

Kutsunis & Weng, P.C.
1515 4th Avenue, Suite 301
Rock Island, IL 61201

Invoice submitted to:
City of Rock Island
1528 Third Avenue
Rock Island, IL 61201

February 26, 2013

In Reference To: Monthly billing
Invoice #19646

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
2/26/2012 BIRCD: Phone conference with Thomas Thomas regarding status of FOIA response	0.10 120.00/hr	12.00
Nextel: Review final draft of Lease Termination Agreement; email to Bob Hawes	0.30 120.00/hr	36.00
1/30/2013 BIRCD: Phone conference with Attorney Jeff Lang to discuss Milan's Ordinance on levee	0.30 120.00/hr	36.00
Riverstone: Review revisions to Purchase Agreement; phone conference with Attorney Alvine for Riverstone	1.00 120.00/hr	120.00
Dollar General: Review second Lease and Addendum; phone conference with Jeff Eder	0.80 120.00/hr	96.00
Legal Assistant: Riverstone - Revise offer pursuant to seller's request; brief discussion with Ted Kutsunis; faxed second draft to seller's attorney; receipt and review of agreement from seller's attorney with further revisions; discuss with Ted Kutsunis; call to City Manager regarding further revisions and email proposed final draft to City Manager	2.30 61.00/hr	140.30
1/31/2013 Smith: Meet with Randy Tweet at Public Works - DGM	0.50 120.00/hr	60.00
Smith: Work on Response and Request to Produce, and Answers to Interrogatories - DGM	2.00 120.00/hr	240.00
Email to Cynthia Parchert in Finance - DGM	0.20 120.00/hr	24.00

	<u>Hrs/Rate</u>	<u>Amount</u>
1/31/2013 Legal Assistant: GNC - Further call to and from contact at Fifth Third Bank regarding Hill & Valley's mortgage and their lease with GNC	0.20 61.00/hr	12.20
Legal Assistant: Riverstone - Review final revisions and fax to seller's attorney for final approval; calls from Attorney Alvine regarding approval of same; short phone conference with City Manager delivering agreement	1.10 61.00/hr	67.10
Dollar General: Review lease modifications; phone conference with Jeff Eder	0.40 120.00/hr	48.00
Riverstone: Phone conference with attorney for Riverstone to discuss final contract and tenant farmer	0.50 120.00/hr	60.00
BIRCD: Conference call with Attorney McGonigle from Lane & Waterman to discuss Big Island matters	0.50 120.00/hr	60.00
2/1/2013 Liquor Commission: Review Arena police reports; draft Notice of Violation and Subpoenas	0.40 120.00/hr	48.00
GNC: Phone conference with Jeff Eder	0.20 120.00/hr	24.00
Legal research issue on pawn brokers; draft Memorandum of Law on subject	1.00 120.00/hr	120.00
Johnson: Email to plaintiff's attorney; review draft of joint status report	0.30 120.00/hr	36.00
2/3/2013 Smith: Work on discovery materials: Answers to Interrogatories; Request to Produce; Supplemental Interrogatories; Supplemental Request to Produce - DGM	2.00 120.00/hr	240.00
2/4/2013 Mill Street Water Treatment: Meeting with Bob Hawes, Symbiat, Environmental Council to discuss status of cases and compliance	2.00 120.00/hr	240.00
Research Open Meetings Act and case law on issue of alderman participation via electronic media in Council Meetings; draft memo to City Manager	0.60 120.00/hr	72.00
Hill & Valley: Review proposed draft of second lease amendment; emails to Thomas Thomas	0.30 120.00/hr	36.00
GNP, Inc.: Review draft of mortgage amendment from Fifth Third Bank on Hill & Valley property; email to Jeff Eder	0.40 120.00/hr	48.00
Legal Assistant: Call to County Clerk regarding status of sold taxes on 2504 - 5th Avenue	0.10 61.00/hr	6.10
Legal Assistant: Email to City Manager and Jeff Eder regarding Landlord's Waiver in connection with City's purchase from GNC	0.30 61.00/hr	18.30

	<u>Hrs/Rate</u>	<u>Amount</u>
2/5/2013 Legal Assistant: Call fro City clerk regarding offer to puchase property from Riverstone Group approved by Council and offer has been signed by City Manager; call to Don Reichert to arrange for internal funds transfer to Meridian Title Company's trust account of the \$10,000.0 earnest money; call to Meridian Title advising transfer forthcoming; correspondence to Attorney Alvine forwarding Agreement for signature; hand delivered same	0.80 61.00/hr	48.80
GNC: Phone conference with attorney for GNC, regarding amendment to lease to extend option period	0.20 120.00/hr	24.00
Price Properties: Review contract; phone conference with Jeff Eder regarding Exhibit A, real estate being sold description	0.30 120.00/hr	36.00
Bista: Review file; call to Affirmative Insurance claims adjuster; phone conference with Rachel at Affirmative to discuss settlement; phone conference with Patrick Doherty to discuss settlement	0.40 120.00/hr	48.00
BIRCD: Phone conference with R. McGonigle of Lane & Waterman regarding FOIA request to Corp of Enginers and Village of Milan	0.20 120.00/hr	24.00
Hill & Valley: Review email from Thomas Thomas; draft reply; phone conference with Jeff Eder regarding lease extension	0.30 120.00/hr	36.00
Legal Assistant: Phone conference with Jill Pauley of Meridian Title regarding correction/amendment to 1946 Vacation Ordinance for Audubon School property that was never recorded	0.20 61.00/hr	12.20
2/6/2013 11th Street Redevelopment: Review and revise Development Agreement with 11th Street Partners	1.20 120.00/hr	144.00
Idelwine: Prepare for trial; trial on merits in Small Claims Court	2.00 120.00/hr	240.00
Price Properties: Meeting with Thomas Thomas and Jeff Eder to discuss contract with Price Properties	0.50 120.00/hr	60.00
2/7/2013 Legal Assistant: Work on new purchase agreements regarding R Own Properties	2.60 61.00/hr	158.60
2/8/2013 Black Hawk College: Meeting with college representatives and lawyer regarding purchase contract	1.00 120.00/hr	120.00
Legal Assistant: Continued work on purchase agreements regarding R Own Properties and review with Ted Kutsunis regarding Watchtower Property	1.50 61.00/hr	91.50
Legal Assistant: Attend meeting at Attorney Matt Pappas' office with Ted Kutsunis, Jeff Eder, Tom Paynum from Black Hawk College, and Attorney VanNatta regarding purchase from Black Hawk College and future development	1.00 61.00/hr	61.00

	<u>Hrs/Rate</u>	<u>Amount</u>
2/8/2013 R Own Properties: Review and revise draft of Purchase Agreement	0.60 120.00/hr	72.00
BIRCD: Meet with City Manager and Bob Hawes to discuss project	1.00 120.00/hr	120.00
2/11/2013 Nextel: Review Termination Agreement; meet with Bob Hawes to discuss changes to language of Agreement	0.60 120.00/hr	72.00
Special Assessments: Meeting at Public Works with Board of Local Improvements	0.50 120.00/hr	60.00
BHC: Review site plan; review No Further Remediation letter from IEPA	0.30 120.00/hr	36.00
R Own Properties: Revise Purchase Agreement to include mutual recession language; email to Jeff Eder regarding property management by Wittenauer	0.50 120.00/hr	60.00
2/12/2013 Legal Assistant: Work on amendment to 1946 Vacation Ordinance that was never recorded; forward same to Meridian Title for review	0.90 61.00/hr	54.90
Liquor Commission: Prepare for hearings on Arena, Last Chance, and Daiquiri Factory; attend hearing	1.00 120.00/hr	120.00
BHC: Review revised draft of Purchase Agreement; draft comments	0.50 120.00/hr	60.00
11th Street Partners: Attend meeting with 11th Street Partners at City Hall; draft new language for Development Agreement	1.50 120.00/hr	180.00
2/13/2013 Legal Assistant: Watchtower - phone conference with realtor; call to Attorney Bill Phares' office and fax documents regarding his client, Tom Elliott (4009-9th St.); call to and from Attorney Jorge Gomez' office and fax documents regarding his clients, Bleuer (3917-9th St.), and McKinley (3923-9th St.)	1.70 61.00/hr	103.70
Liquor Commission: Draft Orders from 2/12/13 hearing	1.00 120.00/hr	120.00
BIRCD: Meeting with Lane & Waterman attorneys to discuss file	1.50 120.00/hr	180.00
Mill Creek South Slough: Review draft of Intergovernmental Agreement from R.I. County	0.30 120.00/hr	36.00
Idelwine: Draft Judgment Order; letter to defendant's attorney	0.40 120.00/hr	48.00
Darrell Dickerson: Review Notice of Suit, Complaint, Waiver form and police reports	0.50 120.00/hr	60.00

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2/13/2013	Rosenthal, Garrett, Padakis: Attend continuation of Citation to Discover Assets hearing	1.00 120.00/hr	120.00
2/14/2013	Legal Assistant: Watchtower - receipt and review of emails regarding 11th Street residential purchases; call to Attorney Dedrick's office regarding purchase from VFW and faxed title commitment; call to and from Attorney Frank Galvin regarding purchase from his client, Malone (4003-9th St.), and faxed title commitment and Federal Tax Lien	0.90 61.00/hr	54.90
	Legal Assistant: Meeting with Jill Pauley at Meridian Title regarding title issues with properties to be deeded to Forest Siding	1.10 61.00/hr	67.10
	GNC: Review and respond to emails from lawyer regarding closing date	0.20 120.00/hr	24.00
2/15/2013	Legal Assistant: Watchtower - phone conference with realtor; phone conference with Kevin Wittenauer, owner of R Own Properties; office conference with Jeff Eder regarding properties we're holding back; conference call with Attorney Vesole and Kevin Wittenauer regarding change of closing plans, etc.; receipt and review of emails regarding same; email to title company regarding closing both lots instead of one	3.40 61.00/hr	207.40
	Price Properties: Review Price purchase contract; review 11th Street Development contract; review BHC contract; email to Jeff Eder	1.30 120.00/hr	156.00
	Idelwine: Deliver settlement check to Patrick Doherty	0.40 120.00/hr	48.00
2/16/2013	Legal Assistant: Watchtower - Review of file, leases, and amendments, rents and deposits in order to prepare closing figures in preparation of 2/20/13 closing regarding purchase from R Own Properties (3720 & 3800-11th St.)	5.70 61.00/hr	347.70
2/18/2013	Legal Assistant: Watchtower - phone conference with Attorney Vesole regarding closing figures and required documents (R Own Properties) for 2/20/13 closing; receipt and review of proposed corrected Assignment and Assumption of Leases and Rents and Corporate Warranty Deed; numerous emails with R.I. County Abstract regarding closing figures; call to Mary Chappell regarding two properties owned by City within a half mile radius of property being purchased as required by PTAX-203-A; receipt and review of map regarding same; email seller's attorney with addresses	3.30 61.00/hr	201.30
	Legal Assistant: Phone conference with Mary Chappell regarding status update on commitments for properties being sold to Forest Siding; call to Attorney Ken Collinson regarding error in legal description of adjacent property and faxing copy of deed to him	0.40 61.00/hr	24.40
	Legal Assistant: Call to Mary Chappell regarding information on file when City purchased Michael's Mobile Home Park properties and receipt of copy of owner's policy and map of surrounding properties	0.40 61.00/hr	24.40

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2/18/2013 BIRCD: Legal research issue of Special District Authority to pass Ordinances; phone conference with Jeff Lang	0.50 120.00/hr	60.00
R Own Properties: Meeting with legal assistant to discuss closing issues for 2/20/13 closing	1.00 120.00/hr	120.00
Nextel: Review email from Michelle Martin; review comments from Nextel	0.20 120.00/hr	24.00
GNC: Revise draft of Assignment of Lease	0.20 120.00/hr	24.00
Johnson: Review file; review audio tape of encounter with police; email to Rich Landi, Jeff VenHuizen and Tim McCloud	0.60 120.00/hr	72.00
2/19/2013 Aramark: Phone conference with Bill Woeckner regarding Aramark final bill	0.10 120.00/hr	12.00
Johnson: Phone conference with Officer Doug Elliott; call to Rich Landi to move meeting location	0.20 120.00/hr	24.00
R Own Properties: Review HUD statement; review Port Byron State Bank payout letter; meet with legal assistant to discuss closing matters for 20/20/13 closing	1.20 120.00/hr	144.00
Bista: Review correspondence and Release from insurance company; phone conference with Patrick Doherty	0.20 120.00/hr	24.00
BHC: Review final draft of Purchase Agreement	0.30 120.00/hr	36.00
Nextel: Revise draft of Termination Agreement	0.40 120.00/hr	48.00
2/20/2013 Bista: Review correspondence from insurance claims adjuster; meet with John Thorsen to sign Release; draft Motion to Dismiss and Order of Dismissal; draft letter to insurance agent	0.30 120.00/hr	36.00
Attend monthly GLC meeting	1.00 120.00/hr	120.00
2/21/2013 BIRCD: Review email from Milan Village Administrator; contact Jeff Lang on subject of meeting with Milan to discuss their procedures	0.20 120.00/hr	24.00
Review email FOIA request; review FOIA Act; email opinion to Cindy Parchert	0.40 120.00/hr	48.00
2/22/2013 Legal Assistant: Receipt and review of Owner's Title Insurance Policy; email to R.I. County Abstract regarding CPL letters	0.20 61.00/hr	12.20

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2/22/2013 Legal Assistant: Phone call from Attorney Jorge Gomez regarding McKinley and Bleuer ready to close on 2/28/13; call to Jeff Eder regarding same (not available); review of both Option Agreements; call to Jeff Eder regarding scheduling both for 3/4/13	0.50 61.00/hr	30.50
ARAMARK: Meet with Bill Woeckner to discuss contract breach issue	0.50 120.00/hr	60.00
Johnson: Meet with officers and Chief to prepare for 2/27/13 hearing	1.00 120.00/hr	120.00
Price Properties Review State statute on competitive bidding; draft memo to Inspections	0.80 120.00/hr	96.00
2/25/2013 Legal Assistant: Meeting with Jeff Eder, Ted Rebitzer, Mary Chappel, and Ted Kutsunis regarding expiration of tenant leases and status of new locations as they pertain to timing of signing agreement with Price Properties	1.00 61.00/hr	61.00
R Own Properties: Meeting with Jeff Eder, Ted R., and Mary Chappell to discuss tenant leases	1.00 120.00/hr	120.00
Johnson: Meeting with Chief VenHuizen and Rich Landi to discuss upcoming hearing; draft Motion to Continue	0.90 120.00/hr	108.00
2/26/2013 Johnson: Phone conference with plaintiff's attorney regarding continuance of hearing; phone conference with Federal Court Clerk regarding conference call with Judge Darrow to discuss continuance; conference call with Court	0.60 120.00/hr	72.00
Price Properties: Conference with legal assistant to discuss residential closing issues	0.20 120.00/hr	24.00
For professional services rendered	<u>74.40</u>	<u>\$7,181.60</u>
Additional Charges :		
1/7/2013 Rock Island County Sheriff, service of documents on Electoral Board		180.04
1/15/2013 Postage: Certified mailings regarding Watchtower Plaza project		55.80
1/29/2013 Pacer charges for bankruptcy information		10.80
2/5/2013 Recorder of Deeds: Recordation of Notice of Intent to Demolish (City v. Gomez, 2521 - 7th Avenue)		54.50
Postage charge for certified mailings (City v. Gomez, 2521 - 7th Ave.)		42.77
2/24/2013 Dispatch Argus - publication fee for Gomez demolition		135.00
Total additional charges		<u>\$478.91</u>

	<u>Amount</u>
Total amount of this bill	\$7,660.51
Previous balance	\$5,873.24
Accounts receivable transactions	
2/8/2013 Payment - thank you	<u>(\$5,873.24)</u>
Total payments and adjustments	<u>(\$5,873.24)</u>
Balance due	<u><u>\$7,660.51</u></u>

FOR YOUR CONVENIENCE, WE ARE NOW ACCEPTING VISA, MASTERCARD, AMERICAN EXPRESS, AND DISCOVER CREDIT AND DEBIT CARDS.