4" DIA 10PK	
2@7.86	15.72
037103249371 HCW516 <A>	2.49
COMBO WRENCH 5/16" 12PT	
032888601031 SJ UNION <A>	2.87
1/2" PVC COMPRESSION COUPLING	
032888601048 SJ UNION <A>	3.85
3/4" PVC COMPRESSION COUPLING	
013964533533 RUBBER SHT <A>	4.57
6IN X 6 IN RUBBER SHEETS	
044752110041 PVC SOLVENT <A>	4.33
4OZ PVC CEMENT RED HOT LOW VOC	
SUBTOTAL	33.83
SALES TAX	2.79
TOTAL	$36.62
CASH	20.00
CASH	20.00
CHANGE DUE	3.38

1068 58 25179 06/16/2015 7425

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/14/2015
THE HOME DEPOT RESERVES THE RIGHT TO LIMIT / DENY RETURNS. PLEASE SEE THE RETURN POLICY SIGN IN STORES FOR DETAILS.

****

ENTER FOR A CHANCE TO WIN A $5,000 HOME DEPOT GIFT CARD!

Share Your Opinion With Us! Complete the brief survey about your store visit and enter for a chance to win at:

www.homedepot.com/opinion

COMPARTA SU OPINION EN UNA BREVE ENCUESTA PARA LA OPORTUNIDAD DE GANAR.

User ID:
2PWZ 51715 50705

Password:
15316 50647

Entries must be entered by 07/16/2015. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

DOWNLOAD THE HOME DEPOT MOBILE APP
View item location, inventory & reviews
Download from App store or text RECEIPT to 65624. Message & Data rates may apply

CUSTOMER USE ONLY

FROM: (PLEASE PRINT) PHONE (530) 662-6249

Anahid Lopez
c/o Mirel Estates
901 Bonn Dr. #
Woodland, CA. 95776

EK 792375142 US

UNITED STATES POSTAL SERVICE®

PRIORITY ★ MAIL ★ EXPRESS™

PAYMENT BY ACCOUNT (if applicable)

USPS® Corporate Acct. No. | Federal Agency Acct. No. or Postal Service™ Acct. No.

DELIVERY OPTIONS (Customer Use Only)

☐ SIGNATURE REQUIRED *Note:* The mailer must check the "Signature Required" box if the mailer: 1) Requires the addressee's signature; OR 2) Purchases additional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery.

Delivery Options

☐ No Saturday Delivery (delivered next business day)

☑ Sunday/Holiday Delivery Required (additional fee, where available*)

☐ 10:30 AM Delivery Required (additional fee, where available*)

*Refer to USPS.com® or local Post Office™ for availability.

TO: (PLEASE PRINT) PHONE (916) 772-4918

Waterhouse Management
500 Giuseppe Court, Ste 2
Roseville, CA

ZIP + 4® (U.S. ADDRESSES ONLY)

9 5 6 7 8 - _ _ _ _

ORIGIN (POSTAL SERVICE USE ONLY)

☑ 1-Day ☐ 2-Day ☐ Military ☐ DPO

PO ZIP Code	Scheduled Delivery Date (MM/DD/YY)	Postage
95695	6-23-15	$ 19.05

Date Accepted (MM/DD/YY)	Scheduled Delivery Time	Insurance Fee	COD Fee
6-22-15	☐ 10:30 AM ☐ 3:00 PM ☑ 12 NOON	$	$

Time Accepted	10:30 AM Delivery Fee	Return Receipt Fee	Live Animal Transportation Fee
☐ AM ☐ PM	$	$	$

Weight	Sunday/Holiday Premium Fee	Total Postage & Fees
☐ Flat Rate 1 lbs. 9.3 ozs.	$	$ 19.69

Acceptance Employee Initials

DELIVERY (POSTAL SERVICE USE ONLY)

Delivery Attempt (MM/DD/YY)	Time	Employee Signature
	☐ AM ☐ PM	
Delivery Attempt (MM/DD/YY)	Time	Employee Signature
	☐ AM ☐ PM	

For pickup or USPS Tracking™, visit USPS.com or call 800-222-1811.

$100.00 insurance included.

LABEL 11-B, JANUARY 2014 PSN 7690-02-000-9996 2-CUSTOMER COPY

499

IDLE WHEEL ESTATES Vendor # ANALOP 10/15/15 NO: 5123

Inv.Date	Invoice #	Amount to Pay	Description	GL Account #
09/29/15	PC 8/13-9/29	20.00	EQUIPMENT GAS	5615- -
09/29/15	PC 8/13-9/29	43.20	VHCL GAS-CONF	5655- -
09/29/15	PC 8/13-9/29	1.20	POSTAGE	5890- -
09/29/15	PC 8/13-9/29	196.04	COPIES,PENS,TAP	5860- -
09/29/15	PC 8/13-9/29	65.00	DUMP RUNS	5410- -
09/29/15	PC 8/13-9/29	132.89	LUMBER,PAINT	5490- -
09/29/15	PC 8/13-9/29	42.98	GRASS SEED,NZZL	5460- -
09/29/15	PC 8/13-9/29	68.78	DOOR KNOB	5490- -
	TOTAL	570.09		

IDLE WHEEL ESTATES
IDLE WHEEL MHC LLC
500 GIUSEPPE COURT, SUITE 2
ROSEVILLE, CA 95678
916/772-4918

BANK OF AMERICA
503 W. BENJAMIN HOLT DRIVE
STOCKTON, CA 95207

11-35
1210

NO: 5123

POWER CHECK

DATE	VOID AFTER SIX MONTHS
10/15/15	**********$570.09

PAY FIVE HUNDRED SEVENTY AND 09/100 DOLLARS

ACCOUNTING COPY
VOID

TO THE ORDER OF
ANAHID LOPEZ - PETTY CASH
C/O IDLE WHEEL MHP
907 BOURN DRIVE
WOODLAND, CA 95776

[redacted]

500