

THE LINN COUNTY DISTRICT COURT AUTHORIZED THIS NOTICE. This is not a solicitation from a lawyer. You are receiving this notice because you are or have been a tenant at Five Seasons Mobile Home Community and you could get a payment from a proposed settlement in a class action lawsuit. Your legal rights may be affected by this notice whether you act or do not act, so you should read it carefully.

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WHAT IS THE NATURE OF THE ACTION?

The lawsuit is called *Prime et al. v. C.R. Five Seasons LLC et al.*, Linn County Case No. LACV 091106. The Plaintiffs (representative parties) are: Vondell Prime, Rocky Wicher, Michelle Lutenske and Joyce Davis. The lawsuit claims that CR Five Seasons Property LLC and CR Five Seasons LLC (collectively “Five Seasons”), MHPI Finance, Inc. (“MHPI”) and/or Universal Utilities (“Universal”) charged too much for sewer services and owe a partial refund, used lot leases with impermissible terms, used leases with options to purchase mobile homes with impermissible terms, and entered mobile home lots to install equipment.

WHY WAS THE PROPOSED SETTLEMENT REACHED

Five Seasons, MHPI and Universal assert that they did nothing wrong and that Plaintiffs would not win anything in a trial. The claims involved many disputed legal and factual issues and proceeding with the lawsuit was going to be expensive for everyone. The Court did not decide which side was right. Instead, both sides agreed to the proposed settlement to avoid further expenses and risk of the lawsuit, and assure that Settlement Class Members actually receive payment in some amount. The representative parties and attorney believe this is the best outcome for the Settlement Class Members.

WHO ARE THE CLASS MEMBERS?

You are a Settlement Class Member and could get benefits from this settlement if: 1) you were a party to lot lease at Five Seasons that was in effect at any time between March 31, 2016, and April 1, 2019; and/or 2) you resided at Five Seasons and made a payment on a sewer bill to either Universal or Five Seasons before April 1, 2019; and/or 3) you were or are party to Lease with Option to Purchase Mobile Home with either MHPI or Five Seasons before April 1, 2019. You may be in more than one of these groups. The sizes of the groups range from about 100 to 500 persons. If you know of a potential Settlement Class Member who has moved out of Five Seasons, you are encouraged to tell them to notify the Settlement Administrator at the address below or tell the Settlement Administrator the address of the potential Settlement Class Member yourself.

WHAT DOES THE SETTLEMENT MEAN TO ME FINANCIALLY?

The proposed settlement provides that Defendants will pay \$240,000 *to be divided among Settlement Class Members* based on several factors, and another \$150,000 will be paid to the Settlement Class Member attorneys. The amount each individual Settlement Class Member receives will vary, but each Settlement Class Member for whom the Settlement Administrator has a valid address is expected to receive *at least* \$110, with many claims exceeding \$400.

DO I NEED A LAWYER AND WILL THIS COST ME ANYTHING?

The Court has appointed the law firm of Brady Preston Gronlund PC to represent the Settlement

Class Members without any cost to the Settlement Class Members. You may at your own cost consult with your attorney of your own choosing regarding this notice and your options, but you are not required to.

WHAT ARE MY OPTIONS?

You have several options:

Do nothing and receive a payment: If you do nothing, you will receive a settlement check in the mail if the settlement is approved by the Court and the Settlement Administrator has a valid mailing address for your check. You must inform the Settlement Administrator in writing before **September 24, 2019** if you want your settlement check mailed to an address different than the address used above. If you do not exclude yourself as discussed below, you will be bound by the settlement and any claims that you might have against Defendants for matters included in the lawsuit will be released. This matter is expected to take many weeks before checks are delivered, so please be patient. Five Seasons and Universal voluntarily agreed to this settlement. They encourage current and past Five Seasons tenants to feel free to participate, and there will be no retaliation regardless of whether you participate or exclude yourself.

Exclude Yourself. You have the right to exclude yourself from the Proposed Settlement. If you exclude yourself, you will not be bound by the settlement agreement, but you will not receive any settlement payment. To exclude yourself, you must do so **BY September 24, 2019**, by sending a letter by US First Class Mail to:

Class-Settlement.com
20 Max Avenue
Hicksville, New York 11802-9009

The letter must state: 1) your full name; 2) your address at Five Seasons MHC; 3) your current address if different; 4) state that you wish to be excluded from the proposed settlement in *Prime et al. v. C.R. Five Seasons LLC et al.*, Linn County Case No. LACV 091106; and 5) be signed and dated by you. If your request for exclusion is not post marked by **September 24, 2019**, you will receive a settlement check and be bound by the proposed settlement if it is approved by the court.

Object to the Settlement: You or your attorney may, at your own cost, file an appearance in lawsuit at the Linn County Courthouse and state your objection(s) to the proposed settlement, including stating any factual or legal objections to the settlement. This will not exclude you from the settlement.

Attend the hearing: You and/or your attorney may attend the Final Fairness Hearing the Linn County Courthouse that is set for **October 24, 2019 at 2:30 p.m.** to tell the Court your position on the proposed settlement. If you intend to speak at the hearing, you or your attorney must file in the lawsuit an appearance and notice of your intent to speak at the hearing no later than **September 24, 2019**. This will not exclude you from the settlement. You may not speak at the hearing if you have excluded yourself or have not timely filed a notice of intent to speak at the hearing.

QUESTIONS?

If you have questions about this notice or the proposed settlement, first go to www.class-settlement.com to view the lawsuit and see if your questions are answered by the FAQs page. If you still have questions, you can

write the Settlement Class Member attorneys at Brady Preston Gronlund PC, 2735 1st Ave. S.E., Cedar Rapids, IA 52402 or call them at 319-866-9277.