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Irvine, CA 92614  
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001/688 26-132256-00

USA Properties Fund, Inc.  
Larry McElwain  
3200 Douglas Blvd.  
Suite 200  
Roseville, CA 95661  
\* C#, LR

6/21/21  
JF af

May 31, 2021  
Project No: 20200943.00  
Invoice No: 0159727

Project 20200943.00 Whitney Ranch Affordable Apartments

**Professional Services from April 17, 2021 to May 14, 2021**

Phase 100 Planning  
Visioning \$10,000 hourly Pending Client Approval

Billing Limits	Current	Prior	To-Date
Labor	0.00	9,975.00	9,975.00
Limit			10,000.00
Remaining			25.00
Total this Task			0.00

Phase 200 Concept Design  
Conceptual Design \$25,000 Pending Client Approval

Billing Limits	Current	Prior	To-Date
Labor	0.00	24,297.50	24,297.50
Limit			25,000.00
Remaining			702.50
Total this Task			0.00

Phase 300 Schematic Design  
Schematic-Zoning Entitlement Submission \$45,000 Pending Client Approval

**Professional Personnel**

	Hours	Rate	Amount
Director, Production	6.00	220.00	1,320.00
Senior Designer	37.50	155.00	5,812.50
Totals	43.50		7,132.50
Total Labor			7,132.50

Billing Limits	Current	Prior	To-Date
Labor	7,132.50	0.00	7,132.50
Limit			45,000.00
Remaining			37,867.50

To remit payment by wire or ACH:

Pacific Western Bank, Irvine CA  
Swift: FNSDUS6D  
ABA: 122238200  
Account: 020-105481

All invoices are due and payable within 30 days of invoice date

Project	20200943.00	Whitney Ranch Affordable Apartments	Invoice	0159727
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**Total this Task** **\$7,132.50**

Phase 310 Completion of Schematic Design Services  
Completion of Schematic Design \$35,000 Pending Client Approval

Billing Limits	Current	Prior	To-Date
Labor	0.00	0.00	0.00
Limit			35,000.00
Remaining			35,000.00

**Total this Task** **0.00**

Phase 400 Design Development  
Pending Client Approval

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
Design Development Services	200,000.00	0.00	0.00	0.00
Total Fee	200,000.00		0.00	0.00
		Previous Fee Billing	0.00	

**Total Fee** **0.00**

**Total this Task** **0.00**

Phase 500 Construction Documents  
Pending Client Approval

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
Construction Document Services	350,000.00	0.00	0.00	0.00
Total Fee	350,000.00		0.00	0.00
		Previous Fee Billing	0.00	

**Total Fee** **0.00**

**Total this Task** **0.00**

Phase 600 Preconstruction Phase Services  
Preconstruction Phase Services \$20,000 Pending Client Approval

Billing Limits	Current	Prior	To-Date
Labor	0.00	0.00	0.00
Limit			20,000.00
Remaining			20,000.00

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Project	20200943.00	Whitney Ranch Affordable Apartments	Invoice	0159727
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**Total this Task 0.00**

Phase 610 Construction Phase Basic Services  
 Construction Phase Basic Services \$150,000 Pending Client Approval

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Labor	0.00	0.00	0.00
Limit			150,000.00
Remaining			150,000.00

**Total this Task 0.00**

Phase 900 Consultants  
 (!) Pending Client Approval

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
Harris Sloan-Structural	62,100.00	0.00	0.00	0.00
Harris Sloan-Struc. site Visit & Cons. A	14,662.00	0.00	0.00	0.00
Alexander-Mechanical & Plumbing Services	74,520.00	0.00	0.00	0.00
Emerald City-Electrical Services	40,250.00	0.00	0.00	0.00
E3 California-Energy Compliance Services	6,946.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>198,478.00</b>		0.00	0.00

Previous Fee Billing 0.00

**Total Fee 0.00**

**Total this Task 0.00**

**Total this Invoice \$7,132.50**

**Outstanding Invoices**

Number	Date	Balance
0157355	2/28/2021	6,587.50
<b>Total</b>		<b>6,587.50</b>

Project Manager Nicholas Stockler

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Page 3

Project	20200943.00	Whitney Ranch Affordable Apartments	Invoice	0159727
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## Billing Backup

THE KTG GROUP, INC.

Invoice 0159727 Dated 5/31/2021

Wednesday, June 9, 2021

8:37:23 AM

Project	20200943.00	Whitney Ranch Affordable Apartments
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Phase	300	Schematic Design
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### Professional Personnel

			Hours	Rate	Amount
Director, Production					
01244	Milani, Fariborz (Fred)	5/5/2021	3.00	220.00	660.00
01244	Milani, Fariborz (Fred)	5/6/2021	1.00	220.00	220.00
01244	Milani, Fariborz (Fred)	5/10/2021	2.00	220.00	440.00
Senior Designer					
01112	Stockler, Nicholas	4/15/2021	5.00	155.00	775.00
01112	Stockler, Nicholas	4/20/2021	5.00	155.00	775.00
01112	Stockler, Nicholas	4/21/2021	5.00	155.00	775.00
01112	Stockler, Nicholas	5/4/2021	2.00	155.00	310.00
01112	Stockler, Nicholas	5/5/2021	2.00	155.00	310.00
01112	Stockler, Nicholas	5/7/2021	6.00	155.00	930.00
01112	Stockler, Nicholas	5/10/2021	6.50	155.00	1,007.50
01112	Stockler, Nicholas	5/11/2021	3.00	155.00	465.00
01112	Stockler, Nicholas	5/12/2021	3.00	155.00	465.00
Totals			43.50		7,132.50
Total Labor					7,132.50
Total this Task					\$7,132.50
Total this Project					\$7,132.50
Total this Report					\$7,132.50

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Page 4