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12 KRISTA FREITAG

13 UNITED STATES DISTRICT COURT
14 SOUTHERN DISTRICT OF CALIFORNIA
15

16 SECURITIES AND EXCHANGE
COMMISSION,

17 Plaintiff,

18 v.

19 GINA CHAMPION-CAIN and ANI
20 DEVELOPMENT, LLC,

21 Defendants,

22 AMERICAN NATIONAL
INVESTMENTS, INC.,

23 Relief Defendant.
24
25
26
27
28

Case No. 3:19-cv-01628-LAB-AHG

**FOURTH INTERIM FEE
APPLICATION OF KRISTA L.
FREITAG, COURT-APPOINTED
RECEIVER, FOR PAYMENT OF
FEES AND REIMBURSEMENT OF
EXPENSES**

Date: July 6, 2021

Time: 11:15 a.m.

Courtroom: 14A

Judge: Hon. Larry Alan Burns

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Krista Freitag ("Receiver"), the Court-appointed permanent receiver for Defendant ANI Development, LLC, Relief Defendant American National Investments, Inc., and their subsidiaries and affiliates ("Receivership Entities"), hereby submits this fourth interim application for approval and payment of fees and reimbursement of expenses ("Application"). This Application covers the period from July 1, 2020 through September 30, 2020 ("Fourth Application Period") and seeks interim approval of \$323,589.95 in fees and \$16,451.74 in expenses, and an order authorizing the Receiver to pay, on an interim basis, 80% of the fees incurred (\$258,871.96) and 100% of expenses incurred.

I. INTRODUCTION

This equity receivership involves a large, complex, and wide-ranging group of enterprises and assets which are subject to an August 28, 2019 Complaint filed by the United States Securities and Exchange Commission ("Commission"). The Complaint alleges Defendants Gina Champion-Cain and ANI Development, LLC perpetrated a large-scale fraud, raising over \$300 million from investors since 2012, and over \$100 million in the year preceding the filing, for purported short-term, high-interest loans to parties seeking to acquire liquor licenses.

Defendants agreed to the appointment of a permanent receiver by way of a Joint Motion and Stipulated Request filed concurrently with the Complaint (Dkt. 2). On September 3, 2019, the Court (the Hon. Marilyn Huff) granted the Joint Motion and entered the Appointment Order (Dkt. 6.).

The Appointment Order confer broad duties, responsibilities, and powers on the Receiver designed to allow her to collect and take custody, control, possession, and charge of all of the assets of Receivership Entities, to investigate and, where appropriate, to institute, pursue, and prosecute all claims and causes of action, and to make an accounting, as soon as practicable, of the Receivership Entities' financial condition. The Appointment Order also authorizes the Receiver to "employ attorneys, accountants, appraisers and others" to assist her in the performance of her

1 duties. Dkt. No. 6, Section X(F). The Receiver promptly determined that her
 2 experienced staff at E3 Realty Advisors, Inc. dba E3 Advisors ("E3"), as well as
 3 experienced, qualified counsel was critical due to the size and complexity of the
 4 receivership estate. Accordingly, the Receiver has used her team at E3 to assist in
 5 carrying out receivership duties and engaged Allen Matkins Leck Gamble
 6 Mallory & Natsis LLP ("Allen Matkins") as her general counsel for the receivership.

7 On November 22, 2019, the Court approved the Receiver's proposal to file
 8 reports and fee applications on a quarterly basis. Dkt. 126. This fee application
 9 should be read in conjunction with the Receiver's Fifth Interim Report ("Fifth
 10 Report") filed on December 23, 2020, which describes in detail the Receiver's and
 11 her counsel's activities during the Fourth Application Period. Dkt. 556. So as to
 12 avoid a significant amount of repetition, references are sometimes made to relevant
 13 portions of the Fifth Report in the below descriptions of the Receiver's work.

14 This Application seeks interim approval of \$323,589.95 in fees for a total of
 15 1,392.20 hours worked, and payment on an interim basis of 80% of that amount, or
 16 \$258,871.96. The work performed is described task-by-task on Exhibit A and is
 17 broken down into the following categories:

18	General Receivership (002)	\$13,508.10
19	Asset Investigation & Recovery (003)	\$4,122.00
20	Reporting (004)	\$9,325.80
21	Operations & Asset Sales (005)	\$174,940.55
22	Claims & Distributions (006)	\$1,431.00
23	Third Party Recoveries (007)	\$2,441.25
24	Pending Litigation (008)	\$0
25	Employment/Fees (009)	\$94.50
26	Forensic Accounting (010)	\$117,726.75
27	Total Fees	\$323,589.95

1 The early phase of a complex equity receivership always involves substantial
2 work by the Receiver and the Receiver's professionals. During the Fourth
3 Application Period, a significant amount of time was spent (a) working to preserve
4 and monetize the real property and other receivership assets, (b) working towards
5 resolution of outstanding tax return matters, (c) working towards completion of the
6 extremely large forensic accounting (which includes pursuit of additional records,
7 and which is serving as a critical tool for the Receiver's pursuit of recoveries and the
8 foundation for the forthcoming investor claims and distribution process), and
9 (d) advising the Court on the status of the Receiver's activities.

10 In this instance, as has been well documented, a substantial amount of time
11 was required of the Receiver, her staff and her professionals to protect and salvage
12 the net asset value in the receivership estate.

13 Through the third quarter of 2020, the Receiver made notable and substantial
14 progress in preserving and marshalling the Receivership Entities' assets and
15 otherwise discharging her duties. Among other accomplishments during the third
16 quarter of 2020, the Receiver managed through the early stages of the COVID-19
17 pandemic crisis, closed on the sale of seven (7) assets (including three (3) liquor
18 license/personal property transactions), made progress towards closing on 10
19 property assets, all of which did complete in the fourth quarter of 2020, continued
20 the marketing, sale or alternative resolution process for nearly all of the unsold real
21 property assets, and recovered proceeds from various personal property asset sales
22 and miscellaneous investments. The Receiver's team also made significant progress
23 on the forensic accounting.

24 The largest category of work – Operations & Asset Sales – represents 54% of
25 the fees incurred in the Fourth Application period. This category required extensive
26 time associated with managing through the COVID-19 pandemic crisis, oversight of
27 the marketing, sale or alternative resolution process for nearly all of the unsold real
28 property receivership assets, and oversight of the ongoing operations and tasks

1 associated therewith. Although it is anticipated to decline in 2021, this category will
2 continue to represent a significant percentage of the Receiver and her staff's time
3 through December 2020 as they continued to make progress towards the disposition
4 of the vast majority of the receivership estate's real and personal property assets (17
5 asset sales closed in the third and fourth quarters of 2020). Many of these assets had
6 significant and cumbersome secured debt and, in some cases, were impacted by the
7 pandemic, are partially constructed and/or have outstanding liens, and thus the work
8 required to achieve a net recovery for the receivership estate has been significant.
9 The Receiver and her staff have worked diligently to recover net sales proceeds
10 associated with the real property and certain other assets (as reflected on Exhibit A
11 in the Fifth Report) in the total estimated range of \$15-\$16 million.

12 The second largest category of work - Forensic Accounting - represents
13 approximately 36% of the fees incurred in the Fourth Application Period. This
14 category is critical in this case for a variety of reasons, including but not limited to
15 the identification of investor net losses (ultimately the basis of a claims process),
16 and identification of potential recoverable assets. And while the Receiver continued
17 to pursue critical documents, the Receiver's staff made significant progress towards
18 vetting and testing the operational and corporate level accounts, Chicago Title
19 records which had been received, and certain accounts associated with Kim Peterson
20 and entities he controlled, which is discussed further below.

21 While significant work occurred through 2020 in the Operations & Asset
22 Sales category and through April of 2021 in the Forensic Accounting category, fees
23 are generally expected to decrease over time and the material categories are
24 expected to then shift to Claims & Distributions and recovery-related categories. In
25 this instance, fees during the Fourth Application Period decreased by approximately
26 6% when compared to the Third Application Period.

27 The Receiver has worked diligently to describe in detail the work performed
28 by her and her staff in the spreadsheet attached hereto as Exhibit A. It should be

1 noted, however, that due to the enormous number of tasks necessarily addressed in
 2 this case, as well as from an operational standpoint on an ongoing basis, it was and
 3 is not feasible to track each operations-related task on the basis of a six-minute
 4 increment of time. As such, certain of the time descriptions on Exhibit A reflect the
 5 total time spent on business operations for that day, with general descriptions of the
 6 types of operational tasks handled.

7 The Receiver has worked diligently and efficiently on the urgent issues facing
 8 the receivership estate through the turbulent transition from a large, active enterprise
 9 to a Court-ordered receivership and should be compensated on an interim basis for
 10 her work.

11 **II. SUMMARY OF TASKS PERFORMED AND COSTS INCURRED**

12 **A. Categories and Descriptions of Work**

13 **1. General Receivership**

14 The Receiver's work in the General Receivership category primarily focused
 15 on gathering, organizing and producing records pursuant to the joint motion and
 16 protective order approved by the Court for the establishment, scope, and cost-
 17 sharing of the repository of ANI-related documents. This category also includes
 18 work to assist with the preparation and filing of missing tax returns for pre-
 19 receivership years for certain of the entities in receivership. These are largely non-
 20 recurring, but ongoing tasks. The reasonable and necessary fees for work in this
 21 category during the Fourth Application Period total \$13,508.10 (49.80 hours).

22 **2. Asset Investigation and Recovery**

23 In addition to securing the real property assets, operations, and the bank
 24 accounts identified through investigation of materials obtained in the takeover, the
 25 Receiver identified several investments, loans, and other transfers to third parties
 26 made by the Receivership Entities thus far. Such potentially recoverable assets are
 27 reflected on Exhibit A to the Fifth Report.

1 The Receiver's work during the Fourth Application Period includes the
2 following tasks performed in conjunction with Allen Matkins, as necessary:

- 3 • Completing the Pullman settlement, resulting in total net proceeds of
4 nearly \$446,000 for the benefit of the estate.
- 5 • Working towards recovery of material funds from the Bandini Property
6 (\$1.3 million recovered in the first quarter of 2021), and Endeavor
7 Bank accounts (\$234,000 recovered in the fourth quarter of 2020) and
8 Endeavor Bank shares (30,000 shares recovered in the first quarter of
9 2021).

10 The Receiver will continue to investigate and attempt to maximize the
11 recovery from the Receivership Entities' other investments, loans, profiting investors
12 and fraudulent transfers to third parties. Thus, the work in this category is ongoing.
13 It is important to note that some of this work inherently crosses over into the third-
14 party recovery and forensic accounting categories as the receivership and forensic
15 accounting progress.

16 To date, in addition to the recovery of the initial cash and real property assets,
17 the combined efforts of the Receiver and Allen Matkins to recover on these
18 purported investments, loans, and other transfers have most notably generated the
19 \$11.3 million of funds held by Chicago Title, \$347,040 from an Arkansas real estate
20 investment, \$330,000 from the settlement with Dan and Barbara Champion,
21 \$183,204 of legal retainers, and \$495,888 from the sale of the Pullman Lofts
22 interest, plus over \$1.5 million recovered since the end of the Fourth Application
23 Period. The reasonable and necessary fees for work in this category during the
24 Fourth Application Period total \$4,122.00 (approximately 14.40 hours).

25 3. Reporting

26 The Receiver's work in this category during the Fourth Application Period
27 focused on completing her Fourth Interim Report (Dkt. No. 430). The Fourth
28 Interim Report, filed on August 19, 2020, provide detailed descriptions of the

Receiver's activities to implement the Appointment Order and carry-out her Court-ordered duties, including remaining business operations, asset sales, receipts and disbursements, and investor communications. The report also contains the Receiver's then current assessment of receivership assets and recommendations for the continued administration of the receivership estate. The reasonable and necessary fees for work in this category during the Fourth Application Period total \$9,325.80 (approximately 44.60 hours).

4. Operations and Asset Sales

The Receiver's time in this category reflects the volume and complexity of issues that arose during the Fourth Application Period in connection with the COVID-19 pandemic crisis and the real and personal property owned and operated by Receivership Entities. The Fifth Report, including Exhibit A thereto presents a detailed narrative of the status of these assets. The Receiver's progress through September 30, 2020 in monetizing the assets can be summarized as follows:

1. Eighteen (18) assets (one of which was a leasehold interest and three of which were liquor license/personal property assets) sold; and
2. Ten (10) additional properties were set to and did close in the fourth quarter of 2020.
 - a. Five (5) of these assets qualified for auction in the third and fourth quarters, resulting in notable increased sale prices.

It should also be noted that as of the date of this report, of the two (2) remaining real property assets with material recoverable value, one (1) is Court approved and pending closing and one (1) is in escrow.

While the large volume of the assets and activities is well documented in this case, it is important to remember the level of detailed work necessary to prepare, market and sell each real property, as well as the amount of work previously performed by approximately 70 corporate level employees that has since been performed, necessarily and in large part by the Receiver and her staff (the remaining

1 corporate-level ANI employees now totals two (2)). As discussed in prior reports,
2 the Receiver and her staff addressed numerous operational-related matters, including
3 insurance, tax, and economic improvements of various of the assets (e.g., getting
4 apartment rentals to market rent, commencing evictions where appropriate,
5 resolving pre-receiver issues and recovering tens of thousands of dollars from the
6 California Employment Development Department, among other things).

7 Lastly, and while a detailed narrative is presented in the Fifth Report
8 regarding the COVID-19 global pandemic's impact on both continuing operations
9 and asset sales, a few summary items are presented herein. During the Fourth
10 Application Period, the only operations which continued with COVID-19
11 modifications were the vacation rentals, the two remaining Surf Rider Pizza
12 restaurants and the Keller Co-work space, as appropriate. While operations
13 continued, as allowed, in a modified capacity in order to preserve asset value,
14 revenues from said operations were impacted.

15 Despite the impact of the COVID-19 pandemic on restaurant, co-working,
16 and vacation rental operations, as well as interest from buyers and financing
17 available for real properties, the Receiver was able to continue to make notable
18 progress on the disposition of the portfolio of assets as noted above. The Receiver
19 continued to list properties for sale, to negotiate offers received, and when deals
20 were reached, to seek Court approval of sales.

21 This category was the single largest portion of work done by the Receiver and
22 her staff, which is appropriate considering the costs associated with maintaining real
23 and personal property assets (17 of which closed in the third and fourth quarters of
24 2020) and the importance of marketing and selling such assets in a prompt and
25 efficient manner, particularly in light of the cumbersome debt on the real properties.
26 The reasonable and necessary fees for work during the Fourth Application Period in
27 this category total \$174,940.55 (approximately 819.00 hours).

28

1 5. Claims and Distributions

2 During the Fourth Application Period, the Receiver worked to respond to
3 direct inquiries from investors regarding the receivership. Upon completion of the
4 forensic accounting in April of 2021, this category will become more material as the
5 Receiver anticipates commencing the claims approval process. The reasonable and
6 necessary fees for work during the Fourth Application Period in this category total
7 \$1,431.00 (approximately 6.20 hours).

8 6. Third-Party Recoveries

9 During the Fourth Application Period, the Receiver's work in this category
10 related primarily to working to review, investigate and provide support for proposed
11 claims against Chicago Title, as well as to review/facilitate proposed settlements
12 between Chicago Title and investor groups. The reasonable and necessary fees for
13 work during the Fourth Application Period in this category total \$2,441.25
14 (approximately 7.80 hours).

15 7. Employment/Fees

16 This category is not billed; the hours spent preparing the Receiver's Third
17 Interim Fee Application totaled approximately 3.9 hours, but only the hours spent
18 reviewing the Standard Fund Accounting Report are included in this category,
19 resulting in fees of \$94.50.

20 8. Forensic Accounting

21 This category focuses on continued preparation of the forensic analysis.
22 Because the Receivership Entities' books and records did not thoroughly reflect
23 investor monies paid into and out of the various entities, a forensic accounting is
24 necessary to determine where the money raised by the Receivership Entities came
25 from, how it was transferred between and among the Receivership Entities, and to
26 whom it was disbursed. This is an integral project necessary to be able to confirm
27 investor claims and identify claims to recover sums from third parties.

1 As previously discussed, the ANI entities frequently acted as a conduit to
2 transfer funds to and from Chicago Title, the Third-Party Aggregator Entities
3 (defined below), and individual investors. Money that was raised from investors
4 was often moved from Chicago Title, through ANI, either to the ANI Business
5 Entities (defined below) or for use by Gina Champion-Cain or other third parties.
6 The accounting for these transactions was not accurately maintained by the ANI
7 accounting department. The Receiver's accounting thus involves creating
8 accountings for each account from subpoenaed records where necessary,
9 reviewing/testing/reconciling ANI accounting detail where it exists, and
10 categorizing the transactional level detail.

11 During the Fourth Application Period, the Receiver's team continued
12 organization and review of Quickbooks data, bank records, tax returns and detailed
13 items received and made progress on testing and preparing the accounting for the
14 funds that flowed through the Receivership Entities, certain of Chicago Title's so-
15 called escrow accounts and certain Kim Peterson-related accounts. The accounting
16 for ANI Business Entities was generally maintained by the ANI accounting
17 department. The Receiver continued reviewing and testing the Receivership Entity
18 Quickbooks records, operational and corporate accounts, preparing the accounting
19 for and testing certain Kim Peterson-related accounts and preparing the accounting
20 for and testing deposits and disbursements to and from Chicago Title based on
21 additional records received during the second quarter of 2020; however, a complete
22 production from Chicago Title of all of the investor transactions was not received
23 until the Fourth Application Period. The missing Chicago Title escrow accounting
24 records were subsequently produced (in late July). It is important to note that as the
25 testing procedures progressed, additional entities and bank accounts were identified.
26 Thus, critical bank records and other records held by third parties were obtained as
27 the accounting progressed.

28

1 The categories being tested including the following: (1) investor deposits and
 2 disbursements that flowed through Chicago Title, (2) investor deposits and
 3 disbursements that flowed directly to or from various ANI related entities (“ANI
 4 Scheme Entities”), (3) investor deposits and disbursements that flowed through
 5 various third-party recruiter/aggregator entities to either Chicago Title or the ANI
 6 Scheme Entities directly, (4) the ANI businesses which operated legitimate
 7 operations such as the restaurants, specialty shops, rental properties or commercial
 8 buildings (“Business Entities”) and all intercompany or inter-account transfers, and
 9 (5) the use of investor funds benefiting Gina Champion-Cain and other third parties.

10 Due to the complexity and scope of the alleged scheme, the number of
 11 affiliated entities and bank accounts used, the high volume of transfers to, from, and
 12 between Receivership and other entities (over \$1 billion), and the lack of a thorough
 13 and centralized accounting system for investor data, the forensic accounting project
 14 took hundreds of hours to complete. That said, the Receiver filed her Investor-
 15 Specific Preliminary Forensic Accounting and Report on December 1, 2020 (Dkt.
 16 516-1), an updated investor-specific report was filed on March 31, 2021 (Dkt. No.
 17 630), and the Receiver’s Forensic Accounting Report was filed on April 30, 2021
 18 (Dkt. No. 659). As a result, significant time continued to be spent on this matter
 19 through April 2021.

20 The reasonable and necessary fees for work during the Fourth Application
 21 Period in this category total \$117,726.75 (approximately 446.50 hours).

22 9. Summary of Expenses Requested for Reimbursement

23 The Receiver requests the Court approve reimbursement of \$16,451,74 in out-
 24 of-pocket costs. The itemization of such expenses is attached hereto as Exhibit B
 25 and is summarized below by category. The majority of the expenses incurred relate
 26 to work performed to secure and preserve minimal intellectual property associated
 27 with the Receivership Entities. An additional expense incurred relates to special
 28 counsel, which the Receiver necessarily engaged to handle discrete matters for

1 which the Receiver's general counsel has a conflict of interest. The Receiver also
 2 incurred expenses associated with updating the project website for investor access to
 3 information and other miscellaneous administrative tasks.

4 The total reasonable and necessary costs incurred by the Receiver during the
 5 Fourth Application Period is \$16,451.74 and is broken out by category as follows:

6 Category	Total
7 Special Counsel Legal Fees/Costs	\$14,772.32
8 Website/Phone 9 Maintenance/Updates	\$1,259.97
10 Duplication & Postage	\$419.45
11 TOTAL	\$16,451.74

12 **III. STANDARDIZED FUND ACCOUNTING REPORT**

14 Attached hereto as Exhibit C is a Standardized Fund Accounting Report,
 15 which includes information on receipts and disbursements during the Fourth
 16 Application Period.

17 **IV. THE FEES AND COSTS ARE REASONABLE AND SHOULD BE** 18 **ALLOWED**

19 "As a general rule, the expenses and fees of a receivership are a charge upon
 20 the property administered." *Gaskill v. Gordon*, 27 F.3d 248, 251 (7th Cir. 1994).
 21 These expenses include the fees and expenses of this Receiver and his professionals,
 22 including Allen Matkins. Decisions regarding the timing and amount of an award of
 23 fees and costs to me and his Professionals are committed to the sound discretion of
 24 the Court. *See SEC v. Elliot*, 953 F.2d 1560, 1577 (11th Cir. 1992) (rev'd in part on
 25 other grounds, 998 F.2d 922 (11th Cir. 1993)).

26 In allowing fees, a court should consider "the time, labor and skill required,
 27 but not necessarily that actually expended, in the proper performance of the duties
 28 imposed by the court upon the Receiver, the fair value of such time, labor and skill

1 measured by conservative business standards, the degree of activity, integrity and
2 dispatch with which the work is conducted and the result obtained." *United States v.*
3 *Code Prods. Corp.*, 362 F. 2d 669, 673 (3d Cir. 1966) (internal quotation marks
4 omitted). In practical terms, receiver and professional compensation thus ultimately
5 rests upon the result of an equitable, multi-factor balancing test involving the
6 "economy of administration, the burden that the estate may be able to bear, the
7 amount of time required, although not necessarily expended, and the overall value of
8 the services to the estate." *In re Imperial 400 Nat'l, Inc.*, 432 F.2d 232, 237 (3d Cir.
9 1970). Regardless of how this balancing test is formulated, no single factor is
10 determinative and "a reasonable fee is based [upon] all circumstances surrounding
11 receivership." *SEC v. W.L. Moody & Co., Bankers (Unincorporated)*, 374 F. Supp.
12 465, 480 (S.D. Tex. 1974).

13 As a preliminary matter, the Appointment Order confers on the Receiver
14 substantial duties and powers, including to conduct such investigation and discovery
15 as is necessary to locate and account for all receivership assets, take such action as is
16 necessary and appropriate to assume control over and preserve receivership assets,
17 and employ attorneys and others to investigate and, where appropriate, institute,
18 pursue, and prosecute all claims and causes of action of whatever kind and nature.
19 *See* Appointment Order, Part X. The Court also approved the Receiver's proposal to
20 file interim reports and fee applications on a quarterly basis. Dkt. 126.

21 The Receiver has submitted a detailed fee application which describes the
22 nature of the services rendered, and the identity and billing rate of each individual
23 performing each task. *See* Exhibit A. The Receiver endeavors to staff matters as
24 efficiently as possible, while remaining cognizant of the complexity of issues
25 presented. The request for fees is based on the Receiver's customary billing rates
26 charged for comparable services provided in other matters, less a 10% discount.

27 The work performed by the Receiver was critically essential to carrying out
28 her Court-ordered duties and preserving and monetizing the net asset value of the

1 assets in the receivership estate. The Receiver and Allen Matkins have worked
2 diligently since the Receiver's appointment to preserve and protect the assets of
3 receivership estate. Moreover, the Receiver seeks payment of only 80% of fees
4 incurred on an interim basis in recognition of the fact that her work is ongoing.
5 Payment of the proposed 20% holdback will be sought at the conclusion of
6 receivership. The Receiver's fees are fair and reasonable and should be approved
7 and paid on an interim basis.

8 **V. CONCLUSION**

9 The Receiver therefore respectfully requests this Court enter an Order:

- 10 1. Approving the Receiver's fees, on an interim basis, of \$323,589.95;
- 11 2. Authorizing and directing the Receiver to pay 80% of approved fees, or
12 \$258,871.96, from the assets of receivership estate;
- 13 3. Approving the Receiver's costs in the amount of \$16,451.74, and
14 authorizing and directing reimbursement of such costs in full; and for such other and
15 further relief as the Court deems appropriate.

16
17 Dated: May 28, 2021

By: 

KRISTA L. FREITAG
Court-appointed Receiver

*Securities and Exchange Commission v. Gina Champion-Cain
and ANI Development, LLC*
USDC, Southern District of California, Case No. 3:19-cv-01628-LAB-AHG

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EXHIBIT A

SEC v. ANI, et al.

July 2020 - September 2020 Fees

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
7/1/2020	Conferred with counsel re: reply brief. (.2) Reviewed and signed liquor license transfer doc; conferred with D. Howe re: same. (.4) Conferred with counsel re: reply brief. (1.2)	1.8	K. Freitag	\$ 315.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 126.00	\$ -	\$ 441.00	\$ -	\$ -	\$ -
7/1/2020	Corresponded with investor re claims and settlement. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
7/1/2020	Sorted, scanned and forwarded mail. (.4) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Processed monthly mortgage payment for Valle Vista; corresponded re same. (.3) Corresponded re property security services and daily report. (.2) Conferred with E. Hughes and customer re auction item pickup. (.2)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
7/1/2020	Prop Mgt: review of invoices, update (various) from Atty Garcia re UD at Randolph and customer service questions on vacation rentals. (0.4) Restaurant sales: updates with broker re liquor license LOI and press release on Saskas. (0.3) West Washington: provided memo to K. Freitag re eviction for ice cream tenant and received approval for same. (0.3) Personal property: coordinated pickup of Sprinter van. (0.2)	1.2	G.Rodriguez	\$ 279.00	\$ 334.80	\$ -	\$ -	\$ -	\$ -	\$ 334.80	\$ -	\$ -	\$ -	\$ -	\$ -
7/1/2020	Conferred with IRS re Fireside, researched and compiled POA form, worked on changing square and corresponded with accounting team re accounts payable and Citywide. (4.8) Conferred with accounting team re weekly updates. (.5)	5.3	L. Ryan	\$ 135.00	\$ 715.50	\$ -	\$ -	\$ -	\$ -	\$ 715.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/1/2020	Review and analysis of 10th & J LP, ANI Commercial CA III. (3.7)	3.7	V. Liguzinski	\$ 225.00	\$ 832.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 832.50
7/1/2020	Worked on the accounting for CA Opportunity License fund and summarize balances that went through Chicago Title. (6.8)	6.8	S. Hoslett	\$ 292.50	\$ 1,989.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,989.00
7/2/2020	Conferred with Atty Fates re: repository documents and reply brief; followed up with Knox re: same. (.3) Conferred with escrow re: two liquor license transfer escrow instructions. (.2) Conferred with Atty Fates re: San Rafael, roaster, etc. (.6) Began review of San Rafael sale motion. (.4)	1.5	K. Freitag	\$ 315.00	\$ 472.50	\$ -	\$ 94.50	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/2/2020	Conferred and corresponded with broker and E. Hughes re access to Lamont. (.4) Corresponded re liquor license escrow documents and payment; scanned and archived same. (.4) Scanned and archived boxing gym auction check; corresponded re same. (.1)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
7/2/2020	3816 Mission Blvd: preparation of draft LOI, review of title report and coordinating preparation of PSA with Attys Lorenzen and Thiel. (0.6) Vacation Rentals: review/revisions to sale motion and coordinated legal notice and broker update for same. (0.6) 3415 Mission Blvd: review of title report and coordinating transfer of file with escrow to new title company. (0.4) Personal prop: final coordination of Sprinter and filed receipt for repossession and update on the art appraisal. (0.3) Restaurant sales: discussion with broker re access to Lamont, and update on parking lot lease extension. (0.2) Prop Mgt: update from Mgr re 733 Salem vacation rental booked, final repairs, coordinated showing of University property, update on backflow testing, update on Phase II for West Washington. (0.5)	2.6	G.Rodriguez	\$ 279.00	\$ 725.40	\$ -	\$ -	\$ -	\$ -	\$ 725.40	\$ -	\$ -	\$ -	\$ -	\$ -
7/2/2020	Worked on PTO reconciliation, conferred with B. Young re rentals, accounts payable and Citywide invoices with Flores. (3.8)	3.8	L. Ryan	\$ 135.00	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/2/2020	Saved down Union Bank production files. (.4)	0.4	L. Ryan	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
7/2/2020	Worked on QuickBooks detail for Wells Fargo #0874. (2.3)	2.3	C. Kuras	\$ 225.00	\$ 517.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517.50
7/2/2020	Review, sign and mail weekly check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/2/2020	Reviewed Union Bank (Chicago Title) subpoena production provided by Counsel. (0.7)	0.7	S. Hoslett	\$ 292.50	\$ 204.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204.75
7/3/2020	Continued review of San Rafael sale motion. (.4) Prepared mortgage payments, CDC payoff and Point West payoff. (.8) Coordinated website posting. (.1)	1.3	K. Freitag	\$ 315.00	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/3/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash; met with security. (1.0) Recorded and processed Chase and Wells Fargo bank deposits; corresponded re same. (1.4) Corresponded with T. Askey re parking lots and rental parking; corresponded with security re same. (.3) Corresponded with Paracorp re annual filings. (.2)	3.3	A. Herren	\$ 202.50	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ -
7/3/2020	Worked on QuickBooks detail for Wells Fargo #0874. (4.0)	4.0	C. Kuras	\$ 225.00	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00
7/3/2020	Reviewed accounting for 10th & J and Chicago Title escrows including coding transactions as needed. (3.0)	3.0	S. Hoslett	\$ 292.50	\$ 877.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 877.50
7/5/2020	Reviewed and revised Chicago Title reply brief. (1.7)	1.7	K. Freitag	\$ 315.00	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 535.50	\$ -	\$ -	\$ -
7/5/2020	Corresponded with T. Askey re parking lots and rental parking; corresponded with security re same. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/6/2020	Attended call to review Chicago Title reply brief. (.8) Reviewed class counsel correspondence; conferred with Atty Fates re: same. (.2) Reviewed Declarations re: same. (.2) Completed final review of the reply brief. (.7) Initiated mortgage payments. (.2)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ 598.50	\$ -	\$ -	\$ -
7/6/2020	Scanned and archived rental agreement for 3415 Mission; corresponded re same. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/6/2020	Prop Mgt: approval of various vendor invoices, discussion with Mgr re customer service requests, coordinating tenant for 733 Salem. (0.4) Restaurant sales: discussion with buyer re Mission Beach SR, discussion with broker re Himmelberg's interest, discussion with broker re approved sale for Crown Point SR and coordinated closing and deposit return for second place bidder. (0.7) General ops: approved temporary employee timesheet. (0.1) 3415 Mission Blvd: review of fully executed lease. (0.1) Bella Pacific sale: review of offer and detailed discussion with broker re same and provided guidance on counter-offer. (0.3) Mixed use sale: discussion with broker re PSA and potential long term lease for same. (0.3) Randolph sale: review of new offer and discussion with broker re property tours. (0.1) University Ave: further discussion with buyer re title matters. (0.2)	2.2	G.Rodriguez	\$ 279.00	\$ 613.80	\$ -	\$ -	\$ -	\$ -	\$ 613.80	\$ -	\$ -	\$ -	\$ -	\$ -
7/6/2020	Worked on saving down bank statements and accounts payable with accounting team. (.8)	0.8	L. Ryan	\$ 135.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/6/2020	Review and analysis of ANI Commercial CA III. (3.4)	3.4	V. Liguzinski	\$ 225.00	\$ 765.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 765.00
7/7/2020	Reviewed repository correspondence. (.1) Coordinated transfer of funds. (.1) Sent email to lender re: POQ; conferred with escrow re: same. (.1) Conferred with prospective D Street buyer. (.2) Conferred with G. Rodriguez re: sale status update. (.7) Updated insurance schedules and conferred with broker re: same. (1.2) Conferred with counsel and reviewed D Street documents. (.9) Conferred with counsel re: Chicago Title production. (.6)	3.9	K. Freitag	\$ 315.00	\$ 1,228.50	\$ -	\$ 31.50	\$ -	\$ -	\$ 1,008.00	\$ -	\$ 189.00	\$ -	\$ -	\$ -
7/7/2020	Corresponded with investor re claims and settlement. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
7/7/2020	Attended weekly team conference call. (1.0) Collected, counted and recorded parking lot cash. (2.3) Met with T. Askey re storage boxes. (.3) Corresponded with A. Castellano re tax refund and auction checks. (.2)	3.8	A. Herren	\$ 202.50	\$ 769.50	\$ -	\$ -	\$ -	\$ -	\$ 769.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/7/2020	Restaurant sales: update from escrow re sale of Crown Point property, discussion with broker re Himmelberg's offer and discussion with K. Freitag re Mission Beach SR offer. (0.4) West Washington: review of Phase II and providing same to K. Freitag. (0.1) Insurance updates from broker re non-renewal of policy. (0.2) Prop Mgt: update on trash collection for 733 Salem, and discussion with Mgr re pricing and researched same, and discussion with Mgr re various repairs/tenant requests. (0.4) Participated in weekly conference call. (1.0) Randolph sale: further discussion with K. Freitag re repairs, offer, eviction and buyout and potential tenant for space, detailed discussion with Atty Winter and prepared memo for K. Freitag re same. (1.3) University sale: discussion with K. Freitag re contingency release and discussion with broker re items requested and provided same. (0.5) General operations: discussion with IT vendor re hard drives for copy machines and discussion with L. Ryan re same. (0.2)	4.1	G.Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ -
7/7/2020	Conferred with ANI team re weekly update. (1.0) Reviewed ANI and property accounts payable and reconciled PTO payments. (4.8)	5.8	L. Ryan	\$ 135.00	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/7/2020	Continued review and analysis of ANI Commercial CA III. (1.8)	1.8	V. Liguzinski	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
7/8/2020	Reviewed two liquor license escrow docs; provided comments on same. (.2) Reviewed and conferred with Atty Zaro re: D Street lienholders. (.5) Reviewed and conferred with L. Ryan re: payables. (.2) Conferred with lender and escrow re: POQ. (.1) Attended call with Atty Fates and S. Hoslett re: CTC production issues. (.7) Reviewed 809 San Rafael dec and San Rafael financials; provided comments to same. (.6) Prepared accounting for sales proceeds - Saska's and Parking Lot. (.2) Conferred with tenant re: alternatives. (.5) Conferred with G. Rodriguez re: same (Valle Vista tenant) and sale status. (.5) Reviewed and signed closing documents for Crown Point property. (.7) Conferred with counsel re: various. (.7)	4.9	K. Freitag	\$ 315.00	\$ 1,543.50	\$ -	\$ -	\$ -	\$ -	\$ 1,323.00	\$ -	\$ 220.50	\$ -	\$ -	\$ -
7/8/2020	Sorted, scanned and forwarded mail. (.4) Conducted site inspection at Himmelberg's. (1.0) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Corresponded with B. Young and T. Askey re electrical outlet broken lock repair at Lamont. (.3) Corresponded with security, E. Hughes and B. Young re access to Lamont. (.3) Notarized escrow documents for Surf Rider CP. (.4) Reviewed and forwarded vendor invoices to accounts payable. (.3)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
7/8/2020	West Washington: discussion with buyer re offer on property, review of leasing options with florist and began discussions with Atty Stelzer re UD action for 915 tenant, preparation of documents in response to same and coordinated invoice for payment of Phase II. (1.0) Randolph sale: discussion with Atty Winter re eviction, discussion with K. Freitag re strategy and approval for settlement offer re same, discussion with broker re offer and review of LOI for same and revisions to same, and discussion with K. Freitag re strategy for moving tenant at Valle Vista. (1.6) Restaurant sales: discussion with broker re Mission Beach & Ocean Beach SR offers, discussion with K. Freitag re changes to La Mesa SR offer, discussion with broker re sale of personal property for Crown Point SR and discussion with K. Freitag re same and updates re changes for Himmelberg's and Lamont. (1.5) Bella Pacific: review of offer, discussion with broker, preparation of addendum to PSA, ordered new title report and coordinated execution of the same. (0.6) General ops: approved vendor invoices. (0.2) University Ave sale: provided additional information requested by buyer, discussion with buyer re potential tenant and repairs to the property. (0.4) Mixed use sale: review of draft PSA and coordinating same with broker. (0.2) 3415 Mission Blvd, including discussion with broker re overbid instructions and changes to title company. (0.2)	5.7	G.Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ -
7/8/2020	Continued to reconcile PTO payouts; reviewed Flores payables for Surfrider and researched deposits. (5.5) Attended call with accounting team. (.7)	6.2	L. Ryan	\$ 135.00	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/8/2020	Reviewed CA Opportunity Tax Returns tax returns prepared by Spiegel firm; held conference calls with CPA related to the same. (1.8) Prepared for and hold conference call related to Chicago Title production with Counsel. (.7) Reviewed the accounting for numerous entities. (6.0)	8.5	S. Hoslett	\$ 292.50	\$ 2,486.25	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ 204.75	\$ -	\$ -	\$ 1,755.00
7/9/2020	Reviewed and signed final San Rafael dec. (.2) Reviewed and signed offer docs for Bella Pacific. (.2) Conferred with lender re: vendor payment and 301 D (various). (.3) Reviewed joint motion re: D Street. (.3) Coordinated website posting. (.1) Reviewed and signed Pullman closing documents; conferred with counsel re: same. (.3) Dealt with various operation items, including numerous insurance items, employee reimbursements, IRS letters, etc. (1.8)	3.2	K. Freitag	\$ 315.00	\$ 1,008.00	\$ -	\$ -	\$ 94.50	\$ -	\$ 913.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/9/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Reviewed, scanned and forwarded vendor invoices. (.4) Scanned and archived insurance refund check; corresponded re same. (.1)	1.5	A. Herren	\$ 202.50	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -
7/9/2020	Bella Pacific sale: coordinating acceptance of offer and opening escrow. (0.2) 3816 Mission Blvd: update from broker re PSA and update on potential tenants. (0.1) Randolph: update from Atty Winter, discussion with broker re response to offer. (0.1) Vacation rental: update on 809 San Rafael motion. (0.1) West Washington: discussion with Atty Stelzer re lease termination notice and revisions to same document. (0.3) Valle Vista sale: search for rental properties for tenant. (0.6) University Ave sale: discussion with buyer re potential tenant, discussion with buyer re changes to terms and discussion with K. Freitag re same. (0.6) Restaurant sales: discussion with broker re closing for Crown Point SR, discussion with broker re sale of Mission Beach SR, and reviewed updated offer for Lamont liquor license and discussion with K. Freitag re same. (0.5) Insurance: update on vacation rental policies. (0.1) 3415 Mission Blvd: update with broker re leasing status. (0.2)	2.8	G.Rodriguez	\$ 279.00	\$ 781.20	\$ -	\$ -	\$ -	\$ -	\$ 781.20	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
7/9/2020	Researched copier service, reviewed accounts payables, researched deposits and continued PTO research and reconciliation. (3.0)	3.0	L. Ryan	\$ 135.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/10/2020	Completed escrow paperwork for Aventine license. (.3) Conferred with counsel re: Bandini. (.6) Conferred with insurance broker re: auto removal, etc. (.2) Conferred with investor. (.3) Conferred with G. Rodriguez re: various sale related matters and tenant relocation. (1.0) Conferred with tenant. (.4) Conferred with team re: repository delivery. (.2) Coordinated posting of sale docs to website. (.2)	3.2	K. Freitag	\$ 315.00	\$ 1,008.00	\$ -	\$ 63.00	\$ 189.00	\$ -	\$ 661.50	\$ 94.50	\$ -	\$ -	\$ -	\$ -
7/10/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash; met with security. (1.0) Scanned, recorded, and processed Wells Fargo bank deposits. (1.0) Conferred with broker and T. Askey re access to Lamont. (.3) Scanned, archived and distributed escrow documents for Surf Rider CP. (.6) Notarized documents for liquor license transfer for Patio Marketplace. (.5) Reviewed and forwarded vendor invoices. (.4) Corresponded with T. Askey re securing electrical box at Lamont. (.2)	4.4	A. Herren	\$ 202.50	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/10/2020	Insurance review: updated schedule of vehicles on policy and confirming repossession of other vehicles. (0.2) Restaurant sales: various discussions with broker and K. Freitag re Crown Point SR closing, discussion with Atty Lorenzen re same, discussion with Atty Lorenzen re Mission Beach PSA, coordinated return of equipment to Saskas. (1.0) Prop Mgt: weekly conference call with Mgr, approval of vendor invoices. (1.4) West Washington: coordinating termination of lease for 915 tenant. (0.3) Mixed Use sale: discussion with broker re new LOI and PSA terms. (0.2) Bella Pacific: discussion with escrow re condo docs and coordinated same with new escrow company. (0.2) University Ave: various discussion with Mgr re asbestos removal, coordinated addendum with K. Freitag and discussion with broker re asbestos information and contingency waiver. (0.8) Data production: discussion with vendors re data duplication and personal file extracts. (0.2) Valle Vista: various discussion with K. Freitag and broker re lease of new apartment for tenant. (0.7)	5.0	G.Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ -
7/10/2020	Researched sick time and PTO in ANI handbook, PTO reconciliation with T. McDonald, requested PTO reports from Flores and researched property taxes for receivership assets. (6.6)	6.6	L. Ryan	\$ 135.00	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/10/2020	Review, sign and mail weekly check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/10/2020	Held conference call with CA Opportunity Fund CPA related to K-1 issue. (0.5)	0.5	S. Hoslett	\$ 292.50	\$ 146.25	\$ -	\$ 146.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/11/2020	Conferred with G. Rodriguez re: Valle Vista tenant. (.1)	0.1	K. Freitag	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/11/2020	Corresponded with numerous investors re claims and settlement. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -
7/11/2020	University Ave: approval of vendor invoice for emergency repairs. (0.2) Valle Vista: coordinating lease for removal of tenant and discussion with K. Freitag re terms. (0.2)	0.4	G.Rodriguez	\$ 279.00	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ -
7/13/2020	Conferred with G. Rodriguez re: Valle Vista tenant. (.1)	0.1	K. Freitag	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/13/2020	Reviewed property security reports; corresponded with E. Hughes re same. (.3) Corresponded with Paracorp re entity annual report; reviewed same. (.2) Reviewed vendor invoices; forwarded same. (.4)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010	
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee											
7/13/2020	University Ave: discussion with backup buyer re contingency release and further discussion with buyer re addendum changes and coordinated PSA with Atty Lorenzen. (0.7) Restaurant sales: discussion with broker re terms for LOI on Mission Blvd, various discussion with broker and backup buyer for the sale of Crown Point SR. (0.4) Vacation rental sales: discussion with broker and overbidder re potential offer for 809 San Rafael and provided information requested by overbidder. (0.4) Valle Vista: discussion with broker and K. Freitag re lease, review of same document and coordinating same with L. Palacios and discussion with broker re listing agreement and requested BOV. (0.6) General operations: approved vendor invoices and temp employee timesheet, review of legal changes to SAH order and discussion with D. Strobe re same, reviewed legal notices for pending sales. (0.3) Randolph: various follow up with Atty Winter re negotiations with buyer and discussion with Mgr re status for same (0.3) Insurance update including review of updated schedule for same. (0.1) West Washington, including detailed discussion with broker re Moseley Gym. (0.3)	3.1	G.Rodriguez	\$ 279.00	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -
7/13/2020	Reviewed accounts payable and bank statements. (.4)	0.4	L. Ryan	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/13/2020	Worked on accounting for WFB #0874 and ANI Commercial including coding transactions and testing of detailed work. (3.6) Worked on accounting testing summary analysis. (2.1)	5.7	S. Hoslett	\$ 292.50	\$ 1,667.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667.25	
7/14/2020	Attended weekly call with team. (.4) Conferred with G. Rodriguez re: various sale related. (.2)	0.6	K. Freitag	\$ 315.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/14/2020	Attended weekly team conference call. (.4) Collected, counted and recorded parking lot cash. (2.3) Reviewed vendor invoices; corresponded re same. (.4) Scanned and archived refund check; corresponded re same. (.1) Corresponded re access to Surf Rider MB. (.2)	3.4	A. Herren	\$ 202.50	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/14/2020	General ops, incl review/approval of vendor invoices. (0.3) Participated in weekly conf call. (0.4) Randolph: discussion with Mgr re agreement and coordinated execution of same. (0.3) Restaurant sales, including review of buyer request for La Mesa SR, review of LOI for Ocean Beach SR and Mission Beach SR and discussions with broker and K. Freitag re same and discussions with broker re interest in Himmelberg's and Lamont, coordinating return of equipment to Saskas, discussion with vendor re costs for IP transfer to same. (0.7) Mixed Use sale, incl discussion with broker re pricing, review of PSA and amendments to same, discussion with Atty Thiel and broker and coordinated revisions to same. (0.5) Valle Vista, incl discussion with broker re lease, coordinating same with tenant and (0.4) Prop mgmt, including discussion with Mgr re refund request and vacation rental expenses and discussion with L. Ryan re approval for same expenses. (0.5) Univ, incl prep of lease termination, and prepared memo to Atty Fates re sale motion and discussion with broker re overbidding. (0.8) Data production incl updates from vendor and Allen Matkins re prep of data. (0.1) Ins review incl discussion with broker re policy. (0.2) Randolph, incl discussion with City re tenant refusal to cooperate on repairs, discussions with Atty Winter re claims against tenant, discussion with K. Freitag re settlement offer from tenant. (0.3)	4.5	G.Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
7/14/2020	Conferred with team re weekly updates. (.5) Reviewed payroll for ANI, reviewed ANI and property invoices and conferred with T. Castellano re vendor action items. (2.7)	3.2	L. Ryan	\$ 135.00	\$ 432.00	\$ -	\$ -	\$ -	\$ -	\$ 432.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/14/2020	Review and analysis of Patio Front Porch. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00	

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/14/2020	Continued work on accounting analysis. (.20) Researched banking records to provided to V. Liguzinski for testing purposes. (.23)	3.3	S. Hoslett	\$ 292.50	\$ 965.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 965.25
7/15/2020	Sorted, scanned and forwarded mail. (.4) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (.10) Conferred and corresponded re property inspections and securing electrical outlet at Lamont. (.5) Corresponded re Hancock auction. (.4) Corresponded with Paracorp re entity filings and invoicing. (.2) Conferred and corresponded re access and damage to Lamont. (.4) Met with E. Hughes to pickup auction cash; counted same. (.8)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -
7/15/2020	Restaurant sales, including discussion with broker re status of Mission Beach SR, Ocean Beach SR, discussion with escrow re closing for same and discussion with broker re La Mesa SR closing, coordinated bond release for La Mesa SR, provided LOI and updated documents to brokers re open transactions and update on potential buyer. (.22) Data production, including discussion with vendor re review of copier data. (.01) Randolph sale, including update from City Inspector re tenant repairs and discussion with broker re update on eviction and discussion with Mgr re increase rent, reviewed lease and (.06) University Ave, including discussion with Mgr re termination of Unit D tenancy and archived copy of same and forwarded to buyer. (.03) Tennyson sale, including review of overbids deadline, discussion with Atty Fates re same, review/approval of Notice to Court. (.04) Bella Pacific sale, including update from broker re status of sale, review of escrow request for HOA fees and discussion with L. Ryan re timing for same. (.04) Valle Vista, including discussion with tenant re changes to lease, and review of listing agreement for same. (.04)	4.4	G.Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ 27.90	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
7/15/2020	Conferred with accounting team. (.6) Worked on receipts and disbursement report and reconciled April activity. (.84)	9.0	L. Ryan	\$ 135.00	\$ 1,215.00	\$ -	\$ -	\$ -	\$ 1,134.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/15/2020	Review and analysis of Patio Front Porch, Patio BallPark, Foundation; review outstanding bank statements. (1.8)	1.8	V. Liguzinski	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
7/15/2020	Corresponded with CPA and others related to the CA Opportunity fund tax return. (0.5)	0.5	S. Hoslett	\$ 292.50	\$ 146.25	\$ -	\$ 146.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/16/2020	Conferred with G. Rodriguez re: various, including Hancock, W. Washington and tentant related request. (.8)	0.8	K. Freitag	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/16/2020	Corresponded with numerous investors re assets and settlement; corresponded with K. Freitag re same. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -
7/16/2020	Conferred and corresponded re delivery and trash at Surf Rider MB and equipment at Lamont. (.5) Corresponded with Aztec Fire re contact information and site inspections. (.2) Reviewed property security reports; corresponded re same. (.2)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010	
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee											
7/16/2020	Personal prop sales, incl disc with Atty Bahr re pickup of vehicles. (0.1) Randolph, incl discussion with City Inspector re tenant work. (0.2) Univ Ave, incl review of motion for sale, disc with contractor amts due, with Atty Fates and Lorenzen and buyer re changes to motion and PSA; disc with overbidder re same and made offer to lien holder re discounted payoff. (1.4) W Washington, incl review of TT offer and analysis for eval of offer and discussion with K. Freitag. (0.5) Rest. sales, incl disc with broker re Crown Pt sale and disc with H. Rossi re equip transfer to Saskas, auction info to broker and disc with K. Freitag re escrow deposit, update on Mission Beach and Ocean Beach terms and disc with K. Freitag re exercising renewal option on lease, review of PSA revisions (Mission Beach) and corresponded with Atty Lorenzen re same. (1.0) Ins update re details of Himmelberg's coverage. (0.1) 3515 Hancock, incl disc with broker re interest, provided floor plans for same and disc with K. Freitag re potential short sale. (0.3) Mixed use sale, incl review of updated PSA and coordinated changes with broker and review with Atty Thiel. (0.4) 140 Keller, incl disc with Mgr re essential biz and update on sale and ops. (0.3) Bella Pacific, incl review of escrow notice and disc with same re HOA solution. (0.2) Prop Mgt, incl disc with K. Freitag re TT request, provided guidance on vendor cancellation and approved vendor invoices. (0.2) Data production incl update on same from SETEC. (0.2)	4.9	G.Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -
7/16/2020	Continued to work on receipts and disbursement report and reconciled May activity. (7.0) Worked on vendor report and payables project with accounting team. (1.2)	8.2	L. Ryan	\$ 135.00	\$ 1,107.00	\$ -	\$ -	\$ -	\$ 945.00	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/16/2020	Review, sign and mail weekly check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/16/2020	Review and analysis of ANI Commercial CA II, Heart Surf. (2.2)	2.2	V. Liguzinski	\$ 225.00	\$ 495.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495.00
7/17/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash; met with security and interested buyer. (1.3) Recorded and processed Chase and Wells Fargo bank deposits. (1.2) Scanned, archived and delivered liquor license transfer documents for Patio Marketplace. (.6) Reviewed property security reports; corresponded re same. (.2) Counted and recorded auction cash; corresponded re same. (.4)	4.1	A. Herren	\$ 202.50	\$ 830.25	\$ -	\$ -	\$ -	\$ -	\$ 830.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/17/2020	University Ave, including review of PSA revisions, and discussion with Atty Lorenzen re changes and provided additional addendum to same, revised motion for sale and corresponded with mechanics lien holders re settlements and discussion with escrow re same and prepared unconditional lien releases for same. (2.2) Restaurant sales, including review of PSA revisions for Mission Beach and coordinated same with broker, discussed leased parking lot and PB liquor license with broker, discussed details of parking lot lease with broker in anticipation of bundling Mission Beach SR and parking lot leases, and updated and revised PSA for Mission Beach and revised LOI response to Ocean Beach offer, and coordinated closing for Crown Point closing. (3.1) General operations, including update on security matters and repairs requested and sales of personal property and clearing electronic equipment. (0.3) Valle Vista, including discussion with tenant re lease and provided same to new landlord. (0.3) 140 Keller, including review of financials, and discussion with broker re price change, marketing efforts and status of leasing. (0.3)	6.2	G.Rodriguez	\$ 279.00	\$ 1,729.80	\$ -	\$ -	\$ -	\$ -	\$ 1,729.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/17/2020	Continued to work on receipts and disbursement report and reconciled May and June activity. (6.8) Prepared vendor letter and reviewed vendor invoices with S. Coleman. (1.2) Corresponded with Flores re manual paychecks. (.3)	8.3	L. Ryan	\$ 135.00	\$ 1,120.50	\$ -	\$ -	\$ -	\$ 918.00	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/17/2020	Review and analysis of Heart Surf II, Surf Life, Cultivate Coffee, Restaurant P&Ls. (4.5)	4.5	V. Liguzinski	\$ 225.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50
7/18/2020	Continued to work on receipts and disbursement report. (1.3)	1.3	L. Ryan	\$ 135.00	\$ 175.50	\$ -	\$ -	\$ -	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/19/2020	Reviewed Adams correspondence and draft tolling agreement. (4)	0.4	K. Freitag	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/20/2020	Conferred with Atty Fates re: Adams correspondence. (.1) Attended weekly call with team. (.8) Reviewed and signed University escrow documents. (.1) Conferred with G. Rodriguez re: University, tenant requests, Valle Vista. (1.0) Conferred with Atty Fates re: Houts, various liens/loans and net winner. (1.2) Reviewed and signed Crown Point closing documents. (.5) Conferred with S. Hoslett re: Cal Private Bank and forensic. (.8) Conferred with investor and A. Herren re: same. (4) Reviewed 10th and J joint motion. (.6)	5.5	K. Freitag	\$ 315.00	\$ 1,732.50	\$ -	\$ -	\$ 31.50	\$ -	\$ 1,323.00	\$ 126.00	\$ -	\$ -	\$ -	\$ 252.00
7/20/2020	Conferred and corresponded with numerous investors re claims and settlement; corresponded with K. Freitag re same. (4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -
7/20/2020	Attended weekly team conference call. (.8) Reviewed property security reports; corresponded re same. (2) Researched and scanned pick up confirmation from West Air; corresponded re same. (4) Scanned and forwarded mortgage documents. (2) Corresponded with K. Freitag and G. Rodriguez re interested buyer for parking lot and vendor check. (.3)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -
7/20/2020	Personal prop sales, including review of items that can be cleared for sale and discussion with former IT manager re equipment. (1.4) West Washington, including review of florist counter on offer for rent. (0.2) Bella Pacific, including review of title report, and providing same to broker and discussion with same re status of case, and coordinated title report with escrow company. (0.2) Restaurant sales, including review of Mission Beach SR PSA, and coordinating same with buyer, review of LOI revisions with broker re Ocean Beach SR, reviewed closing statement/docs for Crown Point SR. (0.6) University Ave including review of escrow documents and discussion with K. Freitag re same. (0.3) 140 Keller including review of Feb 2020 financials and discussion with broker re same and revised pricing. (0.2) Participated in weekly conference call. (0.8) Valle Vista, including discussion with broker re lease, prepared memo to K. Freitag re same and coordinated payments required for lease and prepared lease termination and discussed settlement agreement with Atty Fates. (1.0) Prop Mgt, including review/approval of invoices, discussion with K. Freitag re tenant refund request and discussion with Mgr re same. (0.2) 3816 Mission Blvd, including discussion with broker and coordinated cancellation by buyer. (0.3) General operations, including review/approval of temp employee timesheet. (0.1)	5.3	G. Rodriguez	\$ 279.00	\$ 1,478.70	\$ -	\$ -	\$ -	\$ -	\$ 1,478.70	\$ -	\$ -	\$ -	\$ -	\$ -
7/20/2020	Review and analysis of Restaurant P&Ls, Specialty Store P&Ls. (3.2)	3.2	V. Liguzinski	\$ 225.00	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720.00
7/20/2020	Reviewed Chicago Title escrow listing as provided by Counsel for all escrow accounts; worked on updating accounting related to the same. (8.8) Worked on Cal Private bank accounting as well. (2.0)	10.8	S. Hoslett	\$ 292.50	\$ 3,159.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,159.00
7/21/2020	Reviewed D Street Motion, 10th and J joint motion. (.3) Conferred with Atty Fates re: Bandini accounting. (.2) Worked on Bandini accounting. (.5) Had call with S. Hoslett. (1.0)	2.0	K. Freitag	\$ 315.00	\$ 630.00	\$ -	\$ -	\$ 220.50	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 315.00
7/21/2020	Collected, counted and recorded parking lot cash. (2.3) Conferred, corresponded and distributed tax forms. (4) Corresponded with A. Castellano re receipts and disbursements for Saska's. (2) Researched West Air pick up information; corresponded re same. (4)	3.3	A. Herren	\$ 202.50	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ -

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						001	002	003	004	005	006	007	008	009	010	
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee											
7/21/2020	Bella Pacific, incl updates re HOA violations, disc with broker and Atty Greenberg re VA approval for Condo. (0.4) Univ Ave sale, incl disc with broker re overbid, disc with Atty Lorenzen re overbid PSA and disc with third broker re potential overbidder and provided PSA. (0.5) Himmelberg's relief from stay motion revisions. (0.5) 3816, incl disc with buyer and drafted memo to Atty Thiel re PSA for same and detailed disc with the buyer re same. (0.6) 1775 Diamond, incl disc with Atty Garcia re settlement offer from TT. (0.2) 809 San Rafael, incl review of PSA and discussion with Atty Lorenzen re same and prep for overbid with broker. (0.6) MBSR sale, incl disc with broker re updated offer and PSA changes, reviewed executed PSA and coordinated same with K. Freitag, various disc with broker overbidder and K. Freitag re process and coordinated prep of overbidder PSA. (1.4) Crown Pt SR incl update on closing. (0.1) Asset inv, incl review of 2314 Ft Stockton. (0.2) 140 Keller, incl disc with broker re buyer questions and responded. (0.4) Prop Mgt, incl approval of vendor invoices, review of s-t rental schedule to confirm same, and approval for tenant negotiations with buyer for Windemere. (0.2) 301 D Street, incl disc with potential buyer re same. (0.2) W Washington, incl disc with tenant and accounting re tenant checks, disc with tenant re rent relief. (0.1) Valle Vista incl review of lease addendum, coordinating with tenant, and coordinating move in and to LL for pymt of rent. (0.3)	5.7	G.Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ -
7/21/2020	Review and analysis of Specialty store P&Ls; Property P&Ls. (4.5)	4.5	V. Liguzinski	\$ 225.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50	
7/21/2020	Continued work on Chicago Title accounting based on escrow listings obtained; reconciled various transfers/transactions related to the same. (9.0) Prepared for and held conference call with K. Freitag related to various issues. (1.5)	10.5	S. Hoslett	\$ 292.50	\$ 3,071.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,071.25	
7/22/2020	Reviewed and provided analysis of Cal Private Bank and HAV to Atty Fates. (1.3) Conferred with Atty Fates re: Mission Beach sale, 809 San Rafael and overbids. (.6) Reviewed notice of no overbid drafts. (.1) Reviewed investor accountings and conferred with counsel re: subpoenas for same. (2.4) Reviewed accounts payable and other operations items, including insurance. (.9) Researched and conferred with G. Rodriguez re: key collection data. (1.7) Reviewed correspondence and coordinated communication with J. Lance re: overbid. (.2)	7.2	K. Freitag	\$ 315.00	\$ 2,268.00	\$ -	\$ 535.50	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 1,165.50	
7/22/2020	Corresponded with K. Freitag and investor re contact information and settlements. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -	
7/22/2020	Sorted, scanned and forwarded mail. (.4) Picked up and dropped off AP checks; scanned and archived same. (1.0) Reviewed and corresponded re vendor invoices. (.4) Scanned and archived deposit slips; corresponded re same. (.4) Corresponded with Paracorp re entity annual filing. (.2)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -	

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						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/22/2020	University Ave, including coordinating additional addendum, discussion with lien holders re payoffs. (0.3) General operations; review/approval of vendor invoices, discussion with broker re management firm and discussion with Mgr re potential tenant. (0.4) 809 San Rafael, including review of DD materials, and update from broker re overbid offer, reviewed overbid and updated addendum and forwarded same to Atty Lorenzen for review and discussion and coordination with K. Freitag re J. Lance signature. (0.7) Bella Pacific, including update from broker re VA approval. (0.1) West Washington, including review of 915 and 901 lease and corresponding with tenants re rent relief. (0.9) Mission Beach SR, including discussion with K. Freitag and buyer re timeline of offers and strategy and coordinated overbidder's PSA for same. (0.5) Parking lot sale, including review of LOI. (0.2) Property sales, including reviewing motions re overbids for Windemere, 3415 Mission Blvd and La Mesa SR, confirming wire instructions for Crown Point SR and update re release of deposit to backup bidder. (0.3) Valle Vista, including coordinating payment with landlord, coordinating for keys and final coordination of settlement for tenant. (0.3) Data production including discussion with Attys Fates and Farrell, K. Freitag and discussion with IT vendors re same. (1.7)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ 474.30	\$ -	\$ -	\$ 1,032.30	\$ -	\$ -	\$ -	\$ -	\$ -
7/22/2020	Review and analysis of Property P&Ls; Chicago Title property analysis (4.2) Worked on review and analysis of Kim Funding, LLC. (3.0)	7.2	V. Liguzinski	\$ 225.00	\$ 1,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,620.00
7/22/2020	Continued work on Chicago Title accounting, investor accounting records and investment history. (9.3) Researched and provided additional bank statements to team for testing; held conference calls related to the same. (2.0)	11.3	S. Hoslett	\$ 292.50	\$ 3,305.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,305.25
7/23/2020	Coordinated website posting. (.1) Conferred with attorneys (.5) and G. Rodriguez (.9) and SETEC re: repository data. Reviewed correspondence re: 809 overbid. (.3) Reviewed restaurant payables. (.3) Reviewed and signed Mission Beach documents. (.4) Reviewed and signed Saska's IP transfer docs. (.1) Reviewed various operational items, including unemployment claims. (.7)	3.3	K. Freitag	\$ 315.00	\$ 1,039.50	\$ -	\$ 441.00	\$ -	\$ -	\$ 598.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/23/2020	Corresponded with investor re claims and taxes. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
7/23/2020	Researched vendor checks; corresponded re same. (.4) Reviewed and approved vendor invoices; forwarded to accounts payable. (.4) Corresponded with K. Freitag and A. Castellano re Saska's receipts and disbursements. (.3)	1.1	A. Herren	\$ 202.50	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ -
7/23/2020	Valle Vista, including coordination with broker re transfer of keys. (0.1) 3415 Mission Blvd sale: discussion with broker re lack of overbids. (0.2) Data Production: discussion with K. Freitag re options for data, investigated account and documented same and provided new account and access rights to vendor. (0.9) 809 San Rafael sale: discussion with Atty Lorenzen re addendum for overbid PSA and discussion with broker re changes to same agreement, made revisions to addendum and coordinated execution of PSA and addendum. (0.8) Asset Investigation: review of property and provided title history and potential valuation. (0.2) Mission Beach SR: coordinated PSA with broker and escrow, forwarded same to Atty Fates and provided overbidder PSA to buyer. (0.7) University Ave sale: discussion with lien holders and K. Freitag re value of liens and received lien release. (0.3)	3.2	G.Rodriguez	\$ 279.00	\$ 892.80	\$ -	\$ 251.10	\$ -	\$ -	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ -
7/23/2020	Review, sign and mail weekly check run. (.7)	0.7	T. Hebrank	\$ 315.00	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/23/2020	Review and analysis of Kim Funding. (1.2)	1.2	V. Liguzinski	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00

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						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/23/2020	Reviewed ANI Development and Chicago Title accounting schedules for numerous accounts. (7.9) Reviewed correspondence provided by Counsel related to ANI License fund. (.8)	8.7	S. Hoslett	\$ 292.50	\$ 2,544.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,544.75
7/24/2020	Conferred with Atty Fates re: repository data. (.3) Attended call with S. Hoslett re: various forensic items. (1.0) Completed review of and signed 809 San Rafael overbid. (.1) Reviewed University lien and motion. (.3) Completed analysis of the lien. (.2)	1.9	K. Freitag	\$ 315.00	\$ 598.50	\$ -	\$ 94.50	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 315.00
7/24/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash; met with security. (1.0) Processed Wells Fargo bank deposits. (.5) Reviewed property security report; corresponded re same. (.2) Corresponded with liquor license renewal; prepared FedEx for same. (.2)	2.3	A. Herren	\$ 202.50	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ -
7/24/2020	809 San Rafael: reviewed revised RPA and coordinated execution of the same and various discussion with broker re timing for inspections. (0.3) West Washington: review of updated comparable units and reached out to tenants re offer. (0.1) 7940 University Ave: update from tenant re rent and move out schedule. (0.1) Mission Beach SR: update from potential overbidder and escrow instructions re deposit for buyer, coordinated review of escrow instructions by Atty Klinger. (0.3) University Ave: discussion with lien holder and finalized court motion and coordinated settlement with Atty Fates. (0.7) Prop Mgt: reviewed long term offer for Windermere lease and forwarded same to buyer, discussion with Mgr re 809 and 812 availability and participated in weekly portfolio call with Mgr. (1.7) 3415 Mission Blvd sale: discussion with late overbidder. (0.2) Hancock: discussion with potential buyer re site visit. (0.2) Data production: update from SETEC re data collection and approved collection of data in new format for efficiency. (0.2) Saskas: update from escrow re liquor license hold. (0.1) Insurance: discussion with broker re open policies and updates from same re worker's compensation policy. (0.2) Ocean Beach SR: reviewed LOI and corresponded with Atty Lorenzen re PSA for same. (0.2) Randolph: discussion with City Inspector re tenant repairs and discussion with broker re offer for property. (0.2)	4.5	G.Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
7/24/2020	Review and analysis of Kim Funding. (2.4) Chicago Title property analysis. (3.1)	5.5	V. Liguzinski	\$ 225.00	\$ 1,237.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,237.50
7/24/2020	Continued work on reconciliation and tracing of Chicago Title accounting to various other bank accounts. (7.9) Prepared for and held conference call with K. Freitag and Counsel related to the same. (1.1)	9.0	S. Hoslett	\$ 292.50	\$ 2,632.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,632.50
7/25/2020	Conferred with SETEC re: repository needs (various). (1.2)	1.2	K. Freitag	\$ 315.00	\$ 378.00	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/25/2020	Discussion with K. Freitag re download of data by SETEC and preparations for same. (0.2)	0.2	G.Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/26/2020	Worked on accountings for various investors including Ovation and Cal Private Bank; reviewed document productions related to the same. (4.5)	4.5	S. Hoslett	\$ 292.50	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,316.25
7/27/2020	Attended call re: forensic items. (.9) Conferred with G. Rodriguez re: repository data. (.2) Prepared for and conferred with counsel re: repository data. (1.1) Reviewed comprehensive insurance updates. (.9) Reviewed various updates from G. Rodriguez. (.8) Updated Univ. Ave. motion. (.3) Reviewed and signed three rental documents, and Keller NDA. (.7) Corresponded re: subpoenas. (.3)	5.2	K. Freitag	\$ 315.00	\$ 1,638.00	\$ -	\$ 504.00	\$ -	\$ -	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50
7/27/2020	Uploaded pre-receiver vendor invoices to Google Drive; corresponded re same. (.5)	0.5	A. Herren	\$ 202.50	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ -

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						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/27/2020	140 Keller: coordinated NDA from potential buyer. (0.1) University Ave sale: review of updated motion, review of release for vendor, coordinated legal posting, discussion with broker re overbid process. (0.5) West Washington: discussion with tenant re Lender letter, discussion with tenant re short term lease. (0.3) Randolph sale: update from broker re verbal offer received, review of new offer, discussion with City Inspector re tenant communications. (0.3) Insurance: onsite meeting with broker to discuss renewals and changes to policy. (0.8) Valle Vista sale: meeting with broker and tour of 101 Market property and discussion with tenant re keys. (0.5) La Mesa SR: discussion with broker re entity change information for buyer. (0.1) General operations: reviewed and approved vendor invoices. (0.2) Data production: update from SETEC re status of downloads and coordinating invoice for payment to same. (0.2) 3515 Hancock: site visit to send photos to potential buyer. (0.5) 809 San Rafael: reviewed rental agreements for same. (0.2) Crown Point SR: email from buyer re removal of equipment and coordinated response with broker. (0.3) Ocean Beach SR: discussion with Atty Lorenzen. (0.1)	4.1	G.Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,088.10	\$ -	\$ -	\$ -	\$ -	\$ -
7/27/2020	Prepared for and held conference call with K. Freitag and cCounsel related to various accounting issues. (.9) Worked on accounting status report and proving additional bank records for testing. (.7) Reviewed and code bank accounts such as ANI Commercial CA II, Heart Surf, etc. (6.6)	8.2	S. Hoslett	\$ 292.50	\$ 2,398.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,398.50
7/28/2020	Conferred with and reviewed investor documents (with S. Hoslett. (1.0) Coordinated documents for website posting. (.1) Reviewed Adams tolling agreement; conferred with counsel re: next steps. (.6) Conferred with liquor license counsel, initial bidder for 809, G. Rodriguez re: various. (1.0) Prepared for auction. (.4) Finalized University Motion and release. (.6) Conferred with counsel and G. Rodriguez re: data production. (.4)	4.1	K. Freitag	\$ 315.00	\$ 1,291.50	\$ -	\$ 126.00	\$ 189.00	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 315.00
7/28/2020	Collected, counted and recorded parking lot cash. (2.2) Reviewed property security report; corresponded re same. (.2) Reviewed, scanned and archived vendor and bank corresponded; corresponded re same. (.6) Scanned, archived and forwarded documents for Surf Rider CP. (.2)	3.2	A. Herren	\$ 202.50	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/28/2020	809 San Rafael: discussion with broker re overbid process, prepared auction instructions and corresponded with K. Freitag re same, discussion with buyer and K. Freitag re overbid process and discussion and coordination with broker re same. (1.7) University Ave: discussion with Atty Fates re motion and discussion with vendor re lien amounts. (0.1) Crown Point SR: discussion with K. Freitag re potential insurance claim, discussion with broker re vandalism after sale. (0.3) General operations: approval of vendor invoices. (0.1) Data production: further review of invoice and discussion with K. Freitag re duplicate data, requested copy of data and provided credentials to active users. (0.3) Randolph: discussion with broker re offer received and strategy for counter, and approved price reduction. (0.4) Restaurant sales: discussion with broker re liquor license. (0.1) 1775 Diamond: discussion with Atty Garcia re closing and coordinated affidavit with Mgr. (0.2) Valle Vista: site visit to review the property and transfer keys to tenant. (0.7) Bella Pacific: update on VA approval and coordinated disclosures for K. Freitag. (0.2) West Washington: prepared memo to K. Freitag re marketing efforts and tenant negotiations on lease. (0.4)	4.5	G.Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ 83.70	\$ -	\$ -	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/28/2020	Reviewed ANI and property payables and conferred with S. Coleman re same; reviewed Flores accounts payable for Surfrider and corresponded re same. (.40)	4.0	L. Ryan	\$ 135.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/28/2020	Reviewed documents related to transfers to HAV and hold various calls related to the same. (.14) Reviewed accounting procedures and work on update. (.8) Reviewed Kim Funding accounting to date. (.26)	4.8	S. Hoslett	\$ 292.50	\$ 1,404.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,404.00
7/29/2020	Attended weekly call with team. (.12) Reviewed and revised declaration re: University Ave; conferred with lender re: same. (.3) Coordinated auction meeting set up. (.1) Conferred with G. Rodriguez re: various sale related items; coordinated posting of docs to website. (.7)	2.3	K. Freitag	\$ 315.00	\$ 724.50	\$ -	\$ -	\$ -	\$ -	\$ 724.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/29/2020	Attended weekly call. (.12) Sorted, scanned and forwarded mail. (.4) Picked up and dropped off AP checks; scanned and archived same. (.10) Corresponded re employee revised W9s. (.2) Corresponded with A. Castellano re liquor license renewal. (.2) Prepared mailing for vendor check; corresponded re same. (.2) Scheduled Zoom auction for 809 Rafael; corresponded re same. (.4)	3.6	A. Herren	\$ 202.50	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/29/2020	Weekly meeting with all staff. (.12) Insurance review and discussion with carrier to update loss payee and additional insured and provide copy of Order. (.06) Data production, including coordinating backup copy and additional review of current user files. (.02) General operations: approved vendor invoices, various discussion with Mgr re open repair requests and vendor payment policies. (.03) Randolph sale: discussion with Atty Winter re negotiations with evicting tenant. (.01) Restaurant sale: discussion with broker re Lamont sale and parking lots and requested inventory for Swell. (.05) West Washington leasing: discussion with tenant re lender letter and discussion with K. Freitag re lender approval for same. (.02) 3816 Mission Blvd sale: review of offer and discussion with K. Freitag and broker re same. (.02) Valle Vista sale: ordered title report and discussion with K. Freitag re listing agreement terms. (.01) University Ave sale: update on motion and declaration and discussion with lien holder re settlement agreement. (.02)	3.6	G.Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ 55.80	\$ -	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
7/29/2020	Conferred with T. McDonald re Swell payroll and notices, conferred with A. Castellano re sales tax and B. Young re prep for insurance audit. (.40) Attended conferences calls with ANI team and accounting re updates. (.12) Reviewed Flores accounts payable for Surfrider and reviewed payroll. (.6)	5.8	L. Ryan	\$ 135.00	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/30/2020	Reviewed and signed Valle Vista listing agreement. (.2) Conferred re: MBSR and Valle Vista timing. (.1) Prepared for and conducted 809 overbid auction; conferred with G. Rodriguez and Atty Fates re: same. (.8) Reviewed and signed permit document, 3816 price change, Bella Pacific disclosures. (.5) Attended to several operational items, including mail review, accounting discussions, sale related due diligence items, restaurant operations, etc. (.5) Conferred with Atty Fates re: various; reviewed Adams draft correspondence. (.3) Reviewed Endeavor docs; conferred with L. Ryan re: same. (.2) Prepared sale accounting for 3445 Ingraham. (.1)	2.7	K. Freitag	\$ 315.00	\$ 850.50	\$ -	\$ -	\$ 63.00	\$ -	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/30/2020	Downloaded video for 809 Rafael Zoom auction; corresponded re same. (.2) Reviewed property security reports; corresponded re same. (.2) Conferred and corresponded re security service at Surf Rider LM. (.4) Downloaded account detail for Valle Vista property; corresponded with K. Freitag re same. (.3)	1.1	A. Herren	\$ 202.50	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
7/30/2020	General operations: researched and provided access to staff to transfer access to Saskas IP, update on plumbing problem at Ocean Beach SR and coordinated with E. Hughes re repairs. (1.2) Mission Beach SR: prepared memo to Atty Fates re motion for approval and reviewed Motion for sale approval (0.9) Parking lot: discussion with broker re contact information for potential interested parties. (0.1) West Washington: prepared lease for ice cream shop. (0.6) Valle Vista sale: reviewed listing agreement and coordinated execution of the same and discussion with title re report. (0.3) Ocean Beach SR: discussion with Atty Lorenzen re PSA terms (various) (0.5) 809 San Rafael sale: participated in auction for sale. (0.7) Quarterly Report: began draft of same. (2.0) Bella Pacific sale: update from broker, coordinated disclosures and discussion of termite inspection. (0.2) Mixed use: discussion with broker re offer received for 3816 Mission Blvd, listing price change and marketing update on 3792 Mission Blvd. (0.2) La Mesa SR sale: update from buyer re timing for closing. (0.1) Randolph sale: including discussion with Atty Winter re tenant complaint, review of draft LOI and approved same for distribution to potential buyer. (0.3) 140 Keller Cowork: discussion with controller re sales taxes for tenants and briefly researched same. (0.2) 1775 Diamond sale: discussion with Atty Garcia re tenant eviction and discussion with accounting staff re future payments. (0.3)	7.6	G.Rodriguez	\$ 279.00	\$ 2,120.40	\$ -	\$ -	\$ -	\$ 558.00	\$ 1,562.40	\$ -	\$ -	\$ -	\$ -	\$ -
7/30/2020	Conferred with A. Castellano re sales taxes and researched Surfrider employees and health insurance. (2.0) Conferred with B. Young re Endeavor CD, researched same and prepared summary. (2.2)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ 297.00	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/30/2020	Review, sign and mail weekly check run. (1.0)	1.0	T. Hebrank	\$ 315.00	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/30/2020	Reviewed Endeavor CD information and held discussion with L. Ryan. (0.8)	0.8	S. Hoslett	\$ 292.50	\$ 234.00	\$ -	\$ -	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/31/2020	Reviewed and passed along Endeavor Bank forensic accounting. (.4) Conferred with G. Rodriguez re: various; reviewed and revised Mission Beach Surf Rider Motion for approval of sale. (.6) Conferred with lender re: POQ. (.1) Conferred with A. Herren, H. Rossi, D. Cohn re: weekend security. (.3)	1.4	K. Freitag	\$ 315.00	\$ 441.00	\$ -	\$ -	\$ 126.00	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
7/31/2020	Worked on Second Interim Fee Application. (3.0)	3.0	K. Freitag	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7/31/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash; met with security. (1.0) Recorded and processed Wells Fargo bank deposits. (1.0) Reviewed and forwarded vendor invoices. (.2) Distributed employee revised W9s; researched contact information; corresponded with L. Ryan re same. (.5) Corresponded re parking lot clean up. (.3) Recorded, scanned and archived escrow refund check; corresponded re same. (.2) Conferred and corresponded re security service at Surf Rider LM. (.6) Reviewed and corresponded re vendor invoices. (.4)	4.6	A. Herren	\$ 202.50	\$ 931.50	\$ -	\$ -	\$ -	\$ -	\$ 931.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
7/31/2020	University Ave sale: discussion with lien holder re foreclosure for properties and settlement agreement. (0.2) 3816 Mission Blvd sale: review of updated offer for property and prepared memo to Atty Thiel to prepare PSA. (0.2) Mission Beach SR: update on escrow instruction and reviewed/revised sale motion and coordinated the posting of the legal notice and provided information to K. Freitag to coordinate buyer and landlord. (0.7) General operations: update from sick employee, review of business tax forms for rental properties and provided details to controller to apply for exemption. (0.3) La Mesa SR sale: discussion with Mgr re release of construction bond for property, researched property files to provide construction drawings to buyer. (0.6) 809 San Rafael: discussion with broker re timing for addenda. (0.2) Vacation rentals: discussion with potential buyer re interest in various properties. (0.2)	2.4	G.Rodriguez	\$ 279.00	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ -
7/31/2020	Responded to accounting team questions and dealt with PAF. (.5)	0.5	L. Ryan	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -
7/31/2020	Review and analysis of Property P&Ls. (3.0) Chicago Title property analysis. (3.1)	6.1	V. Liguzinski	\$ 225.00	\$ 1,372.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,372.50
8/1/2020	Conferred and corresponded with security and H. Rossi re services at Surf Rider LM. (.4) Processed monthly mortgage payment for Valle Vista; corresponded re same. (.3)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
8/1/2020	Valle Vista, including walkthrough with tenant and meeting with broker to provide keys. (1.0) 809 San Rafael, including coordinating amendments to PSA for winning bidder and backup bidder. (0.2)	1.2	G.Rodriguez	\$ 279.00	\$ 334.80	\$ -	\$ -	\$ -	\$ -	\$ 334.80	\$ -	\$ -	\$ -	\$ -	\$ -
8/1/2020	Continued review of Kim Funding bank accounts and reconciliation between ANI and Kim Funding. (4.9) Wrote up forensic section for the quarterly report. (.8)	5.7	S. Hoslett	\$ 292.50	\$ 1,667.25	\$ -	\$ -	\$ -	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,433.25
8/3/2020	Recorded and processed Chase bank deposits. (.5) Corresponded with accounts payable re Valle Vista mortgage payment confirmation. (.1) Reviewed and approved vendor invoices; corresponded with accounts payable re same. (.4)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/3/2020	809 San Rafael sale: continued coordination of amendments and discussion with broker, Atty Fates and K. Freitag re same and reviewed overbid notice to Court and provided revisions to same. (0.5) Randolph sale: negotiations with tenant re vacating unit and coordinated payment for same. (0.4) General operations: approval of vendor invoices and employee timesheet. (0.2) Valle Vista sale: various discussion with broker re cleanup for sale and minor fixes for same, coordinated turn on of power for property with E. Hughes. (0.3) Windemere sale: discussion with broker re potential offer for Luv Surf brand. (0.1) 3816 Mission sale: discussion with Atty Thiels re terms of the PSA. (0.2) Tennyson sale: update with broker re status of same. (0.1) La Mesa SR sale: update from escrow & K. Freitag re payoff. (0.1) Mission Beach SR sale including update on court filing for same and finalized legal notice for same. (0.1) Bella Vista sale: coordinated termite clearance work and ordering demand. (0.3) Quarterly report: began review of asset schedule. (2.8) 750 Yarmouth, including review of short term rental. (0.1) Insurance: updated broker on 3415 Mission sale. (0.1)	5.3	G.Rodriguez	\$ 279.00	\$ 1,478.70	\$ -	\$ -	\$ -	\$ 781.20	\$ 697.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/3/2020	Worked on account payable review and conferred with B. Young re entities. (1.0)	1.0	L. Ryan	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/3/2020	Reviewed the legal filings for Ovation, request additional documents from Counsel and work on the Kim Peterson bank accounts including reconciling transactions. (6.5)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25

EXHIBIT A

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
8/4/2020	Conferred with Atty Fates re: conflicts counsel and asset sale items. (.6) Attended weekly call with team. (.8) Conferred with S. Hoslett re: records. (.2) Issued mortgage payments. (.3) Updated website postings. (.6) Conferred with Atty Fates re: data production. (.4) Conferred re: employee/former employee life ins policies and other insurance matters. (.3) Conferred with lender re: hearing date. (.1) Researched Endeavor Bank share ownership. (.5) Reviewed SFAR. (.3)	4.1	K. Freitag	\$ 315.00	\$ 1,291.50	\$ -	\$ 126.00	\$ 157.50	\$ -	\$ 850.50	\$ -	\$ -	\$ -	\$ 94.50	\$ 63.00
8/4/2020	Attended weekly team conference call. (.8) Collected, counted and recorded parking lot cash. (2.7) Corresponded with A. Castellano re Spectrum property equipment for return. (.2)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -
8/4/2020	Quarterly report: updated asset list and began report. (1.7) Vacation rental sales: discussion with potential buyer re offer received. (0.2) Data production: updates from SETEC re download of data. (0.1) Mission Beach SR update from broker on overbidder. (0.1) 3415 Mission Blvd: discussion with broker re status of sale. (0.1) Participated in weekly conference call (0.8) 3792 Mission Blvd: review of HOA document/budget. (0.2) Tennyson closing, including providing lender contact to escrow and providing updated disclosures to broker. (0.2) Ocean Beach SR including discussion with broker re PSA. (0.2) Randolph sale: update with Atty Winter re settlement for tenant. (0.1) General Operations: Reviewed lease for Yarmouth property, reviewed/approved various vendor payments, coordinated business tax, reviewed property tax questions. (0.6) Bella Pacific sale: prepared memo for Atty Fates in preparation for motion for court approval (0.4)	4.7	G.Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ 27.90	\$ -	\$ 474.30	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -
8/4/2020	Assisted and conferred with S. Hoslett re Chicago Title and real property escrow. (3.1)	3.1	L. Ryan	\$ 225.00	\$ 697.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 697.50
8/4/2020	Attended weekly conference call with team. (.8) Researched life insurance policies and reviewed PTO. (3.1)	3.9	L. Ryan	\$ 135.00	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/4/2020	Review Caldarelli settlement. (.3) Performed feview and analysis of Cal Private Bank loan history. (4.8)	5.1	V. Liguzinski	\$ 225.00	\$ 1,147.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,147.50
8/4/2020	Worked on Chicago Title Escrow analysis for various properties. (3.8) Held numerous conference calls with L. Ryan related to the same. (3.1) Review Cal Private Bank production from Counsel. (.5) Discuss accounting box research with E. Hughes. (.4)	7.8	S. Hoslett	\$ 292.50	\$ 2,281.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,281.50
8/5/2020	Prepared for call re: claim on crime insurance policy. (.4) Attended call with Hiscox. (.4) Reviewed/completed EPLI insurance application and revised/addressed various other insurance matters. (1.3) Conferred with liquor license escrow agent (Chicken Pharm) and broker; provided documentation. (.2) Reviewed and signed vacation rental agreements. (.4) Completed and provided calculations on Riharb properties. (.5) Reviewed domains and other operations correspondence. (.3)	3.5	K. Freitag	\$ 315.00	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/5/2020	Sorted, scanned and forwarded mail. (.4) Picked up and dropped off AP checks; scanned and archived same. (1.0) Scanned and archived bank deposit slips; corresponded re same. (.4) Corresponded with G. Rodriguez re vendor check status. (.1) Reviewed and corresponded re liquor license renewals. (.3) Recorded and scanned Saska's refund check; corresponded re same. (.2)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/5/2020	Bella Pacific sale: prepared memo with additional requested information to Atty Fates in preparation for sale motion and coordinated same with broker. (0.7) Lamont sale: review of offer, discussion with broker and K. Freitag re same. (0.6) 3415 Mission Blvd sale: including discussion with broker re same. (0.1) Prop Mgt: including weekly call with Mgr to review entire portfolio. (1.6) Windemere sale: discussion with escrow re closing documents and details of Riharb lien with Atty Fates, review/revision of closing documents and ordered new title report and detailed discussion with K. Freitag and Atty Fates re same. (2.0) West Washington: update re check held for Phase II and discussion with vendor re same. (0.2) Valle Vista sale: coordinated cleanup with broker, discussion with tenant re pickup of items and update with broker re marketing. (0.3) Liquor license sale: memo to K. Freitag re offer for former Fireside license. (0.2) Data production: scheduled call for same. (0.1) Quarterly report: updated report and asset schedule. (1.4) 809 San Rafael sale: discussion with escrow re open items, procedure for closing and preparations for same. (0.2)	7.4	G.Rodriguez	\$ 279.00	\$ 2,064.60	\$ -	\$ 27.90	\$ -	\$ 390.60	\$ 1,646.10	\$ -	\$ -	\$ -	\$ -	\$ -
8/5/2020	Reviewed ANI and property payables, cash flow and continued to work on PTO reconciliation. (5.1) Attended status update with accounting team. (.9)	6.0	L. Ryan	\$ 135.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/5/2020	Review Ovation complaint. (.5) Worked in review of property P&Ls. (2.5)	3.0	V. Liguzinski	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
8/5/2020	Reviewed Ovation Exhibit Production from Counsel, continued work on the Ovation accounting. (2.6) Reviewed Net winner documents and various subpoena's for Kim Peterson as provided by Counsel. (3.0) Reviewed the accountings for various ANI entities and update testing analysis. (2.1)	7.7	S. Hoslett	\$ 292.50	\$ 2,252.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,252.25
8/6/2020	Attended call with SETEC, G. Rodriguez and counsel re: document production. (1.0) Conferred with Atty Fates re: document production and subpoenas needed. (.8) Reviewed Mosley release and settlement agreements. (.3) Addressed various items with lender, creditor contacts, life insurance vendor, worker's comp matter, etc. (.9) Conferred with counsel re: crime claim. (.4)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ 315.00	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ 378.00
8/6/2020	Corresponded re sale of property. (.2) Reviewed and forwarded vendor invoices. (.2)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/6/2020	Bella Pacific sale: review/revision of sale motion and coordinated legal notice for same. (0.7) Data production: participated in conference call re update on same, and accessed accounts to assist SETEC with ZFA administration. (1.4) Valle Vista sale: discussion with broker and E. Hughes re power at the property and marketing photos, etc. for same. (0.2) Randolph sale: discussion with Atty Winter re settlement, changes to same and planned for lock change ad coordinated execution of same. (0.7) 3515 Hancock sale: discussion with broker re potential offer (0.1) 809 San Rafael sale: buyer approval of pending rentals (and later cancellation) and provided direction to Mgr re removal of property from advertising and coordinated closing docs with escrow and K. Freitag. (1.0) Windemere sale: discussion with title re Riharb lien and potential exclusion of same. (0.4) Insurance: update from broker re claims filed for break-ins at Himmelbergs. (0.1) General operations: approved vendor invoices, discussion with L. Ryan re tenant collections. (0.3) University Condo sale: researched and interviewed potential brokers for listing property. (0.9) Lamont sale: planned for conference call with potential buyer. (0.1) Ocean Beach sale: discussion with broker re buyers plans for operating restaurant while in escrow. (0.3) Quarterly Report: updated same, including revisions to asset list. (2.0)	8.2	G.Rodriguez	\$ 279.00	\$ 2,287.80	\$ -	\$ 390.60	\$ -	\$ 558.00	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ -
8/6/2020	Worked on reconciliation of outstanding PTO and corresponded with Flores re same, researched Himmelberg bank accounts and conferred with B. Young re personnel. (6.0)	6.0	L. Ryan	\$ 135.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/6/2020	Review, sign and mail weekly check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/6/2020	Prepared property summary. (.5)	0.5	V. Liguzinski	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50
8/6/2020	Continued work on Chicago Title accounting issues and analysis. (7.5) held conference call with Counsel related to Kim Peterson accounting issues. (.8)	8.3	S. Hoslett	\$ 292.50	\$ 2,427.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,427.75
8/7/2020	Conferred with L. Ryan re: PTO, life insurance and other personnel matters. (1.3) Replied to lender re: Lamont. (.1) Conferred with S. Hoslett and A. Herren re: forensic. (.3) Met with SETEC, counsel and G. Rodriguez re: production. (.5) Briefly reviewed draft letters for life insurance and PTO. (.2) Reviewed and provided comments to Bandini proposed settlement. (.5)	2.9	K. Freitag	\$ 315.00	\$ 913.50	\$ -	\$ 157.50	\$ 157.50	\$ -	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ 94.50
8/7/2020	Finalize Interim Fee Application No. 2. (.6)	0.6	K. Freitag	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8/7/2020	Sorted, scanned and forwarded mail. (.4) Distributed corrected tax documents for Swell. (.5) Collected parking lot cash; met with security. (1.3) Recorded and processed Wells Fargo bank deposit. (.6) Met with A. Castellano re ABC liquor license renewals and City of San Diego property documents. (.8) Conferred and corresponded with L. Ryan re employee tax documents; distributed same. (.5) Scanned and corresponded re Surf Rider MB escrow and 301 D notice documents. (.5) Scanned and archived insurance, mortgage and vendor documents; corresponded re same. (.4)	5.0	A. Herren	\$ 202.50	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/7/2020	Lamont sale: discussion with potential buyer re same. (0.5) Data production: discussion with contractor re transferring data to Vault and update with SETEC and employees re access to Vault accounts and participated in conference call with SETEC and Allen Matkins re same. (1.3) University Ave condo: including review of listing agreement and further discussion with brokers re same. (0.3) Insurance: update on E&O insurance. (0.1) General Operations: discussion with Mgr cancellation of 809 San Rafael leases, coordinated move out of tenant at Randolph and reviewed computers to confirm they had been wiped. (2.1) Valle Vista sale: discussion with broker re marketing efforts. (0.2) General sales: discussion with Atty Fates and K. Freitag re term to add for PSA. (0.2) Bella Pacific: update with broker re HOA violation letter and disclosure to buyer. (0.2) Quarterly Report: updated same and asset exhibit. (2.8)	7.7	G.Rodriguez	\$ 279.00	\$ 2,148.30	\$ -	\$ 362.70	\$ -	\$ 781.20	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
8/7/2020	Continued to work on reconciling PTO and conferred with Flores re same. (1.2) Conferred with B. Young re Himmelberg, researched life insurance policies, drafted letter re same and completed Swell tax form. (5.8)	7.0	L. Ryan	\$ 135.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/7/2020	Reviewed Western Alliance Bank production provided by Counsel. (5) Reviewed transfers issue with B. Young. (6) Met with E. Hughes at ANI to review documents in bankers boxes. (6.7)	7.8	S. Hoslett	\$ 292.50	\$ 2,281.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,281.50
8/8/2020	Reviewed, recorded and uploaded various CDs Knox located in file boxes; corresponded with K. Freitag re same. (1.0)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/9/2020	Worked on draft of second quarter report; reviewed R&D, asset schedule and updated all. (4.6) Coordinated posting of fee apps. (1) Reviewed and signed various closing documents (vacation rentals, etc.). (.8)	5.5	K. Freitag	\$ 315.00	\$ 1,732.50	\$ -	\$ -	\$ -	\$ 1,449.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/10/2020	Coordinated posting of joint motions (4). (3) Forwarded trust docs for Valle Vista. (1) Conferred with lender; revised motion for Bella Pacific sale approval; conferred with G. Rodriguez re: various other sale related matters (San Rafael and Windemere paydowns, rentals, etc.). (.9) Worked on asset schedule for report. (1.1)	2.4	K. Freitag	\$ 315.00	\$ 756.00	\$ -	\$ -	\$ -	\$ 346.50	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/10/2020	Reviewed and forwarded numerous vendor invoices; corresponded re same. (.2) Reviewed property security reports; corresponded re same. (.2) Reviewed and forwarded correspondence re outstanding invoices for Cultivate Juicing. (.2)	0.6	A. Herren	\$ 202.50	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/10/2020	Valle Vista sale, reviewed title report, trust documents and related information and forwarded same to title company, reviewed offer and prepared documents for counter offer. (0.4) Bella Pacific sale: reviewed release price analysis and corresponded with K. Freitag re same, reviewed sale motion. (0.3) 809 San Rafael: review of disclosure, review of buyer rental cancellation request and coordinated same with Mgr, K. Freitag and broker, discussion with K. Freitag re payoff request. (0.4) University Ave condo sale: reviewed listing agreements and corresponded with brokers re same. (0.2) General operations: reviewed and approved vendor invoices, discussion with E. Hughes re equipment, coordinated transfer of saw that belongs to Saskas, approved temp HR employee timesheet, update on cancellation of Airbnb account, (0.5) Saskas Liquor license: update on final confirmation of same. (0.1) Randolph sale: discussion with Atty Winter and broker re vacating tenant, updated new lease for existing tenant. (0.7) Windemere sale: discussion with title and Atty Fates on Riharb lien release. (0.6) 3816 Mission Blvd sale: discussion with broker re offers. (0.1) Insurance update with L. Ryan for updating quarterly report. (0.1) Lease parking lot update from landlord. (0.1) West Washington sale: updated tenant lease for ice cream shop. (0.5)	4.0	G.Rodriguez	\$ 279.00	\$ 1,116.00	\$ -	\$ -	\$ -	\$ 27.90	\$ 1,088.10	\$ -	\$ -	\$ -	\$ -	\$ -
8/10/2020	Reviewed ANI and property accounts payable, forwarded PAF to Flores, reviewed Surfrider accounts payable and conferred with accounting team. (2.4)	2.4	L. Ryan	\$ 135.00	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/10/2020	Prepared property summary. (1.3) Researched document request. (.5)	1.8	V. Liguzinski	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
8/10/2020	Reviewed and research issue related to transfers as discussed with B. Young. (0.5)	0.5	S. Hoslett	\$ 292.50	\$ 146.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.25
8/11/2020	Reviewed and revised Bella Pacific declaration. (.2) Attended to various, including escrow, counsel, SETEC and other inquiries (e.g., closing dates, payment information, sales tax information). (.7) Conferred with L. Ryan re: sales tax permit, AirBNB account and other operational items. (.3) Followed up with liquor license broker and escrow (Chicken Pharm). (.1) Conferred with Atty Fates re: Pullman. (.1)	1.4	K. Freitag	\$ 315.00	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/11/2020	Attended weekly team conference call. (1.0) Notarized documents for Surf Rider MB liquor license transfer and Tennyson, San Rafael and Windemere property sales; scanned, archived, distributed and corresponded same. (1.6) Reviewed property security reports; corresponded re same. (.2) Corresponded re tax exemption for Bella Pacific; distributed same. (.2) Reviewed and approved vendor invoices; corresponded re same. (.3) Downloaded and archived service of process from Paracorp; corresponded re same. (.2) Corresponded with A. Castellano re liquor license renewals. (.2)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -
8/11/2020	3816 Mission Blvd sale: reviewed draft PSA and forwarded same to buyer. (0.2) Randolph: updated lease for renewing tenant. (1.9) General operations: approved vendor invoices, discussion with T. Castellano re business license fo Swell, update on Airbnb account closure. (0.3) Insurance: update on cancelled policy. (0.1) Saskas liquor license: update on ABC approval. (0.1) 809 San Rafael sale: update on escrow documents. (0.1) Participated in weekly conference call. (0.7) Valle Vista sale: discussion with broker re offer received and related marketing efforts, reviewed update from title company re signature blocks. (0.6) West Washington, including preparation of lease for 915 West Washington. (1.2)	5.2	G.Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/11/2020	Continued to work on PTO reconciliation, conferred with B. Young re PTO and employees. (2.3) Attended call with accounting team, continued to review accounts payable for ANI and properties and conferred with Liberty insurance agent. (3.5)	5.8	L. Ryan	\$ 135.00	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/11/2020	Prepared property summary. (1.0) Researched inquiry from counsel. (.5)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
8/12/2020	Followed up on insurance items. (.2) Fireside liquor license sale preparation. (.6) Conferred with counsel and G. Rodriguez re: document production. (.5) Reviewed production correspondence. (.2) Coordinated posting of numerous documents. (.2) Conferred with counsel re: various, including Endeavor Bank CDs, creditor. (.6)	2.3	K. Freitag	\$ 315.00	\$ 724.50	\$ -	\$ 220.50	\$ -	\$ -	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/12/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash. (.8) Picked up and dropped off AP checks; scanned and archived same. (1.0) Scanned and archived closing statement and check for Saska's; corresponded re same. (.2) Reviewed and approved vendor invoices; corresponded with accounts payable re same. (.3)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
8/12/2020	Tennysen sale: sent copy of order to escrow and broker and coordinated needed docs and coordinated delivery of order to first escrow re release of deposit. (0.3) 7565 Univ: disc with broker re various open requests and sent requested docs. (0.3) MBSR: reviewed POF for overbidder, coordinated PSA and requested addl docs for stalking horse buyer. (0.2) Valle Vista sale: Revised docs for offer and coordinated emergency repair for prop with broker, corresponded with Atty Fates re inquiry about listing. (0.6) General operations: update re cancelled contract for 809 San Rafael, updates on insurance policies and confirmed details of owned auto policy, provided L. Ryan with info re life ins policy, prepared for employee separation. (1.1) Swell sale: provided contact information for buyer and instructions re utility accounts for accounting. (0.2) Windemere sale: discussion with escrow re Riharb lien and discussed same with Atty Fates and provided documentation from escrow. (0.2) Data production: participated in a conference call re status. (0.5) Bella Pacific sale: confirmed payment of termite clearance. (0.1) Camino DeGrazia: coordinated price reduction. (0.1) University Ave condo sale: review of listing agreements and requested valuations. (0.3) West Washington sale: discussion with potential buyer re sale, and prepared and provided NDA. (0.5) Randolph sale: provided broker with photos of unoccupied unit. (0.3)	4.7	G.Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ 139.50	\$ -	\$ -	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ -
8/12/2020	Researched bank activity, conferred with Liberty insurance agent re Himmelberg and La Mesa claims, reviewed PTO and sent to Flores and corresponded with Mia re same. (5.2) Reviewed payroll for ANI and Surfrider. (.5) Revised and sent notices re life insurance. (1.0) Attended call with team. (.5)	7.2	L. Ryan	\$ 135.00	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/12/2020	Prepared property summary. (.5) Researched inquiry from counsel. (1.0)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
8/13/2020	Conferred with team re: staffing, payables. (.2) Conferred with counsel re: Fireside liquor license sale. (.3) Conferred with lender re: Court order approving sale (3415). (.2)	0.7	K. Freitag	\$ 315.00	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/13/2020	Corresponded with A. Castellano re vendor notification letter. (.2) Corresponded with G. Rodriguez re lockbox for Randolph property. (.1)	0.3	A. Herren	\$ 202.50	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ -
8/13/2020	Corresponded with investor re forensic accounting and claims process; corresponded with S. Hoslett re same. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/13/2020	General operations: discussion re staff layoffs and continued planning for same, update on vendor payments. (0.8) 3415 Mission Blvd sale: review of order and discussion with broker and escrow re same and provided requested documents. (0.8) Bella Pacific sale: update with broker re HOA violation letter and coordinated handyman to make repairs. (0.3) Data Production: participated in conference call re same. (1.2) Randolph sale: discussion with broker re planned showings and coordinated lockbox with Mgr. (0.3) University Ave Condo sale: interview with brokers re process. (0.2) Participated in weekly property management conference call. (1.5) La Mesa SR sale: discussion with escrow and Atty Fates re change to liquor license buying entity. (0.2) Valle Vista sale: detailed discussion with escrow re signature blocks needed to convey property. (0.2)	5.5	G.Rodriguez	\$ 279.00	\$ 1,534.50	\$ -	\$ 334.80	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
8/13/2020	Conferred with ANI team re environmental fee filing, Saska's deposit and researched purchase agreement, accounts payable and credit lines. (2.2) Conferred re staff changes and organized same. (.8) Reviewed PTO with T. McDonald, Surfrider payables with Flores and conferred with Liberty Insurance re Himmelberg claim. (1.6)	4.6	L. Ryan	\$ 135.00	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/13/2020	Researched inquiry from counsel. (.2)	0.2	V. Liguzinski	\$ 225.00	\$ 45.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45.00
8/13/2020	Reviewed subpoena related issues with Allen Matkins. Discussed various credit card cash advance issues with E. Hughes. (1.0)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
8/14/2020	Sorted, scanned and forwarded mail. (.4) Notarized documents for Surf Rider MB liquor license transfer. (.4) Distributed property documents; corresponded re same. (.2)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/14/2020	Tennyson sale: update from escrow re return of deposit. (0.1) Randolph sale: update from broker re showings. (0.2) West Washington sale & ops: provided buyer with rent roll and finalized lease for tenant. (1.5) Camino Degrazia sale: Prepared addendum document for sale and coordinated common areas keys for broker. (0.5) 140 Keller sale: reviewed financials and forwarded same to broker. (0.2) 3816 Mission Blvd: discussion with broker re PSA. (0.1) Mission Beach SR: discussion with Atty Lorenzen re preparation of overbid PSA, reviewed same and forwarded to buyer. (0.3) Valle Vista sale: update from broker re offer terms and revised documents as requested and coordinated counter offer with K. Freitag. (0.5) La Mesa SR sale: reviewed approval and provided copy of same to broker and escrow. (0.2) 3415 Mission Blvd sale: provided escrow with lender demand. (0.1) Ocean Beach sale: provided updated comments to atty Lorenzen for change (0.3) University Ave Condo sale: continued interviews, coordinated listing agreement, updated addendum to same. (0.6) General ops: discussion with IT vendor re Keller Co-work firewall replacement. (0.2) Hancock sale: reviewed offer and responded to broker and corresponded with K. Freitag re same. (0.3)	5.1	G.Rodriguez	\$ 279.00	\$ 1,422.90	\$ -	\$ -	\$ -	\$ -	\$ 1,422.90	\$ -	\$ -	\$ -	\$ -	\$ -
8/14/2020	Made Wells Fargo deposit and reviewed environmental fee returns and records. (2.2)	2.2	L. Ryan	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/14/2020	Review and analysis of Wells Fargo production re Peterson Family Trust and Kim Funding DBP. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
8/16/2020	Corresponded with security re parking lot. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/16/2020	Data production: various updates from SETEC re status. (0.2) 140 Keller: coordinated drop-off of firewall for repairs and update from broker re sales efforts. (0.3) 3415 Mission Blvd: update on closing with escrow and coordinated update to grant deed and assignments and reviewed closing documents. (0.4) Valle Vista: update on counter offer. (0.1) 3791 Mission Blvd: coordinated price change. (0.1)	1.1	G.Rodriguez	\$ 279.00	\$ 306.90	\$ -	\$ 55.80	\$ -	\$ -	\$ 251.10	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/17/2020	Researched J. Burns docs as requested; sent same. (.1) Reviewed and signed 3415 Mission closing documents. (.4) Reviewed and signed escrow documents Bella Pacific, MBSurf Rider Liquor License, La Mesa Liquor License. (1.6) Reviewed Lamont appraisal and prepared analysis. (.6) Prepared correspondence to Endeavor re: investor funds. (.6) Conferred with liquor license escrow and broker; provided documents. (.2) Conferred re: operational matters, including electric bond, insurance payments, life insurance communications, etc. (1.1)	4.6	K. Freitag	\$ 315.00	\$ 1,449.00	\$ -	\$ -	\$ 189.00	\$ -	\$ 1,260.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/17/2020	Collected, counted and recorded parking lot cash. (3.5) Corresponded with K. Freitag and L. Ryan re numerous employee life insurance policies. (.2) Reviewed property security reports: corresponded re same. (.2) Corresponded re Himmelberg's insurance payment. (.1)	4.0	A. Herren	\$ 202.50	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/17/2020	3415 Mission Blvd sale: reviewed closing documents prepared by Atty Lorenzen and corresponded with escrow re same, prepared 593C tax form and coordinated with escrow re buyer requested changes to closing documents. (1.6) 3792 Mission Blvd sale: approved price reduction. (0.1) 7940 University Ave Condo sale: hired broker and worked with same on opening title and escrow and other listing matters. (0.5) Randolph sale: update on marketing efforts. (0.1) Windemere sale: reviewed new title report. (0.1) La Mesa SR sale: discussion with brokers re buyer's filing for temp liquor license. (0.2) General operations: update on potential power outages; approved temp employee hours, discussion with forensic accountant re software and discussion with K. Freitag re same updates on EPLI policy and utility bond for Lamont, approved vendor invoices and work for backflow. (0.8) Bella Pacific: Reviewed escrow documents and provided updates to K. Freitag re same. (0.4) Camino Degrazia: updated feedback from broker on showings. (0.2) Valle Vista, reviewed updated counter and detailed discussion with broker on strategy. (0.3)	4.3	G. Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
8/17/2020	Researched inquires re PTO, gathered and reviewed La Mesa claim information and worked on bank change of address letters. (5.2) Conferred with S. Hoslett and M. Cuttone re tax returns and reviewed schedule of same. (.7)	5.9	L. Ryan	\$ 135.00	\$ 796.50	\$ -	\$ 94.50	\$ -	\$ -	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/17/2020	Reviewed list of credit card accounts and researched same. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/17/2020	Credit cards - researched documents & QuickBooks activity; compiled list of missing statements. (2.6)	2.6	C. Kuras	\$ 225.00	\$ 585.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585.00
8/17/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
8/17/2020	Worked on accounting records for various entities. Reviewed and update accounting testing log and provide additional projects to E3 staff. (4.7)	4.7	S. Hoslett	\$ 292.50	\$ 1,374.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,374.75
8/18/2020	Conferred with counsel re: repository documents (various). (.9) Addressed liquor escrow documents and requests. (.4) Conferred with G. Rodriguez re: various, including Lamont liquor license. (.7) Reviewed and signed updated listing documents. (.1) Researched and provided Pullman documentation. (.6) Reviewed Goldfinch escrow correspondence. (.2) Researched email re: Houts. (.3) Researched UCC's. (.9)	4.1	K. Freitag	\$ 315.00	\$ 1,291.50	\$ -	\$ 283.50	\$ 283.50	\$ -	\$ 724.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/18/2020	Attended weekly team conference call. (1.0) Notarized, scanned, archived and distributed documents for Keller St, Fireside liquor license transfer and 3415 Mission and Bella Pacific property sales; corresponded re same. (1.5) Corresponded with vendor re claims process. (.1) Reviewed property security reports; corresponded re same. (.2)	2.8	A. Herren	\$ 202.50	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/18/2020	Lamont sale: reviewed FF&E valuation and liquor license analysis prepared by K. Freitag, provided commentary to same and discussed potential offer from buyer with broker and K. Freitag. (0.7) Personal Prop sale: disc with broker from Carmel prop re artwork held by her and requested photos for appraisal. (0.1) W Washington: provided update to lender re leases and potential buyer. (0.2) 7940 University Ave sale: discussion with broker re listing and provided additional documents re same and approved MLS listing. (0.3) Participated in weekly conference call. (0.8) Data Production: discussion with K. Freitag re server data. (0.6) General ops: approved vendor invoices, approved re-paint of graffiti for MBSR. (0.3) Windemere: update with escrow re Corinthian Title ins and discussion with same re court approval. (0.3) Valle Vista sale: update from broker re sale. (0.1) Goldfinch sale: briefly reviewed the agreement and requested same from Atty Lorenzen. (0.3) La Mesa sale: discussion with broker. (0.2) 1775 Diamond: discussion with Atty Garcia re eviction process and reviewed policy updates re eviction moratorium. (0.3) Tennyson sale: update from escrow re timing for closing. (0.1) 3415 Mission Blvd sale: various discussions with escrow, A. Herren and K. Freitag re closing documents and timing for closing. (0.3) W Washington: checked with TT re lease and corresponded with potential buyer re same. (0.2)	4.8	G.Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ 167.40	\$ -	\$ -	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ -
8/18/2020	Reviewed accounts payable for ANI and properties, researched property taxes, saved down bank records and researched Pullman bank records. (3.0) Attended weekly conference call. (.8)	3.8	L. Ryan	\$ 135.00	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/18/2020	Credit cards - researched documents & QuickBooks activity; finished compiling list of missing statements. (1.2) Entered transaction detail for Chase CC #2647. (1.8)	3.0	C. Kuras	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
8/18/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (3.8)	3.8	V. Liguzinski	\$ 225.00	\$ 855.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855.00
8/18/2020	Reviewed City National Bank production, various escrow statements. (1.0) Worked with various E3 staff related to accounting issues. (3.0)	4.0	S. Hoslett	\$ 292.50	\$ 1,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170.00
8/19/2020	Reviewed PTO 'audit' numbers (.2) Conferred with Atty Fates re: Disco, quarterly report, other. (.5) Conferred with L. Ryan re: CBB. (1.1) Finalized quarterly report. (1.4) Completed Lamont analysis. (.3) Attended call with counsel re: Disco and production progress. (.6) Coordinated document for website posting. (.1) Conferred with G. Rodriguez re: interested buyers. (.1) Reviewed, signed, sent liquor license escrow documents. (.2) Reviewed and signed Keller CA. (.1) Conferred with IP counsel re: assets available for sale. (.1)	3.7	K. Freitag	\$ 315.00	\$ 1,165.50	\$ -	\$ 346.50	\$ 31.50	\$ 441.00	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/19/2020	Sorted, scanned and forwarded mail. (.4) Picked up and dropped off AP checks; scanned and archived same. (1.0) Attempted pickup of Spectrum equipment at Post Office; corresponded re same. (.5) Conferred with interested buyer; corresponded with K. Freitag re same. (.3) Researched refund check; corresponded re same. (.2) Distributed property documents; corresponded re same. (.2)	2.6	A. Herren	\$ 202.50	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/19/2020	Tennysen sale: discussion with broker re termite repairs. (0.2) Ocean Beach sale: reviewed revised PSA and coordinated with brokers to deliver same to buyer. (0.3) 140 Keller operations: discussion with Mgr re repairs to computer and approved supplies and coordinated NDA and update from broker. (0.5) Data Production: update on details of files that have come in and likely expenses for same. (0.2) West Washington sale: update from potential buyer and detailed discussion with same about the process. (0.6) Bella Pacific sale: reviewed updated closing statement and conferred with broker re repairs at the property. (0.3) 809 San Rafael: discussions (various) with broker re timing on remaining rental. (0.3) 3415 Mission Blvd: update from broker re status of closing, various updates from same and discussion with broker re property marker. (0.5) Quarterly report: reviewed final update and asset schedule. (0.4) 7940 University sale: reviewed/revised disclosures. (0.6) Lamont sale: review of analysis with K. Freitag and discussion with the broker re same and detailed update from Lender. (0.5) General sales: discussion with potential buyer re interest in portfolio. (0.2)	4.6	G.Rodriguez	\$ 279.00	\$ 1,283.40	\$ -	\$ 55.80	\$ -	\$ 111.60	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/19/2020	Conferred with ANI team re properties and accounting items. (.6) Researched SDGE, reviewed PTO schedule and confirmed to HR schedule, researched Amex credit cards, researched Torrey Pines signature card and personnel files. (5.5)	6.1	L. Ryan	\$ 135.00	\$ 823.50	\$ -	\$ -	\$ -	\$ -	\$ 823.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/19/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (2.0)	2.0	V. Liguzinski	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
8/19/2020	Reviewed credit card accounting done by C. Kuras to date, worked on locating additional credit card statements for accounting workup. (4.7)	4.7	S. Hoslett	\$ 292.50	\$ 1,374.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,374.75
8/20/2020	Reviewed CBB docs; conferred re: same. (.3) Reviewed and signed various documents. (.3) Attended call with counsel re: document production. (.9)	1.5	K. Freitag	\$ 315.00	\$ 472.50	\$ -	\$ 283.50	\$ 94.50	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/20/2020	Scanned, archived and delivered documents for Surf Rider MB liquor license transfer; corresponded re same. (.7) Reviewed and forwarded vendor invoices. (.1) Conferred and corresponded with security re property repairs. (.2) Scanned, archived and distributed Fireside liquor license transfer and Bella Pacific escrow documents (.5)	1.5	A. Herren	\$ 202.50	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010	
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee											
8/20/2020	3415 discussion with broker re prop line and coordinated keys to property, checked with acctg re transfer of utilities. (0.4) General sales: discussion with potential buyer. (0.2) W Washington: update from tenant re pymt of rent and discussion with lender. (0.1) Data Production: update on files being transferred to DISCO and reviewed by counsel, update from J. Nittel re status of data production. (0.3) 1775 Diamond sale: discussion with Atty Garcia to proceed with eviction and billing. (0.2) 7940 Univ: reviewed listing on MLS and corresponded with broker re same. (0.3) General ops: discussion with B. Young re access to user accounts and T. Stefan re access to different account, update on back flow inspections, reviewed and approved invoices, discussion with acctg re transfer of utilities. (0.5) Tennyson sale: reviewed closing docs, disc with broker re addendum to RPA and coordinated same with K. Freitag. (0.7) Windemere sale: updates from title re Riharb lien, disc with broker and Atty Fates re same. (1.3) 809 San Rafael, update on tenant rental. (0.2) 3515 Hancock: discussion with lien holder re status of sale. (0.1) Mission Beach sale: reviewed lease app for Grind and Prosper for LL acceptance, requested update to overbid PSA, reviewed revisions and provided same to broker. (0.4) Valle Vista sale: discussion with broker re negotiations update and confirmed same with K. Freitag. (0.2) 3816 Mission Blvd: prep memo to Atty Thiel re PSA prep for same. (0.3)	5.2	G.Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ 83.70	\$ -	\$ -	\$ -	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ -
8/20/2020	Researched CBB payments and conferred with S. Coleman re SDGE. (1.1)	1.1	L. Ryan	\$ 135.00	\$ 148.50	\$ -	\$ -	\$ -	\$ -	\$ 148.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8/20/2020	Evaluated statement support for AMEX cards & compiled list of missing documents. (2.2) Entered transaction detail for Chase #4711 & #6732. (3.1)	5.3	C. Kuras	\$ 225.00	\$ 1,192.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.50
8/20/2020	Review, sign and send weekly check run. (.7)	0.7	T. Hebrank	\$ 315.00	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8/20/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (3.5)	3.5	V. Liguzinski	\$ 225.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787.50
8/20/2020	Researched the EIN numbers for various entities, worked on credit card accounting and review. (1.3) Reviewed various accountings completed. (2.5)	3.8	S. Hoslett	\$ 292.50	\$ 1,111.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111.50
8/21/2020	Prepared accountings for two sales. (.6) Conferred with Atty Fates re: various, including Endeavor and repository. (.7) Reviewed and signed liquor escrow docs for La Mesa. (.2)	1.5	K. Freitag	\$ 315.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8/21/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash; met with security. (1.0) Processed Wells Fargo bank deposits. (.6) Corresponded re property change of addresses. (.2) Scanned deposit slips: corresponded re same. (.3)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8/21/2020	General ops: approved vendor invoices, confirmed password for audited IT account, and coordinated with E. Hughes re sale of 3415 Mission Blvd. (0.4) Mission Beach SR sale: update from escrow re closing documents. (0.1) 3816 Mission Blvd sale: update from broker re LOI. (0.1) General sales: discussion with potential buyer re assets. (1.3) Bella Pacific sale: Discussion with broker re sale and repairs. (0.2) West Washington: update from potential buyer. (0.2)	2.3	G.Rodriguez	\$ 279.00	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8/21/2020	Reviewed accounts payable for Surfrider and ANI and property accounts payable with S. Coleman. (1.0) Reviewed and researched EDD notices with T. McDonald. (.6) Prepared notice of abandonment for product. (.5)	2.1	L. Ryan	\$ 135.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8/21/2020	Entered transaction detail for Chase #9744 and Wells Fargo #7291, #1042, #9243, #3994, #2120, #5641. (5.0) Began entering E3 Categories for Chase #6680. (.7)	5.7	C. Kuras	\$ 225.00	\$ 1,282.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,282.50

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/21/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (3.5)	3.5	V. Liguzinski	\$ 225.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787.50
8/23/2020	University Ave sale: discussion with overbidder re process, provided information and reviewed proof of funds. (0.5)	0.5	G.Rodriguez	\$ 279.00	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/24/2020	Downloaded on various sale related items with G. Rodriguez. (.5) Reviewed and completed forensic analysis for Endeavor indirect payments. (1.4) Reviewed and signed offer docs for CDG. (.2)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ 441.00	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/24/2020	Collected, counted and recorded parking lot cash. (2.5) Notarized documents for Surf Rider LM liquor license transfer. (.4) Corresponded re employee life insurance policy. (.1) Reviewed property security reports; corresponded re same. (.2) Corresponded re Lamont tax penalty waiver response. (.2)	3.4	A. Herren	\$ 202.50	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/24/2020	University Ave sale: provided further information to buyer and coordinated overbid PSA for same, discussion with escrow re deposit and coordinated same with K. Freitag, detailed discussion with stalking horse buyer and discussion with Atty Lorenzen and Fates re overbid PSA. (2.6) General ops: approved vendor invoices, update on Lamont tax penalty waiver, approved temp employee hours, reviewed affidavit of publication for University Ave. (0.3) West Washington: corresponded with tenant re lease amount, corresponded with Atty Stelzer re same, and discussion with potential buyer and K. Freitag re withdrawal of interest in the property. (0.4) Camino DeGrazia sale: Reviewed offer, prepared addendum and coordinated execution of the same. (0.5) 1775 Diamond: reviewed KTS-Law invoice for UD action and forwarded same to accounting. (0.1) Yarmouth sale: reviewed title report and corresponded with title and Atty Fates re same. (0.3) Lamont sale: update from K. Freitag re lender negotiations on liquor license and FF&E sale. (0.2) Ocean Beach sale: update with K. Freitag and discussion with brokers re PSA. (0.1) MBSR sale: update with broker re updated financials and overbid PSA. (0.2) Tennyson sale: followed up with staff re turnover of asset. (0.2) 7940 University condo sale: update from broker on marketing efforts and offer received. (0.2)	5.1	G.Rodriguez	\$ 279.00	\$ 1,422.90	\$ -	\$ -	\$ -	\$ -	\$ 1,422.90	\$ -	\$ -	\$ -	\$ -	\$ -
8/24/2020	Researched and scheduled Endeavor and CBB deposit activity. (2.0)	2.0	L. Ryan	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
8/24/2020	Conferred with S. Hoslett re status and information needed for tax returns. (.6) Corresponded with team and researched auction documents. (1.2)	1.8	L. Ryan	\$ 135.00	\$ 243.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/24/2020	Entered transaction detail for Wells Fargo #5641 & #3265. (4.8)	4.8	C. Kuras	\$ 225.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080.00
8/24/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (1.7)	1.7	V. Liguzinski	\$ 225.00	\$ 382.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382.50
8/24/2020	Worked on accounting for tax returns, held conference call with L. Ryan regarding the same. (1.2) Researched various payments to individuals as requested by K. Freitag. (1.1)	2.3	S. Hoslett	\$ 292.50	\$ 672.75	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321.75
8/25/2020	Met with team for weekly call. (1.0) Met with counsel re: hearing prep (.8); conferred with S. Hoslett re: hearing prep. (.3) Met with G. Rodriguez re: various sale related matters (.8) Reviewed and signed UD action document, and attended to payables. (.2) Coordinated posting of document to website. (.1) Conferred with escrow re: various. (.1)	3.3	K. Freitag	\$ 315.00	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ 787.50	\$ -	\$ 252.00	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/25/2020	Attended weekly team conference call. (1.0) Scanned, archived and delivered documents for Surf Rider MBLM liquor license transfer; corresponded re same. (.6) Corresponded with IRS representative and L. Ryan re EIN list. (.2) Scanned and forwarded employee unemployment claims. (.2)	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/25/2020	Corresponded with numerous investors re claims and Chicago Title settlement agreements. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
8/25/2020	University Ave sale: onsite meeting with overbidder to discuss process, discussion with architect, discussion with broker re overbidding, discussion with additional overbidder. (2.0) La Mesa SR sale: update from escrow re closing. (0.1) Tennyson sale: update on release of vendor check to buyer and provided guidance to broker. (0.1) Participated in weekly conference call. (1.0) 812 San Rafael sale: Prepared addendum to RPA and provided same to (0.1) 809 San Rafael sale: discussion with broker re court approval. (0.1) Ocean Beach SR: Reviewed PSA and coordinated execution of same. (0.3) 1775 Diamond: reviewed UD summons and complaint and coordinated revisions to same, provided relevant information to K. Freitag and coordinated delivery of declaration. (0.6) West Washington: discussion with tenant re rent and potential buyer re interest in the property. (0.3) Randolph sale: reviewed offers and corresponded with broker re same. (0.3) 7940 University Ave: reviewed offers and discussed same with broker and coordinated strategy with K. Freitag re same. (0.4)	5.3	G.Rodriguez	\$ 279.00	\$ 1,478.70	\$ -	\$ -	\$ -	\$ -	\$ 1,478.70	\$ -	\$ -	\$ -	\$ -	\$ -
8/25/2020	Reviewed SDGE accounts for properties, assisted S. Coleman with accounts payable for ANI and properties and researched deposits. (3.6) Attended weekly call with team. (1.0)	4.6	L. Ryan	\$ 135.00	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/25/2020	Researched Amex, Wells Fargo and Chase credit card statements. (2.4)	2.4	L. Ryan	\$ 225.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540.00
8/25/2020	Entered transaction detail for Chase #9744. (1.8)	1.8	C. Kuras	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
8/25/2020	Continued review of various bank accounts and transactions as tested by E3 staff. (4.0)	4.0	S. Hoslett	\$ 292.50	\$ 1,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170.00
8/26/2020	Met with DISCO, Jason and G. Rodriguez re: data production. (1.0) Conferred with L. Ryan re: various operational matters. (.7) Conferred with lender re: W. Washington offer; reviewed and analyzed same. (.2) Worked on University auction preparation, Windemere issue and overbids. (1.3) Met with forensic team re: Peterson accounting. (1.0) Conferred with counsel re: investor down stream and accounting issues. (.3)	4.5	K. Freitag	\$ 315.00	\$ 1,417.50	\$ -	\$ 315.00	\$ -	\$ -	\$ 693.00	\$ 94.50	\$ -	\$ -	\$ -	\$ 315.00
8/26/2020	Sorted, scanned and forwarded mail. (.4) Picked up and dropped off AP checks; scanned and archived same. (1.0) Reviewed and forwarded numerous vendor invoices; corresponded re same. (.4) Reviewed property security reports; corresponded re same. (.2) Scanned and archived Chicken Pharm escrow check; corresponded re same. (.2) Scheduled Zoom auction for University Ave; corresponded re same. (.6)	2.8	A. Herren	\$ 202.50	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/26/2020	Data production: call with DISCO. (1.0) 812 San Rafael: update on counter offer. (0.1) West Washington: reviewed LOI, discussed same with K. Freitag, discussed rent payment and lease with 915 TT, responded to LOI. (0.4) General ops: disc re security cameras, update on transition of property at Tennyson, approved vendor invoices, provided direction re business certificates. (0.4) Univ Ave sale: prepared auction instructions and coordinated revision to overbid PSA for broker, discussion with K. Freitag re changes to inst., discussion with overbidder re revisions to PSA and coordinated changes with Atty Lorenzen, conferred with broker re auction instructions, provided overbidder DD information. (2.8) General sales: provided asset list to interested buyers and provided additional requested pricing guidance. (0.3) Ocean Beach SR: discussion with escrow re opening docs and general terms of the agt, confirm that buyer deposited escrow and discussion with buyer re overbidding. (0.3) Yarmouth and Windemere: provided updated title report and note/DOT to Atty Fates re Riharb lien, reviewed/revised motion for amended order. (0.8) Randolph: discussion with broker re buyer questions, and provided various guidance on response to LOI. (0.6) MBSR: reviewed overbidder PSA and coordinated same, disc with broker re 2nd potential overbidder. (0.2) 7940 Univ condo sale: revised addendum and coordinated with broker and K. Freitag re execution of same. (0.3)	7.2	G.Rodriguez	\$ 279.00	\$ 2,008.80	\$ -	\$ 279.00	\$ -	\$ -	\$ 1,729.80	\$ -	\$ -	\$ -	\$ -	\$ -
8/26/2020	Corresponded with Flores re PTO, reviewed CDW package and attended conference call with team, including K. Freitag. (4.8)	4.8	L. Ryan	\$ 135.00	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/26/2020	Conferred with S. Hoslett re status of credit card detail. (.4)	0.4	L. Ryan	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
8/26/2020	Completed Chase #9744 & worked on Chase #4288. (10.7)	10.7	C. Kuras	\$ 225.00	\$ 2,407.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,407.50
8/26/2020	Attended status call. (1.0) Worked on Kim Funding Defined Benefit Plan. (2.0)	3.0	V. Liguzinski	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
8/26/2020	Reviewed accounting status and hold conference call with various E3 staff working on the accounting. (1.0) Reviewed open accounts for Subpoena purposes. (5.0)	6.0	S. Hoslett	\$ 292.50	\$ 1,755.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755.00
8/27/2020	Reviewed and signed escrow release agreements. (.1) Finalized preparations and documents for University Auction. (.2) Prepared for and conducted Univ. Ave. auction (.3); conferred with G. Rodriguez re: same. (.6) Reviewed and signed closing document for Bella Pacific with mobile notary. (.2) Conferred with team re: personnel adjustments. (.5) Worked on revision to Windemere amended order Motion; conferred iwht Atty Fates re: same. (1.0) Correspondence with investors (conferred with Atty Fates re: same). .7	3.6	K. Freitag	\$ 315.00	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ 913.50	\$ 220.50	\$ -	\$ -	\$ -	\$ -
8/27/2020	Downloaded University Ave. Zoom auction video; corresponded re same. (.2) Reviewed, approved and forwarded vendor invoices. (.2) Corresponded with E. Hughes re locksmith contact information. (.2) Corresponded re accounts payable and receivable checks. (.2) Corresponded re employee PTO payouts. (.1)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
8/27/2020	Corresponded with numerous investors re Chicago Title settlement agreements. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/27/2020	Mission Beach SR: reviewed updated overbid PSA. (0.2) University Ave sale: continued discussion with overbidder, discussion with escrow and K. Freitag re receipt of deposits, participated in auction call, coordinated execution of PSA corrections with broker. (1.2) 1775 Diamond: continued discussion with UD atty. (0.2) La Mesa SR: update from broker and buyer (0.2) West Washington sale: discussion with broker re leases and rent roll. (0.2) Windemere sale: reviewed updated motion and discussion with escrow re potential resolution and discussion with bonding company and escrow re same. (0.7) Randolph sale: update from broker re offers received and prepared strategy for same. (0.2) General Ops: reviewed vendor invoices discussion with K. Freitag and L. Ryan re employee layoff and coordinated severance agreement with Atty Fates. (0.8) Weekly portfolio call. (1.2) Camino DeGrazia: discussion with broker re offer and backup. (0.3) Vacation rentals: reviewed listing agreements and coordinated extensions for same. (0.2)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ -
8/27/2020	Reviewed PTO registers prepared by Flores in detail along with ANI and Surfrider payroll. (3.0) Researched and pay Beautiful MB EDD taxes. (1.0)	4.0	L. Ryan	\$ 135.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/27/2020	Worked on Chase #4288. (3.0)	3.0	C. Kuras	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
8/27/2020	Review, sign and mail weekly checks. (.8) Execute and send TOT form and payment. (.2)	1.0	T. Hebrank	\$ 315.00	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/27/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
8/27/2020	Continued review of credit card transactions; work on coding transactions as needed. (4.5)	4.5	S. Hoslett	\$ 292.50	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,316.25
8/28/2020	Reviewed and signed declaration re: Windemere amendment order. (.2) Reviewed and signed MBSR overbid PSA. (.3) Conferred with S. Hoslett re: various forensic items (.2); followed up with Atty Fates re: same. (.2) Conferred with team re: various personnel items. (.5) Met with AM team on repository progress. (.5) Reviewed and revised draft Joint Motion re: Bandini. (1.1)	3.0	K. Freitag	\$ 315.00	\$ 945.00	\$ -	\$ 157.50	\$ 346.50	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00
8/28/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash; met with security. (1.0) Recorded and processed Chase and Wells Fargo bank deposits. (1.0)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/28/2020	General operations: discussion with Atty Bell and Fates re separation agreement and provided requested information, detailed training with Mgr re vacation rental operations and rent collections for all tenants. (2.8) Vacation rentals: updated listing agreements and discussion with broker re transition and rental request. (0.3) Mission Beach SR: received two overbid PSAs and confirmed receipt of deposits and reviewed lease application and provided same to K. Freitag for discussion with landlord. (0.8) Windemere: reviewed updated declarations and coordinated review of proposed order with title companies. (0.2) Investor communications: coordinated email blast to investors. (0.1) Goldfinch sale: update on closing. (0.1) West Washington: reviewed LOI, discussion with buyer and coordinated PSA for same and discussion with Atty Stelzer re same. (0.6) University Ave sale: discussion with buyer re NOD filed, reviewed addenda to PSAs and provided same to buyers, provided buyers with update PSA draft. (0.8) Prop mgt: Approved rental for buying tenant at 809 San Rafael, reviewed lease for Windemere and approved same. (0.2) Insurance: update from broker re liberty policy. (0.1) 7940 University Ave Condo: update on opening title and escrow and received/reviewed title report. (0.3) Data Production: update from SETEC re status of transfers. (0.1)	6.4	G.Rodriguez	\$ 279.00	\$ 1,785.60	\$ -	\$ 27.90	\$ -	\$ -	\$ 1,757.70	\$ -	\$ -	\$ -	\$ -	\$ -
8/28/2020	Researched and responded to inquires re staff and PTO questions and issues. (2.5)	2.5	L. Ryan	\$ 135.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/28/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (2.1)	2.1	V. Liguzinski	\$ 225.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472.50
8/28/2020	Reviewed credit card accounting completed by C. Kuras; code transactions as needed for various accounts. (3.6) Confer with K. Freitag. (2)	3.8	S. Hoslett	\$ 292.50	\$ 1,111.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111.50
8/29/2020	Reviewed and forwarded vendor invoices; corresponded re same. (1) Corresponded with T. McDonald re employee PTO. (1)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/29/2020	Corresponded with investor re forensic accounting and claims process. (1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
8/31/2020	Conferred with Atty Fates re: Bandini motion and other legal items, including Endeavor, repository. (8) Conferred with L. Ryan re: PTO and other. (6) Reviewed Labor Day statistics, new in-door dining requirements. (5) Reviewed and signed MBSR overbid; coordinated personal property update. (5) Researched email for various recovery related items (ins. claim, bank account openings, legal involvement, etc.). (4.0) Corresponded with S. Hoslett. (2)	6.6	K. Freitag	\$ 315.00	\$ 2,079.00	\$ -	\$ -	\$ 157.50	\$ -	\$ 1,858.50	\$ -	\$ -	\$ -	\$ -	\$ 63.00
8/31/2020	Corresponded with L. Ryan and T. McDonald re past employees correspondence re PTO. (4) Corresponded with numerous vendors re outstanding invoices; reviewed and corresponded with accounts payable re same. (6) Reviewed property security report; corresponded re same. (2) Corresponded with K. Freitag re additional property addresses and Postal Annex contract and weekly team Zoom call. (3)	1.5	A. Herren	\$ 202.50	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
8/31/2020	812 San Rafael sale: discussion with broker re multiple counter offers and provided direction re same. (0.3) Prop Mgmt: reset passwords for accounts after employee separation and met with E. Hughes re same. (0.7) Randolph sale: update on payments to bank and follow up on PSA for same. (0.2) General operations: Update with employee over separation, reviewed and revised same agreement and coordinated with K. Freitag re same, reviewed/approved vendor invoices, including temp employee timesheet. (2.2) West Washington: provided update re payment for Phase II, reviewed PSA and coordinated execution of the same. (0.3) Mission Beach SR: coordinated PSA for third overbidder (0.7) Insurance discussion with K. Freitag re Liberty quote and changes to same and plans for updated Broker of Record changes. (0.3) Data production: created accounts as requested and reviewed and forwarded SETEC invoice. (0.4) 140 Keller: discussion with Mgr re equipment repair and discussion with AMA Networks re same. (0.3) 7940 University Ave Condo: reviewed and completed disclosures and coordinated execution of the same. (0.5)	5.9	G.Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ 111.60	\$ -	\$ -	\$ 1,534.50	\$ -	\$ -	\$ -	\$ -	\$ -
8/31/2020	Researched bank activity, final checks, researched and responded re PTO payments. (4.2)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
8/31/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (5.4)	5.4	V. Liguzinski	\$ 225.00	\$ 1,215.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,215.00
8/31/2020	Reviewed various emails related to investors. (.2) Worked on Chicago Title accounting and provide support to K. Freitag as requested. (2.1)	2.3	S. Hoslett	\$ 292.50	\$ 672.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 672.75
9/1/2020	Met with team on weekly Zoom call. (1.0) Conferred with Atty Fates re: bank, email, updated sale accounting (Tennyson) and other research items. (.4) Reviewed and signed Univ. sale disclosure documents and W. Washington PSA. (.5) Attended calls with GCC counsel and Atty Fates re: Endeavor shares. (.7) Reviewed and signed 812 offer docs. (.3) Reviewed Mission Beach Surf Rider auction instructions. (.5)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ -	\$ 220.50	\$ -	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/1/2020	Attended weekly team conference call. (1.0) Collected, counted and recorded parking lot cash. (2.7) Conferred and corresponded re Hancock building access and trash pickup. (.4) Corresponded with numerous vendors re outstanding invoices and claims process. (.2) Processed monthly mortgage payment for Valle Vista; corresponded re same. (.3) Reviewed property security report; corresponded re same. (.2)	4.8	A. Herren	\$ 202.50	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/1/2020	Corresponded with investor re status of forensic accounting and claims process. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/1/2020	Prop Mgt: Prep memo for E. Hughes re prop mgmt duties. (1.0) Data production: corresponded with K. Freitag and AMA Networks re copy of the server. (0.2) Tennyson: update on closing costs report to the court. (0.1) Participated in weekly meeting. (1.0) W Washington: coordinated PSA for same, opened title and escrow and coordinated additional signatures with broker and escrow and coordinated for Phase II invoice. (0.4) 3816 Mission: disc with broker re schedule for showings and potential offers received. (0.2) Randolph: prep lease extension for tenant, disc with broker re lease and discussion with new Mgr re property, coordinated prop tour on Thursday. (0.7) Univ Ave: prepared tenant inspection and discussion with new Mgr re same, reviewed lease and prepared for potential return of deposit. (0.4) General ops: finalized employee separation and provided docs to L. Ryan re same, approved vendor invoices, discussion with IT vendor re access to property. (0.4) 7940 University Condo: provided buyer with disclosures. (0.1) 812 San Rafael: prepared counter offer and addendum and prepared memos for K. Freitag re each offer. (0.7) Mission Beach SR: Updated auction instructions, reached out to buyers re timing and zoom call. (0.7) 1775 Diamond: update from Atty Garcia re retainer. (0.1) La Mesa SR: discussion with escrow re title review. (0.1) Ocean Beach SR: discussion with escrow re landlord requested package and tour of the property on Thursday. (0.2)	6.3	G. Rodriguez	\$ 279.00	\$ 1,757.70	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,701.90	\$ -	\$ -	\$ -	\$ -	\$ -
9/1/2020	Attended conference call with team. (1.0) Dealt with Lamont property tax penalties appeal and accounts payable for ANI and properties. (3.5)	4.5	L. Ryan	\$ 135.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/2/2020	Conferred with City of W. Sacramento. (1) Reviewed correspondence re: Mission Beach overbids. (2) Addressed payables. (1) Coordinated surrender forms re: life insurance policies. (3) Reviewed and signed University and Mission Beach overbid documents. (4) Researched and provided records for crime claim. (1.0)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/2/2020	Sorted, scanned and forwarded mail. (4) Picked up and dropped off AP checks; scanned and archived same. (1.0) Met with E. Hughes re general operation items. (4) Updated employee change of address; corresponded re same. (2) Corresponded with L. Ryan re employee life insurance. (1) Reviewed property security report; corresponded re same. (2) Corresponded re clean up of parking lot; archived photos of same. (3) Scheduled Zoom auction for Surf Rider MB; corresponded re same. (5) Researched Hancock access; corresponded re same. (2) Scanned, archived and corresponded re Goldfinch escrow documents and liquor license sale check. (3)	3.6	A. Herren	\$ 202.50	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/2/2020	Prop mgt: training with E. Hughes re various websites and discussion re policies. (1.2) La Mesa SR: update on title transfer. (0.1) University Ave sale: update with buyers re PSA amendments, discussion with buyer and coordinated review of amendments and provided additional documents requested by buyer. (0.8) Mission Beach SR auction coordination: reviewed updated auction information and requested amendments to PSAs, discussion with K. Freitag and brokers re same and provided amendments to buyers. (2.8) Randolph St: provided Atty Thiel with requested information for preparation of PSA, worked with tenants re repair requests and coordinated same with E. Hughes, ordered title report. (0.7) West Washington: discussion with buyer re tenant matter, discussion with tenant re plans to vacate and coordinated site visit with same. (0.4)	6.0	G. Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/2/2020	Corresponded re life insurance policies (.3) Conferred with ANI accounting team. (.5) Reviewed escrow statements with B. Young and reviewed AAA insurance documents. (.2.3)	3.1	L. Ryan	\$ 135.00	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/2/2020	Archived GRB production and reviewed same. (.5)	0.5	L. Ryan	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50
9/2/2020	Reviewed updated Union Bank production provided by Counsel. (2.0)	2.0	S. Hoslett	\$ 292.50	\$ 585.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585.00
9/3/2020	Conferred with G. Rodriguez re: and prepared for auction; updated landlord re: same. (.5) Conducted auction. (.7) Conferred with G. Rodriguez re: various sales and auction results. (1.0) Conferred with Atty Fates re: Rihard, Bandini and various other items. (1.0)	3.2	K. Freitag	\$ 315.00	\$ 1,008.00	\$ -	\$ -	\$ -	\$ -	\$ 1,008.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/3/2020	Corresponded with security re Surf Rider MB access; corresponded with G. Rodriguez and E. Hughes re same. (.3) Downloaded Zoom auction video; corresponded re same. (.2)	0.5	A. Herren	\$ 202.50	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ -
9/3/2020	Mission Beach SR: prepared for auction, including discussion with K. Freitag re same, discussion with brokers and participated in auction. (1.0) West Washington: discussion with buyer and tenant re sale, property tour with buyer and broker. (1.5) 3515 Hancock: property tour with potential buyer. (1.0) Randolph: discussion with tenant re lease and electric bill, discussion with tenant re mailbox key and visit to property, reviewed PSA and coordinated same with broker. (0.9) University ave sale: discussion with buyer re assumption of loan. (0.2) 7940 University: discussion with broker re condo docs. (0.1) Bella Pacific: update with broker re overbid. (0.1) General ops: reviewed business tax exemption denial and discussed same with A. Castellano. (0.1) 809 San Rafael: reviewed motion, prepared memo to title re changes to court order and corresponded with escrow re same. (0.7) Data Production: prepared memo to DISCO and other parties re company file server access. (0.3)	5.9	G. Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ 83.70	\$ -	\$ -	\$ 1,562.40	\$ -	\$ -	\$ -	\$ -	\$ -
9/3/2020	Researched ANI payroll account and Saska's FTB notice and conferred with B. Young re same. (1.5) Reviewed and conferred with S. Hoslett re tax return. (.4) Conferred with team re Goldfinch payments from escrow and treatment of same and reviewed Young Market accounts payable from Flores. (1.9)	3.8	L. Ryan	\$ 135.00	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/3/2020	Updated forensic schedule for Cultivate and prepared GRN schedule. (1.2)	1.2	L. Ryan	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00
9/3/2020	Review, sign and mail weekly check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/3/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (3.5)	3.5	V. Liguzinski	\$ 225.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787.50
9/3/2020	Continued work on Chicago Title accounting. (1.1) Reviewed and respond to various tax notices. (.2) Held call with L. Ryan related to tax notices. (.4)	1.7	S. Hoslett	\$ 292.50	\$ 497.25	\$ -	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321.75
9/4/2020	Reviewed and provided feedback on Riharb counsel discussion. (1) Reviewed and provided final feedback on Bandini settlement motion draft. (.5) Conferred with Atty Fates re: CO attorney. (.4) Conferred with Atty Fates re: estimate for fraudulent transfer matter and prospective settlement. (.2)	1.2	K. Freitag	\$ 315.00	\$ 378.00	\$ -	\$ -	\$ 220.50	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/4/2020	Sorted, scanned and forwarded mail. (.4) Counted and recorded Randolph laundry money. (.5) Recorded and processed Wells Fargo deposits. (.8) Collected parking lot cash; met with security. (1.0) Inspected Surf Rider MB; corresponded re access. (.6) Reviewed vendor invoices; corresponded re same. (.2) Corresponded re distribution of employee check; distributed same. (.2)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/4/2020	3816 Mission Blvd: discussion with broker re marketing. (0.1) Bella Pacific: update from broker. (0.1) General Ops: approved vendor invoices, provided Himmelberg notice to K. Freitag, update on business tax, assistance with locating key to SR Mission Beach. (0.3) West Washington: discussion with potential buyer re overbid interest, various discussion with tenant re plans for adjacent lot. (0.4) 3515 Hancock: provided floor plans to potential buyer. (0.1) Ocean Beach: discussion with potential buyer re overbid, researched files to provide plans and discussion with broker re same. (0.7) 809 San Rafael: discussion with broker re court approval and timing for closing, discussion with escrow re title requests to clear court order and update with K. Freitag re same. (0.6) Prop mgmt: discussion with Mgr re status of the portfolio and plans for same. (1.2) 3515 Hancock: discussion with potential buyers re property. (0.2) Mission Beach SR: Reviewed amendment to PSA and provided same to buyer. (0.3) University Ave: discussion with broker re amendment to PSA for backup buyer. (0.1) 1775 Diamond: reviewed updated retainer agreement and coordinated execution of the same. (0.4) Discussion with KTS re eviction moratoria and reviewed related legal briefs. (0.3)	4.8	G. Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ -
9/6/2020	Corresponded with security re parking lot. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/8/2020	Reviewed and signed overbid documents, 7940 University and 812 San Rafael docs. (1.0) Reviewed insurance correspondence from lenders; conferred with G. Rodriguez re: same. (.2)	1.2	K. Freitag	\$ 315.00	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/8/2020	Collected, counted and recorded parking lot cash. (2.8) Conferred and corresponded with security re services at Himmelberg's; conferred and corresponded with G. Rodriguez and E. Hughes re same. (.6) Corresponded with A. Castellano re Saska's refund check; researched same. (.2)	3.6	A. Herren	\$ 202.50	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/8/2020	Himmelberg's: disc with Mgr re fire alarm and coordinated w/ A. Herren. (0.5) 809 San Rafael: disc with buyer re requests for post closing. (0.1) Univ Ave: reviewed amendment and coordinated execution with K. Freitag, provided docs to Atty Fates to file, disc with Mgr re move-out review and disc with buyer re closing plans. (0.7) MBSR: reviewed amendment and coordinated execution with K. Freitag, provided docs to Atty Fates re auction results. (0.3) Randolph: reviewed and responded to buyers questions on PSA and provided addl requested docs, reviewed tenant electric bill to discuss extra electric usage, disc with broker re signed PSA. (1.2) Ins update: disc with broker re ins renewals. (0.4) Camino Degrazia: update on transaction cancellation, coordinated execution. (0.1) General Ops: reviewed/approve invoices and temp hours. (0.1) 140 Keller: reviewed photos of faulty equip and disc with IT vendor and Mgr. (0.1) 812 San Rafael: reviewed buyer counter offer, disc with broker and revised addendum, various negotiations with buyer and finalized for execution. (0.6) Valle Vista: disc with broker re pricing strategy and coordinated change in terms. (0.2) Prop Mgt: review of vacation rental requests and give feedback to Mgr. (0.8) W Washington: disc with potential overbidder and TT re plans for adjacent prop, disc with buyer re contingency extension, disc with K. Freitag re same and listing. (0.8) Bella Pacific: confirm with Atty Fates and broker of no overbids. (0.2)	6.1	G. Rodriguez	\$ 279.00	\$ 1,701.90	\$ -	\$ -	\$ -	\$ -	\$ 1,701.90	\$ -	\$ -	\$ -	\$ -	\$ -
9/8/2020	Reviewed accounts payable for ANI and properties, term employee with Flores, and reviewed escrow and sales tax with T. Castellano. (1.8)	1.8	L. Ryan	\$ 135.00	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/8/2020	Conferred with S. Hoslett re subpoena records and Kim Funding records. (.8) Corresponded with N. Aspis re additional subpoenas and researched AAA Insurance payments from ANI. (2.0)	2.8	L. Ryan	\$ 225.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630.00
9/8/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (.8)	0.8	V. Liguzinski	\$ 225.00	\$ 180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180.00
9/8/2020	Reviewed credit card information related to Kim Peterson for Counsel. (.4) Held conference call with L. Ryan related to the same. (.8)	1.2	S. Hoslett	\$ 292.50	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351.00
9/9/2020	Initiated mortgage payments. (.2) Reviewed University and MBSurf Rider notices. (.6) Conferred with S. Hoslett. (.5) Reviewed and signed Randolph and other documents. (.3)	1.6	K. Freitag	\$ 315.00	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50
9/9/2020	Sorted, scanned and forwarded mail. (.4) Picked up and dropped off AP checks; scanned and archived same. (1.0) Corresponded with security re Himmelberg's. (.3) Corresponded re vendor refund checks. (.2) Reviewed and scanned vendor invoices; corresponded re same. (.4) Scanned and archived unemployment claims; corresponded with T. McDonald re same. (.2)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2020	Randolph: reviewed PSA, coordinated verification and execution to open escrow. (0.5) 3816 Mission: reviewed LOI, pre-approval letter and POF and requested PSA from Atty Thiel and sent requested info, reviewed PSA and forwarded to buyer. (0.6) OBSR: reviewed buyer request to extend contingency deadline and coordinated response with brokers, corresponded with escrow re questions on opening escrow docs. (0.3) Lamont sale: reviewed negotiations with lender, provided addl context to K. Freitag from listing broker re same. (0.2) 812 San Rafael: update on title report. (0.1) General Ops: Reviewed Saskas PSA to provide basis for objecting to payment of sale taxes for personal property sales, approved vendor invoices, discussion with escrow officers re updated payoffs for LMSR and 809 San Rafael. (0.4) MBSR: reviewed notice of auction results and corresponded with Atty Fates re same, updated escrow on status of auction and coordinated execution. (0.5) Univ Ave: reviewed notice of auction and provided revisions to same, corresponded with escrow re auction results and coordinated execution. (0.5) 7940 Univ Ave: reviewed backup offer, prepared addendum for the same and coordinated execution of same with K. Freitag. (0.6) Ins update: reviewed updated policy and corresponded with broker re requested changes to same. (2.6) 3515 Hancock: prepared memo to K. Freitag re LOI received and prepared summary of liens and expenses for property. (0.6)	6.9	G. Rodriguez	\$ 279.00	\$ 1,925.10	\$ -	\$ -	\$ -	\$ -	\$ 1,925.10	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2020	Attended conference call with team. (.7) Reviewed ANI payroll and researched Saska's FF&E and BOE with T. Castellano. (2.5)	3.2	L. Ryan	\$ 135.00	\$ 432.00	\$ -	\$ -	\$ -	\$ -	\$ 432.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (.3)	0.3	V. Liguzinski	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
9/9/2020	Corresponded with vacation rental guests (.3), Reviewed and submitted vacation rental invoices to Accounting (.5), Arranged BBQ cleaning with handyman at 809 San Rafael (.3)	1.1	E. Hughes	\$ 40.00	\$ 44.00	\$ -	\$ -	\$ -	\$ -	\$ 44.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2020	Worked on ABC Funding accounting analysis including coding transactions. (7.5) Prepared for and held conference call with Spiegel CPA firm related to tax return issues. (.3) Accounting status call with K. Freitag. (.5)	8.3	S. Hoslett	\$ 292.50	\$ 2,427.75	\$ -	\$ 87.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,340.00
9/10/2020	Call with Atty Fates re: Riharb. (.2)	0.2	K. Freitag	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2020	Corresponded with L. Ryan re entity filings; researched same. (.4) Reviewed vendor invoices; corresponded re same. (.2)	0.6	A. Herren	\$ 202.50	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/10/2020	Randolph: update on open escrow. (0.1) Ocean Beach SR: update on contingency release from buyer, discussion with escrow re overbid deadline, coordinated contingency extension and removal. (0.5) 140 Keller: discussion with IT vendor re equipment. (0.1) 812 San Rafael: update on buyer inspections and provided guidance on overbidding to broker. (0.2) 3792 Mission Blvd: reviewed modification of terms and coordinated execution of the same. (0.1) Mission Beach SR: coordinated final signatures for PSA and amendments from escrow and broker in preparation for filing related notices re auction results. (0.5) University Ave: coordinated final signatures for PSA and amendments from escrow in preparation for filing related notices re auction results. (0.3) Prop Mgt: reviewed vacation rental booking requests and corresponded with K. Freitag re same. (0.3) La Mesa SR: discussion with broker on temp liquor license, reviewed license status with ABC and corresponded with K. Freitag re same and reviewed update from escrow. (0.5) Insurance: update with broker re changes to policies and certificates of insurance. (0.3) West Washington: update with buyer and escrow re contingency release. (0.2) 809 San Rafael: update on timing for closing. (0.1)	3.2	G. Rodriguez	\$ 279.00	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2020	Reviewed Flores payables for Surfrider and conferred with B. Young re payroll and personnel. (.8)	0.8	L. Ryan	\$ 135.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2020	Review, sign and mail weekly check run. (.4)	0.4	T. Hebrank	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (3.4)	3.4	V. Liguzinski	\$ 225.00	\$ 765.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 765.00
9/10/2020	Corresponded with vacation rental guests (.3)	0.3	E. Hughes	\$ 40.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2020	Worked on the accountings for HAV and other investment banks. (2.0) Continued review of the Credit Card accounting. (1.0) Prepared for and hold call with CPA related to SOS filings. (.2) Reviewed subpoena listing and correspond with Counsel related to open accounts. (.5)	3.7	S. Hoslett	\$ 292.50	\$ 1,082.25	\$ -	\$ 58.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,023.75
9/11/2020	Conferred re: payables and notices details. (.1) Reviewed Riharb response. (.2) Reviewed and signed Ocean Beach escrow amendments. (.2) Conferred with G. Rodriguez re: closing docs for La Mesa. (.1)	0.6	K. Freitag	\$ 315.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/11/2020	Sorted, scanned and forwarded mail. (.4) Collected parking lot cash; met with security. (1.0) Recorded and processed Wells Fargo deposits. (.8) Scanned and corresponded re rental tax exemption. (.1) Conferred and corresponded re security services at Himmelberg's. (.4)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
9/11/2020	Windemere: discussion with broker re hearing date and closing. (0.1) 809 San Rafael: update from broker re scheduled closing. (0.1) Randolph: discussion with broker re disclosures and requested additional information, coordinated site visit with Mgr and provided guidance re same. (0.7) Ocean Beach SR: discussion with K. Freitag re same and coordinated execution of escrow amendments and delivered same to escrow. (0.2) General ops: discussion with Mgr re tenant leaving, reviewed and approved vendor invoices. (0.4) Eden Farms, NJ: discussion with M. Lonn re offer for note purchase or assignment. (0.2) Prop Mgt: discussion with prospective tenant re rental inquiry, discussion with Mgr re tenant requests. (0.3) 3515 Hancock: discussion with potential buyer and provided relevant information. (0.3) Minden: discussion with escrow re revised Deed and coordinated closing for same. (0.2) La Mesa SR sale: reviewed/revised closing documents and coordinated execution of same with K. Freitag. (0.5) Windemere sale: reviewed objection to lien release, discussion with K. Freitag re same and corresponded with title, escrow and broker re same. (0.5)	3.5	G. Rodriguez	\$ 279.00	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/11/2020	Corresponded with Flores re Surfrider payables, request financials, DirectTV and reviewed and sent EDD forms. (1.8) Conferred with S. Hoslett and M. Cuttone re QSF return. (.7) Researched loan balances at takeover, 2019 escrow statements and 2019 debit payments. (1.7) Reviewed and scheduled 2018 FTB tax payments and work with S. Coleman re same and conferred with T. Castellano re legal fees project and run reports from QOB entities. (1.5)	5.7	L. Ryan	\$ 135.00	\$ 769.50	\$ -	\$ 94.50	\$ -	\$ -	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/11/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (4.5)	4.5	V. Liguzinski	\$ 225.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50
9/11/2020	Corresponded with vacation rental guests (.4), Updated vacation rental websites and calendars (.6), Scanned tenant documents to G. Rodriguez (.2), Corresponded with A. Herren re: 4445 Lamont St security issues (.2), Corresponded with G. Rodriguez and broker re: Randolph St. inspection (.3), Attended conference call with G. Rodriguez (.7)	2.4	E. Hughes	\$ 40.00	\$ 96.00	\$ -	\$ -	\$ -	\$ -	\$ 96.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/11/2020	Worked on and update GCC personal accountings, code items as necessary. (3.3) Discussed various accounting issues with L. Ryan related to the QSF return. (.7)	4.0	S. Hoslett	\$ 292.50	\$ 1,170.00	\$ -	\$ 204.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 965.25
9/12/2020	Reviewed and signed closing package for La Mesa. (1.2) Reviewed 809 correspondence. (.2) Prepared W. Washington and Hancock updates for lenders. (.7)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/12/2020	Randolph: various updates and discussion with broker re site inspection by buyer. (0.2) 809 San Rafael: reviewed Atty Lance objection and coordinated response with Atty Fates. (0.2)	0.4	G. Rodriguez	\$ 279.00	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ -
9/12/2020	Corresponded with current and potential vacation rental guests (.5), Corresponded with Randolph St residents re: upcoming property inspection (.4)	0.9	E. Hughes	\$ 40.00	\$ 36.00	\$ -	\$ -	\$ -	\$ -	\$ 36.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/12/2020	Worked on GCC personal account (#7306) accounting and coding transactions. (1.0)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
9/13/2020	Corresponded with G. Rodriguez re property sales interested buyer; researched same. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/13/2020	Continued work on GCC personal account #7306 accounting and coding of transactions. (2.2)	2.2	S. Hoslett	\$ 292.50	\$ 643.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 643.50
9/14/2020	Signed multiple tax documents. (1.2) Conferred with L. Ryan re: outstanding invoices. (.1) Reviewed and signed Randolph listing extension. (.1) Reviewed and signed 812 disclosure. (.1) Conferred re: insurance. (.2)	1.7	K. Freitag	\$ 315.00	\$ 535.50	\$ -	\$ 378.00	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/14/2020	Corresponded with numerous investors re claims; distributions and status of receivership. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
9/14/2020	Reviewed property security report; corresponded re same. (.2) Researched property rent checks; corresponded re same. (.2) Reviewed and corresponded re vendor invoices. (.4)	0.8	A. Herren	\$ 202.50	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/14/2020	7940 Univ: disc with brokers re overbidding process and reviewed executed offer, corresponded with acctg re charges related to property. (0.5) General ops: update on vendor invoices, approved expenses for supplies, approved temp employee hours, corresponded with K. Freitag re potential old investor database and reached out to vendor re same request. (0.8) Randolph: update on tenant notices, discussion with broker re marketing update and renewed listing agreement. (0.3) Ocean Beach SR: corresponded with escrow re missing signature on PSA, prepared memo for Atty Fates re court approval and provided necessary doc for motion. (0.4) Windemere: update on hearing, incl withdrawal notice and further correspondence with title and Atty Fates re same, including review of revised motion. (0.5) W Washington: reviewed title report and correspondence from broker re same, disc with K. Freitag re Lender approval and terms, disc with broker re Phase II and requested limited contingency release and schedule from accounting re tenant rents. (0.8) Insurance: Reviewed updated proposal and requested addl revisions. (0.4) 3415 Mission Blvd: confirmed with broker and acctg re tenant payments. (0.2) 812 San Rafael - reviewed disclosures and coordinated changes to same. (0.2) 3515 Hancock - update with broker re lender discussions. (0.1) La Mesa SR: reviewed website to check status of temp liquor license, and disc with K. Freitag re 593c tax form for closing. (0.2)	4.4	G. Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
9/14/2020	Corresponded with accounting team re accounts payable. (.5) Continued to work on asset list with escrow closings for QSF return, dealt with California Opportunity Fund tax return and efile forms, Talley and efile forms and conferred with S. Hoslett re same. (4.6) Performed entity research and Swell W2c research. (.8)	5.9	L. Ryan	\$ 135.00	\$ 796.50	\$ -	\$ 621.00	\$ -	\$ -	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/14/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (1.4)	1.4	V. Liguzinski	\$ 225.00	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315.00
9/14/2020	Corresponded with and met Randolph St Broker (.4), Corresponded with accounting team re: invoicing to various entities (.6), Collected, counted and logged Redondo parking lot money (1.0), Weekly commercial property inspections (2.0)	4.0	E. Hughes	\$ 40.00	\$ 160.00	\$ -	\$ -	\$ -	\$ -	\$ 160.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/14/2020	Reviewed updated credit card accounting as provided by C. Kuras; coded transactions as needed. (.5) Worked on GCC Endeavor accounting. (.2) Reviewed the QSF tax return and discussed various issues with L. Ryan. (1.1)	1.8	S. Hoslett	\$ 292.50	\$ 526.50	\$ -	\$ 321.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204.75
9/15/2020	Conferred with Atty Fates re: various. (.2) Attended weekly call with team. (.7) Attended call with Disco and counsel. (1.0) Conferred with Atty Fates re: Riharb, Endeavor, other. (.6) Conferred with L. Ryan re: security analysis. (.2) Conferred with L. Ryan and S. Hoslett re: tax return status. (.2) Completed Proof of Loss form for crime claim. (.1) Reviewed and signed Valle Vista offer; corresponded with Lamont lender, W. Washington lender; reviewed and revised OB sale motion. (1.0)	4.0	K. Freitag	\$ 315.00	\$ 1,260.00	\$ -	\$ 378.00	\$ -	\$ -	\$ 882.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/15/2020	Attended weekly team conference call. (1.0) Collected parking lot cash. (.8) Reviewed and analyzed security services and expenses; corresponded re same. (.3)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/15/2020	Insurance: various discussions and provided materials to broker to resolve West Washington insurance. (0.8) Valle Vista: reviewed offer and discussed same with broker, prepared broker addendum and coordinated execution of the same. (0.7) Randolph: reviewed updated title report. (0.2) West Washington: update with accounting re schedule of rents, listed property, discussion with tenant re planned move out. (1.0) Participated in weekly all staff conference call. (0.7) 809 San Rafael: confirmation of closing and worked with Mgr and staff re termination utility and with escrow re return of deposit to bidder. (0.3) Ocean Beach SR: reviewed/revised motion and began coordinating posting of legal notice and discussion with broker re same. (0.8) 140 Keller St: corresponded with Mgr re approval for lease and update from broker re sales efforts. (0.1) 812 San Rafael: update on listing activity. (0.2) 733 Mission: Update with broker re offer and availability. (0.1) La Mesa SR: reviewed temp license and corresponded with K. Freitag re discussion with buyer. (0.3) Mission Beach SR: reached out to escrow to coordinate release of deposit for third place bidder. (0.1) Personal prop: discussion with art appraiser re auctioneer recommendation. (0.1) 1775 Diamond: researched CA Civil 1962 for discussion with Atty Garcia re UD action. (0.3)	5.7	G. Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ -
9/15/2020	Attended conference call with team. (.7) Conferred with S. Hoslett and K. Freitag re tax return. (.2) Conferred with accounting team re W Washington property and Jacmar vendor, corresponded with Flores re Jacmar invoices and reviewed ANI and property account payables with S. Coleman. (3.7)	4.6	L. Ryan	\$ 135.00	\$ 621.00	\$ -	\$ 27.00	\$ -	\$ -	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/15/2020	Review cancelled checks for Peterson Family Trust. (3.8)	3.8	V. Liguzinski	\$ 225.00	\$ 855.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855.00
9/15/2020	Corresponded with vacation rental guests (.3), Scanned updated Randolph and 7571 University Ave tenant paperwork to G. Rodriguez (.2), Assisted S. Coleman with locating credit card invoices (2.7), Attended conference call with ANI and E3 Advisors (1.0), Corresponded with A. Herren and L. Ryan re: 4445 Lamont St security (.2), Corresponded with L.Ryan re: AP invoicing (.2)	4.6	E. Hughes	\$ 40.00	\$ 184.00	\$ -	\$ -	\$ -	\$ -	\$ 184.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/15/2020	Continued work on various accountings related to the tax returns. (.8) Held call with L. Ryan related to the same. (.2)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2020	Conferred with lender re: rent payments; funded same. (.2) Reviewed and revised Receiver's reply to Riharb objection. (.7) Reviewed and signed OB declaration. (.2) Conferred re: repository. (.4) Reviewed and revised crime claim letter; conferred with Atty Zaro re: same. (.6)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ 126.00	\$ -	\$ -	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2020	Sorted, scanned and forwarded mail. (.4) Counted and recorded parking lot cash. (2.2) Picked up and dropped off AP checks; scanned and archived same. (1.0) Notarized escrow documents for Surf Rider LM property sale. (.5) Corresponded with E. Hughes re alarm and security at Himmelberg's. (.2)	4.3	A. Herren	\$ 202.50	\$ 870.75	\$ -	\$ -	\$ -	\$ -	\$ 870.75	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/16/2020	La Mesa SR: discussion with buyer re temp liquor license and timing for closing. (0.2) West Washington: further discussion with tenant re move out, discussion with accounting re rent schedule and provided information to K. Freitag re same for lender payment and update on escrow amendment, discussion with buyer and K. Freitag re cancellation of escrow. (0.8) Insurance: various updates with broker re changes and reviewed COI for various policies. (0.5) General ops: update on vendor invoices. (0.1) Ocean Beach SR: coordinated revised legal notice and brief discussion with K. Freitag and Atty Fates re buyer operations. (0.3) 3515 Hancock: corresponded with potential buyer re various questions on site. (0.2) University Ave sale: discussion with buyer re 1031 exchange, discussion with Atty Fates re amended order, and reviewed move out photos and prepared for return of deposit. (1.1) Randolph: discussion with broker re tenant inspection and disclosures. (0.2) Prop mgt: weekly call with Mgr to review portfolio and preparation for same. (0.9) 809 San Rafael: discussion with escrow re wire instructions. (0.1) Bell Gardens, AK REO: reviewed correspondence from Atty Dolifka and coordinated execution of note for accepted settlement. (0.2)	4.6	G. Rodriguez	\$ 279.00	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2020	Conferred with B. Young and S. Hoslett re escrow statements schedule. (.4)	0.4	L. Ryan	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
9/16/2020	Corresponded re life insurance, conferred with accounting team, researched Fireside payroll checks and researched and corresponded with Jacmar re settlement. (4.4)	4.4	L. Ryan	\$ 135.00	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2020	Review and analysis of Wells Fargo production re Peterson Family Trust. (4.2)	4.2	V. Liguzinski	\$ 225.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945.00
9/16/2020	Reviewed and submitted vacation rental invoices to Accounting (.6), Attended conference call with Accounting team (.5), Corresponded with Accounting team re: vacation rental invoices (.4), Corresponded with former 7571 University Ave tenant and G. Rodriguez re: security deposit (.4), Corresponded with A. Herren re: 4445 Lamont St security (.2), Inspected and stocked vacation rentals. (1.5)	3.6	E. Hughes	\$ 40.00	\$ 144.00	\$ -	\$ -	\$ -	\$ -	\$ 144.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2020	Discussed escrow analysis with B. Young; reviewed updated escrow summary and work on tying out accounts to Chicago Title. (1.2)	1.2	S. Hoslett	\$ 292.50	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351.00
9/17/2020	Conferred with Atty Farrell and Fates re: repository next steps. (.8) Conferred with Atty Fates and G. Rodriguez re: Riharb scenario. (.4) Reviewed and signed escrow cancellation, deposit release, lease extension, counter offer acceptance, and conferred with G. Rodriguez re: same. (1.3)	2.5	K. Freitag	\$ 315.00	\$ 787.50	\$ -	\$ 252.00	\$ -	\$ -	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2020	Scanned, archived and delivered escrow documents for Surf Rider LM property sale. (.6) Picked up and dropped off additional AP checks; scanned and archived same. (.7)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/17/2020	Randolph: researched mold remediation files to provide clearance and corresponded with vendor re same, prepared disclosures as requested, coordinated lease extension, and reviewed lease file. (1.1) Windemere: discussion with Atty Fates re strategy on Riharb lien to discuss same with title company. (0.4) 7940 University Ave: approved smoke detector expense and corresponded with S. Coleman re HOA certificate and update on delivery of same. (0.2) Valle Vista: reviewed offer, previous appraisal and corresponded with K. Freitag re same and coordinated execution of buyer counter, coordinated with broker re escrow opening. (0.4) General Ops: approved vendor invoices, discussion with Mgr re repair needed at Himmelberg's location. (0.1) West Washington: cancellation of escrow. (0.1) University Ave: updated tenant notice re deposit, coordinated signature and forwarded same to accounting for payment. (0.2) 1775 Diamond: further discussion re strategy with Atty Garcia re UD and approved new notices. (0.2)	2.7	G. Rodriguez	\$ 279.00	\$ 753.30	\$ -	\$ -	\$ -	\$ -	\$ 753.30	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2020	Conferred with T. Castellano re ABC licenses and accounts payable and researched closed bank accounts and payroll notices. (2.8) Conferred with S. Hoslett re taxes. (.6)	3.4	L. Ryan	\$ 135.00	\$ 459.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2020	Call with S. Hoslett (.1); Peterson Family Trust (4.0).	4.1	V. Liguzinski	\$ 225.00	\$ 922.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 922.50
9/17/2020	Corresponded with E3 Advisors, B. Young and A. Castellano re: ongoing issues with the alarm system at 369 10th Ave (.5), Contacted Cal-Auctions re: final auction prep. (.2), Updated Rental Property Review files (.5), Corresponded with G. Rodriguez re: 4030 1/2 Randolph St mold remediation (.3), Corresponded with B. Young re: vacation rental invoice reconciliation (.4), Weekly 3515 Hancock St St inspection (.5)	2.4	E. Hughes	\$ 40.00	\$ 96.00	\$ -	\$ -	\$ -	\$ -	\$ 96.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2020	Worked on summary analysis related to all ANI bank accounting testing and tax returns; held numerous calls with L. Ryan related to the same. (3.5)	3.5	S. Hoslett	\$ 292.50	\$ 1,023.75	\$ -	\$ 1,023.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2020	Transferred funds; conferred with L. Ryan re: same. (.2) Reviewed and signed sale related docs. (.3) Prepared sales proceeds information for reporting. (.2) Conferred with Endeavor Bank. (.2) Reviewed lease docs (OB and Parking Lot); responded re: same. (.7)	1.6	K. Freitag	\$ 315.00	\$ 504.00	\$ -	\$ -	\$ 63.00	\$ -	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2020	Sorted, scanned and forwarded mail. (.4) Recorded and processed Wells Fargo deposits. (1.0) Corresponded with E. Hughes re shared expenses at Himmelberg's and parking lot cash pickup. (.4) Reviewed and approved expense reimbursement; corresponded re same. (.4) Scanned and archived liquor license reimbursement; corresponded re same. (.2) Researched and corresponded re alarm monitoring services at Himmelberg's. (.2)	2.6	A. Herren	\$ 202.50	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2020	Personal prop: discussion with art appraiser re sale options. (0.2) Yarmouth: reviewed offer, discussion of same offer with buyer, broker and K. Freitag, various discussions with buyer responding to offer. (0.7) Mission Beach SR: update on deposit release. (0.1) Valle Vista: discussion with broker re escrow and title work. (0.2) 809 San Rafael: update on transition of property after sale. (0.1) 812 San Rafael: Discussion with broker re status of buyer inspections. (0.1) Leased parking lot: reviewed management agreement and lease, discussion with K. Freitag re same. (0.4) Himmelberg's: various updates and discussion re Himmelberg fire alarm. (0.3) 7940 University: discussion with broker and S. Coleman re payment of HOA fees for transaction and coordinated reimbursement of fee. (0.2) Ocean Beach: discussion with brokers re market rents. (0.2) Bella Pacific: discussion with broker re court approval. (0.2)	2.7	G. Rodriguez	\$ 279.00	\$ 753.30	\$ -	\$ -	\$ -	\$ -	\$ 753.30	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/18/2020	Corresponded with Jacmar re settlement, researched Wells Fargo bank balances and researched Fireside check. (1.8)	1.8	L. Ryan	\$ 135.00	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2020	Review, sign and mail weekly check run. (.7)	0.7	T. Hebrank	\$ 315.00	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2020	Weekly commercial property inspections (2.0), Collected, counted and logged Redondo parking lot money (1.0), Attended conference call with G. Rodriguez (.7), Corresponded with Accounting and G. Rodriguez re: 369 10th Ave alarm panel replacement needs (.4), Corresponded with A. Herren re: 369 10th Ave alarm service monitoring (.2)	4.3	E. Hughes	\$ 40.00	\$ 172.00	\$ -	\$ -	\$ -	\$ -	\$ 172.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2020	Worked on various GCC accounting and coding of transactions. (1.5)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438.75
9/19/2020	Reviewed property security report; corresponded re same. (.2) Scanned and corresponded re refund checks. (.1) Scanned deposit receipts, updated log and corresponded re same. (.3) Corresponded re Randolph repairs and laundry money pickup. (.2)	0.8	A. Herren	\$ 202.50	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/19/2020	Yarmouth: continued discussion with potential buyer re offer. (0.4)	0.4	G. Rodriguez	\$ 279.00	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ -
9/19/2020	Corresponded with A. Herren and Atlas Security manager re: 4445 Lamont St security issues (.2), Follow-up correspondence with A. Herren re: issue with 369 10th Ave fire alarm (.2)	0.4	E. Hughes	\$ 40.00	\$ 16.00	\$ -	\$ -	\$ -	\$ -	\$ 16.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/19/2020	Worked on Peterson Family Trust accountings. (3.8) Provided various bank accounts for testing. (.3) Requested addition bank accounts from Counsel. (.2)	4.3	S. Hoslett	\$ 292.50	\$ 1,257.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,257.75
9/21/2020	Reviewed updated Riharb Joint Motion draft. (.1) Conferred with G. Rodriguez re: various, including Valle Vista status. (.2)	0.3	K. Freitag	\$ 315.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/21/2020	Reviewed and forwarded vendor invoices to accounts payable. (.4) Reviewed property security reports; corresponded re same. (.2) Corresponded re Lamont and parking lot cleaning. (.3) Researched and confirmed delivery for City Scene HOA payment; corresponded re same. (.2) Corresponded re trash closet access and pickup at Himmelberg's. (.2)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -
9/21/2020	Mission Beach SR: discussion with buyer re court approval timing. (0.2) Bella Pacific: discussion with broker re court approval. (0.1) Valle Vista: prepared memo to Title re closing, discussion with K. Freitag re timeline for closing and prepared memo to Atty Fates re Title requests for sale motion. (1.0) General ops: update on vendor invoices. (0.2) Ocean Beach: update from title re closing and Atty Fates re filing of motion and discussion with brokers re market rents. (0.4) 809 San Rafael: update on closing costs for same. (0.1) University Ave: update with backup buyer re court approval. (0.1) General ops: approved temp employee timesheet and updates on vendor invoices. (0.2) Leased parking lot: reviewed lease termination and discussion with K. Freitag re same. (0.4) Windemere: reviewed/revised settlement agreement and corresponded with broker re status of the settlement. (0.6)	3.3	G. Rodriguez	\$ 279.00	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ -
9/21/2020	Conferred and worked with accounting team re Lamont utilities, transition and legal fees project. (3.8) Updated bank log and reconciled Wells Fargo accounts and prepare transfer request. (1.8)	5.6	L. Ryan	\$ 135.00	\$ 756.00	\$ -	\$ -	\$ -	\$ -	\$ 756.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/21/2020	Collected, counted and logged Redondo parking lot money (1.0), Corresponded with vacation guests (2), Attended fire alarm inspection at 369 10th Ave (4.0), Corresponded with and met 4032 Randolph tenant and handyman re: maintenance needs (1.5), Collected, counted and logged Randolph St. laundry money (1.0), Updated vacation rental schedules (.4), Contacted SDG&E re: tree trimming at 4032 Randolph St (2), , Attended accounting conference call (.5), Corresponded with L. Ryan and A. Herren re: 4445 Lamont St cleaning appointment (.3), Corresponded with A. Herren and A. Castellano re: 4445 Lamont St Waste Management contract (.2)	9.3	E. Hughes	\$ 40.00	\$ 372.00	\$ -	\$ -	\$ -	\$ -	\$ 372.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/21/2020	Reviewed Endeavor bank subpoena response. (0.5)	0.5	S. Hoslett	\$ 292.50	\$ 146.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.25
9/22/2020	Met with team on weekly Zoom call. (.8) Researched Endeavor question; conferred with L. Ryan and Atty Fates re: same; made follow-on request for documentation from bank. (.7) Reviewed lease termination agreement and corresponded with parking lot landlord. (.2) Coordinated posting of docs to website. (.1) Reviewed docs from Endeavor; forwarded same. (.2) Set up accountants with bank view access. (.2)	2.2	K. Freitag	\$ 315.00	\$ 693.00	\$ -	\$ -	\$ 63.00	\$ -	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/22/2020	Attended weekly team conference call. (1.0) Scanned and archived order approving sale for San Rafael; corresponded re same. (.2) Reviewed and corresponded re vendor invoices. (.4) Corresponded with E. Hughes re shared expenses for Himmelberg's. (.2)	1.8	A. Herren	\$ 202.50	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/22/2020	140 Keller: update on switches and internet access. (0.1) Personal prop: update from broker re artwork held in Carmel and requested information on consignment sale option, discussion with party interested in coffee truck, corresponded with E. Hughes re remaining personal property and storage of company files. (0.5) Valle Vista: update with broker re title report and reviewed copy of same. (0.2) Windemere: update with broker re approval. (0.1) Yarmouth: update with broker re offer received and prepared memo to Atty Fates re potential buyer. (0.6) General Ops: approved vendor invoices. (0.1) Ocean Beach SR: update from Atty Fates on filing. (0.1) Participated in weekly conference call. (0.8) 1775 Diamond: update from KTS re eviction moratoria. (0.1) Randolph: discussion with broker re foundation inspection and strategy for repairs request. (0.2) Data Production: changed employee credentials for email review. (0.2) 3515 Hancock: provided potential buyer with requested information. (0.3) Lamont sale: discussion with broker re negotiations with lender. (0.3) Insurance: reviewed notice from lender and coordinated COI with broker. (0.2) Parking lot lease: reviewed landlord entity request, researched title documents and coordinated revisions to lease termination with Atty Lorenzen. (0.4)	4.2	G. Rodriguez	\$ 279.00	\$ 1,171.80	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/22/2020	Attended weekly conference call with team. (.8) Reviewed payroll, ANI and properties check run and OB rent with Flores. (4.7)	5.5	L. Ryan	\$ 135.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/22/2020	Peterson Family Trust CNB account. (2.5)	2.5	V. Liguzinski	\$ 225.00	\$ 562.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 562.50

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/22/2020	Corresponded with 733 Salem Ct and 750 Yarmouth Ct Brokers re: viewing schedules (.3), Reviewed and submitted vacation rental invoices to Accounting (.6), Corresponded with G. Rodriguez re: previous auction sales (.2), Assisted B. Young with vacation rental accounting reconciliation (1.5), Returned 812 San Rafael cable equipment (.5), Attended conference call with E3 Advisors and ANI (1.0), Corresponded with Z. Neilson re: 369 10th Ave alarm issues (.2), Contacted SDGE re: tree trimming at 4032 Randolph St (.2), Attended conference call with ANI/E3 (1.0), Corresponded with T.Hebrank re: ANI Dropbox files (.2), Corresponded with A. Castellano re: Waste Management at 4445 Lamont St (.3), Corresponded with A. Castellano re: West Air Invoicing at Saska's (.2)	6.2	E. Hughes	\$ 40.00	\$ 248.00	\$ -	\$ -	\$ -	\$ -	\$ 248.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/22/2020	Reviewed bank testing accounts completed;; reconcile and code transactions as needed, updated bank account testing status. (3.8)	3.8	S. Hoslett	\$ 292.50	\$ 1,111.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111.50
9/23/2020	Reviewed Riharb Joint Motion response. (.2) Reviewed and signed Valle Vista disclosures (2 batches). (.5)	0.7	K. Freitag	\$ 315.00	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2020	Sorted, scanned and forwarded mail. (.4) Picked up and dropped off AP checks; scanned and archived same. (1.0) Reviewed, scanned and archived vendor invoices; corresponded re same. (.4) Corresponded with E. Hughes re parking lot cash. (.2)	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2020	Valle Vista: reviewed/revised disclosures and coordinated execution of same, reviewed prelim and discussion with K. Freitag re liens on property. (0.4) 140 Keller: conferred with IT vendor re internet access loss and discussion with broker re marketing efforts and potential changes to same. (0.4) Prop mgt: update with Mgr re rental requests, corresponded with vendor re invoice question. (0.1) Leased parking lot: reviewed updated lease termination and coordinated with K. Freitag re execution. (0.2) Salem Ct: reviewed offer and provided guidance to broker re same for counter-offer. (0.2) Randolph: discussion with broker re mold cleanup, discussion with T. Askey re repairs, update with broker and provided details proposals and mold report. (0.5) 7940 University Ave: reviewed HOA documents request and coordinated payment, update on termite inspection. (0.4) Himmelbergs: update on fire panel repairs and corresponded with K. Freitag re same for approval. (0.2)	2.4	G. Rodriguez	\$ 279.00	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2020	Reviewed utility invoices with accounting team, PTO check to Flores to recut and reviewed ANI payroll with Flores. (3.7) Conferred with S. Hoslett re taxes. (.8)	4.5	L. Ryan	\$ 135.00	\$ 607.50	\$ -	\$ 108.00	\$ -	\$ -	\$ 499.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2020	Downloaded subpoena productions. (.3)	0.3	L. Ryan	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
9/23/2020	Review and analysis of status of restaurants and specialty stores. (3.8)	3.8	V. Liguzinski	\$ 225.00	\$ 855.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855.00
9/23/2020	Corresponded with G. Rodriguez re: potential vacation guest (.2), Inspected and stocked vacation rentals (1.5), Re-freshed and replaced 733 Salem Ct Ct. guestbook (.7), Corresponded with G. Rodriguez re: 369 10th Ave alarm panel quote (.2), Coordinated alarm panel installation at 369 10th Ave with JJJ Enterprises (.4), Corresponded with vacation rental guests (.3), Corresponded with G. Rodriguez and Securitas re: security company 2021 rate increases (.2), Attended conference call with Accounting (.5), Weekly 3515 Hancock St. inspection (.3)	4.3	E. Hughes	\$ 40.00	\$ 172.00	\$ -	\$ -	\$ -	\$ -	\$ 172.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2020	Reviewed bank testing accounts completed; reconciled and code transactions as needed, updated bank account testing status. (1.8)	1.8	S. Hoslett	\$ 292.50	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 526.50
9/24/2020	Reviewed and signed University termite contract, Randolph addendum. (.2) Prepared and conferred with landlord re: OB Lease option. (.3) Analyzed Endeavor source of funds; conferred with Atty Fates re: same. (.2)	0.7	K. Freitag	\$ 315.00	\$ 220.50	\$ -	\$ -	\$ 63.00	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2020	Reviewed and corresponded re vendor services at SRCP. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/24/2020	Randolph: reviewed reduction request and corresponded with K. Freitag and broker re same. (0.6) Tennyson: discussion with L. Ryan re closing statement and requested same from escrow. (0.2) General Ops: approved vendor invoice, discussion with Mgr re internet access, update from co-work Mgr re air filters. (0.4) West Washington: request from broker to list, reviewed analysis and corresponded with K. Freitag re same. (0.4) 7940 University: update on termite clearance, and coordinated execution of agreement. (0.4) Insurance: Reviewed update on insurance for 733 Salem Ct and conferred with broker re same. (0.2)	2.2	G. Rodriguez	\$ 279.00	\$ 613.80	\$ -	\$ -	\$ -	\$ -	\$ 613.80	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2020	Reconciled Endeavor GCC personal account. (.8)	0.8	L. Ryan	\$ 225.00	\$ 180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180.00
9/24/2020	Reviewed accounts payables and cash balances with T. Castellano. (.4)	0.4	L. Ryan	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2020	Review, sign and mail weekly check run. (.6)	0.6	T. Hebrank	\$ 315.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2020	Review and analysis of status of restaurants and specialty stores. (3.2)	3.2	V. Liguzinski	\$ 225.00	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720.00
9/24/2020	Corresponded with L. Ryan re: paycheck pick-up from Flores Financial (.2), Resolved 733 Salem Ct. Spectrum internet payment and connectivity issues with tenant and Accounting team (1.0), Updated vacation rental schedules (.3), Reviewed and submitted vacation rental invoices to Accounting (.6)	2.1	E. Hughes	\$ 40.00	\$ 84.00	\$ -	\$ -	\$ -	\$ -	\$ 84.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2020	Summarized accounting transactions and referencing for various GCC bank accounts. (3.8)	3.8	S. Hoslett	\$ 292.50	\$ 1,111.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111.50
9/25/2020	Reviewed Endeavor draft email from Atty Fates. (.1) Conferred with lenders re: property tax penalty abatement and sale status. (.2) Conferred with Endeavor Bank. (.1)	0.4	K. Freitag	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ 63.00	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2020	Sorted, scanned and forwarded mail. (.4) Reviewed property security reports; corresponded re same. (.2)	0.6	A. Herren	\$ 202.50	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2020	Windemere: reviewed court approval and coordinated same with escrow and buyer. (0.3) General ops: reviewed/approved vendor invoices, provided closing information to L. Ryan re Tennyson utilities, update from accounting on process for approval. (0.2) 809 San Rafael: reviewed details of contingency extension and partial release and coordinated execution of same. (0.2) 140 Keller: update with broker re sales strategy and approved price change. (0.3) Randolph: various discussions with broker and K. Freitag re contingency release and price addendum and coordinated execution of same. (0.4) Valle Vista: discussion with broker re liens on title and payoffs for same. (0.2) 3816 Mission Blvd: discussion with broker re sales strategy and prepared memo for K. Freitag re same. (0.4)	2.0	G. Rodriguez	\$ 279.00	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2020	Worked with Flores to prepare personnel final documents, cut off access and OB rent. (2.0)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2020	Review and analysis of LuvSurf. (2.0)	2.0	V. Liguzinski	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
9/25/2020	Corresponded with A. Herren re: 4445 Lamont St security issues (.2), Purchased and installed chain/padlock to secure fence around 4445 Lamont St (1.0), Collected, counted and logged Redondo parking lot money (1.0), Retrieved ANI paychecks from Flores Financial and delivered to staff (1.0), Reviewed and submitted vacation rental invoices to Accounting (.5), Scheduled Redondo parking lot cleaning at 4445 Lamont St (.3), Attended ANI/E3 Meeting at Surf Rider Pizza (1.0)	5.0	E. Hughes	\$ 40.00	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2020	Continued work on GCC related bank accounts and coding of transactions. (3.2)	3.2	S. Hoslett	\$ 292.50	\$ 936.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 936.00
9/26/2020	Corresponded with vacation rental guests (.2)	0.2	E. Hughes	\$ 40.00	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/28/2020	Reviewed and signed Yarmouth offer docs. (.7) Conferred with various lenders. (.4) Transferred funds; conferred with L. Ryan re: various. (.3) Reviewed and signed insurance policy updates. (.3) Conferred with S. Hoslett. (.5)	2.2	K. Freitag	\$ 315.00	\$ 693.00	\$ -	\$ -	\$ -	\$ -	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50
9/28/2020	Reviewed vendor invoices; corresponded re same. (.3) Reviewed property security reports; corresponded re same. (.2) Reviewed and recorded USD payments; corresponded re same. (3.0)	3.5	A. Herren	\$ 202.50	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ -
9/28/2020	West Washington: discussion with broker re short term listing agreement. (.02) Yarmouth: reviewed offer and suggested counter and prepared Receiver's addendum for same and coordinated execution. (.07) Windemere: discussion with Atty Fates re reconveyance from Riharb and provided escrow contact. (0.2) 3792 Mission: reviewed HOA financials and corresponded with broker re HOA contact information. (0.2) General ops: reviewed invoice for software subscription and corresponded with vendor re same and updates on vendor payments for vacation rental cleaning, approved supplies request for 140 Keller and update from E. Hughes re panel installation at Himmelbergs and filing various property plans with buyers. (0.6) University Ave: discussion with potential buyer re status of court approval. (0.1) Prop Mgt: reviewed update on eviction moratoria. (0.1) Randolph: coordinated remediation work with contractor, coordinated PSA updates and began preparation of memo to Atty Fates re contingency release, and coordinated Addendum no.1 with Atty Lorenzen. (1.3) Insurance: reviewed update on 3816 Mission Blvd and corresponded with broker re same. (0.2)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
9/28/2020	Conferred with T. Castellano re utility accounts and unpaid bills and corresponded with Flores re PAF and invoices. (2.0)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/28/2020	Review and analysis of Swell Coffee LLC. (1.5)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
9/28/2020	Corresponded with A. Herren re: 4445 Lamont St security issues (.2), Corresponded with cleaning company re: 4445 Lamont St exterior (.2), Corresponded with Accounting team re: invoices for various entities (.3), Weekly commercial property inspections (2.0), Collected, counted and logged Redondo parking lot money (1.0). Weekly 3515 Hancock St St. inspection (.3), Met with handyman for screen repair at 4032 Randolph St. (.7), Delivered B. Young's paycheck (.5), Reviewed and submitted vacation rental invoices to Accounting (.3), Corresponded with A. Castellano re: Waste Management at 4445 Lamont St (.4)	5.9	E. Hughes	\$ 40.00	\$ 236.00	\$ -	\$ -	\$ -	\$ -	\$ 236.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/28/2020	Reviewed investor related activity and hold conference call with K. Freitag. (.5) Worked on coding of banking activity for Swell Coffee and 3833 Mission Blvd. (4.5)	5.0	S. Hoslett	\$ 292.50	\$ 1,462.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,462.50
9/29/2020	Conferred with lender re: prospective financing; conferred with G. Rodriguez re: same. (.5) Conferred with S. Hoslett on investor list. (.2)	0.7	K. Freitag	\$ 315.00	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50	\$ 63.00	\$ -	\$ -	\$ -	\$ -
9/29/2020	Attended weekly team conference call. (.6) Corresponded re Swell online order. (.2) Reviewed property security reports; corresponded re same. (.2) Conferred and corresponded re previous employee email access. (.3) Researched, conferred and corresponded re security and fire alarm system for Himmelberg's. (.4)	1.7	A. Herren	\$ 202.50	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/29/2020	Randolph: reviewed addendum and coordinated with broker re execution, reviewed broker's marketing details for inclusion in sale motion. (0.6) Windemere: update from broker, escrow and title re closing with new Order, discussion with Atty Fates re same. (0.3) General ops: reviewed/approved invoices, update on employee transition, update on supplies approval for 140 Keller, coordinated insurance inspection for 140 Keller, update on payment of rent by 903 W. Washington tenant. (0.7) 3816 Mission Blvd: discussion with lender, K. Freitag and broker re financing for property and options for same. (0.8) Ocean Beach: discussion with Atty Lorenzen re lease option renewal extension, reviewed documents and provided same to Atty Lorenzen, reviewed amendment and coordinated same with K. Freitag. (0.4) 3792 Mission Blvd: reviewed financing terms and discussed same with broker. (0.2) Investor communications: provided K. Freitag schedule of registered investors. (0.2) West Washington: discussion with potential buyer re status of the property, reviewed listing agreement from Next Wave re same. (0.1) Participated in weekly meeting re property status. (0.6) 3515 Hancock: discussion with broker re potential offer, discussion with lien holder re potential foreclosure. (0.2) 7940 University: coordinated revised termite agreement. (0.1) Insurance: reviewed updated policy summary and discussion with broker re changes to same. (0.4)	4.6	G. Rodriguez	\$ 279.00	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ -
9/29/2020	Reviewed ANI and properties accounts payable with T. Castellano and worked to transition accounts payable procedures, HOA, property taxes and utilities to same. (2.3) Attended weekly conference call. (.6) Reviewed attorney list, USD schedule and documents and deposits. (2.2)	5.1	L. Ryan	\$ 135.00	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/29/2020	Review and analysis of Swell Roasting Company LP. (3.8)	3.8	V. Liguzinski	\$ 225.00	\$ 855.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855.00
9/29/2020	Corresponded with A. Herren re: 4445 Lamont St security issues (.2), Corresponded with A. Herren, Cosco Alarm, Central Monitoring and Z. Neilson re: 369 10th Ave alarm monitoring issues (.6), Attended conference call with ANI/E3 (1.0), Met with JJ Enterprises for 369 10th Ave fire alarm panel installation (4.0), Confirmed upcoming vacation rentals and cleanings (.8), Organized and cataloged development blueprints (.7), Corresponded with K. Freitag re: upcoming 3515 Hancock St foreclosure (.2)	7.5	E. Hughes	\$ 40.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/29/2020	Continued review of accounting and investor related activity for Fireside and 3833 Mission Blvd. (4.3) Conferred with K. Freitag. (.2) Reviewed ANI investor related activity from website. (2.0)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25
9/30/2020	Reviewed and signed Randolph contract. (.1) Reviewed and signed Yarmouth counter. (.1) Reviewed misc., including insurance payment correspondence. (.2) Conferred with Atty Fates re: various. (.5) Reviewed correspondence re: subpoena response; prepared response to same. (.3) Conferred with G. Rodriguez re: vacation rental. (.2) Conferred with S. Hoslett re: investor list updates. (.2) Reviewed and revised draft clawback claims motion. (1.2)	2.8	K. Freitag	\$ 315.00	\$ 882.00	\$ -	\$ -	\$ -	\$ -	\$ 441.00	\$ 441.00	\$ -	\$ -	\$ -	\$ -

EXHIBIT A

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/30/2020	Sorted, scanned and forwarded mail. (.4) Counted and recorded parking lot and Randolph laundry cash. (.2.2) Recorded and processed Wells Fargo deposits. (.8) Picked up and dropped off AP checks; scanned and archived same. (1.0) Reviewed and archived insurance documents; corresponded re same. (.1) Corresponded re CoWork supply order. (.1) Reviewed property security reports; corresponded re same. (.2) Corresponded re liquor license renewal for Surf Rider LM; distributed same. (.2) Corresponded with K. Freitag re Valle Vista mortgage payment. (.1) Corresponded with A. Castellano re backflow notice for Saska's. (.1) Corresponded re access to the Randolph property and lockbox code. (.3)	5.5	A. Herren	\$ 202.50	\$ 1,113.75	\$ -	\$ -	\$ -	\$ -	\$ 1,113.75	\$ -	\$ -	\$ -	\$ -	\$ -
9/30/2020	Randolph: reviewed contract for remediation and coordinated execution and scheduling of same work, finalized memo to Atty Fates re sale motion and provided detailed additional information requested. (1.5) Yarmouth: reviewed buyer counter offer and coordinated execution of the same, updates from escrow re opening, review of tenant request for stay and discussion with K. Freitag re same. (0.7) 1775 Diamond: reviewed notices and corresponded with Atty Garcia re same, and discussion with process server re notice to tenant. (0.4) Insurance: reviewed/approved down payment, continued review of the coverages for E&S policy and corresponded with broker re same. (1.1) West Washington: further review of potential listing agreement and coordinated review with Atty Lorenzen and corresponded with tenant re pest control. (0.4) General ops: discussion with accounting re equipment return for sold property. (0.1) University Ave: discussion with backup buyer re court approval. (0.1) Windemere: reviewed payoff and provided same to K. Freitag. (0.2) Ocean Beach: coordinated lease amendment review with Atty Lorenzen. (0.2)	4.7	G. Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -
9/30/2020	Accounts payable research with T. Castellano and reviewed bank accounts to close and conferred with same re moving funds. (3.5)	3.5	L. Ryan	\$ 135.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/30/2020	Reviewed escrow schedule and researched escrow statements. (1.4) Conferred with S. Hoslett re investor list, worked on Peterson investor list and prepared schedules for bank activity. (2.2)	3.6	L. Ryan	\$ 225.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810.00
9/30/2020	Review and analysis of Swell Roasting Company LP. (3.3)	3.3	V. Liguzinski	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
9/30/2020	Attended conference call with Accounting (.5), Corresponded with 750 Yarmouth Ct broker re: upcoming inspection (.3), Corresponded with vacation rental guests (.3), Updated vacation rental schedules (.4), Researched fine art consignors (.3), Corresponded with Cal-Auctions re: facility tour and auction prep (.3), Set-up 4030 1/2 Randolph St lockbox for upcoming repairs (1.0), Reviewed and submitted vacation rental invoices to Accounting (.4), Inspected and stocked vacation rentals (1.5)	5.0	E. Hughes	\$ 40.00	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/30/2020	Worked on investor schedule related to additional names from ANI and Kim Funding for K. Freitag. (7.0) Reviewed Clawback motion and related issues. (.8)	7.8	S. Hoslett	\$ 292.50	\$ 2,281.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,281.50
Total July 2020 - September 2020 Fees		1,392.2			\$ 323,589.95	\$ -	\$ 13,508.10	\$ 4,122.00	\$ 9,325.80	\$ 174,940.55	\$ 1,431.00	\$ 2,441.25	\$ -	\$ 94.50	\$ 117,726.75

EXHIBIT B

Project	Date	Description	Amount
SEC	7/19/2020	Receivership phone number	4.99
SEC	7/31/2020	July 2020 - FedEx	44.16
SEC	7/31/2020	July 2020 website updates	255.00
SEC	8/20/2020	Receivership phone number	4.99
SEC	8/30/2020	August 2020 Postage	9.95
SEC	8/30/2020	August 2020 - FedEx	289.11
SEC	8/30/2020	August 2020 website updates and mailchimp	565.00
SEC	9/20/2020	Receivership phone number	4.99
SEC	9/30/2020	September 2020 Postage	6.60
SEC	9/30/2020	September 2020 - FedEx	46.83
SEC	9/30/2020	September 2020 website updates	425.00
SEC	9/30/2020	3Q20 copies	22.80
SEC	9/30/2020	Through September 30, 2020 Special Conflicts Counsel Fees/Expenses	7,160.32
SEC	9/30/2020	October 15, 2020 through January 29, 2021 Trademark/IP Legal Fees/Expenses	7,612.00

\$ 16,451.74

EXHIBIT C

Krista Freitag, Receiver
E3 Advisors
355 South Grand Avenue, Suite 2450
Los Angeles, CA 90071
(213) 943-1374

**STANDARDIZED FUND
ACCOUNTING REPORT**

CIVIL - RECEIVERSHIP FUND

Securities and Exchange Commission v. GINA CHAMPION-CAIN and ANI
DEVELOPMENT, LLC, Defendants, and American National Investments, Inc.,
Relief Defendant

Case No. 19-cv-01628-LAB-AHG

REPORTING PERIOD 07/01/2020 - 09/30/2020

STANDARDIZED FUND ACCOUNTING REPORT for Gina Champion-Cain and ANI Development - Cash Basis

Receivership; Case No. 19-cv-01628-LAB-AHG
EXHIBIT C
 Reporting Period 07/01/2020 to 09/30/2020

FUND ACCOUNTING (See instructions):				
		<u>Detail</u>	<u>Subtotal</u>	<u>Grand Total</u>
Line 1	Beginning Balance (As of 07/01/2020):	13,126,704		13,126,704
	<i>Increases in Fund Balance:</i>			
Line 2	Business Income	538,058		538,058
Line 3	Cash and Securities	406,299		406,299
Line 4	Interest/Dividend Income	7,510		7,510
Line 5	Business Asset Liquidation	1,892,738		1,892,738
Line 6	Personal Asset Liquidation	-		-
Line 7	Third-Party Litigation Income	-		-
Line 8	Miscellaneous - Other	95,508		95,508
	Total Funds Available (Lines 1 - 8):	16,066,817		16,066,817
	<i>Decreases in Fund Balance:</i>			
Line 9	Disbursements to Investors	-		-
Line 10	Disbursements to Receivership Operations			
Line 10a	Disbursement to Receiver or Other Professionals	-		-
Line 10b	Business Asset Expenses	(1,356,345)		(1,356,345)
Line 10c	Personal Asset Expenses	-		-
Line 10d	Investment Expenses	-		-
Line 10e	Third-Party Litigation Expenses	-		-
	1. Attorney Fees	-		-
	2. Litigation Expenses	-		-
	Total Third-Party Litigation Expenses	-		-
Line 10f	Tax Administrator Fees and Bonds	-		-
Line 10g	Federal and State Tax Payments	-		-
	Total Disbursements for Receivership Operations			(1,356,345)
Line 11	Disbursements for Distribution Expenses Paid by the Fund:			
Line 11a	Distribution Plan Development Expenses:			
	1. Fees:			
	Fund Administrator.....	-		-
	Independent Distribution Consultant (IDC)..	-		-
	Distribution Agent.....	-		-
	Consultants.....	-		-
	Legal Advisors.....	-		-
	Tax Advisors.....	-		-
	2. Administrative Expenses	-		-
	3. Miscellaneous	-		-
	Total Plan Developmental Expenses	-		-
Line 11b	Distribution Plan Implementation Expenses:			
	1. Fees:			
	Fund Administrator.....	-		-
	IDC.....	-		-
	Distribution Agent.....	-		-
	Consultants.....	-		-
	Legal Advisors.....	-		-
	Tax Advisors.....	-		-
	2. Administrative Expenses	-		-
	3. Investor Identification:			
	Notice/Publishing Approved Plan.....	-		-
	Claimant Identification.....	-		-
	Claims Processing.....	-		-
	Web Site Maintenance/Call Center.....	-		-
	4. Fund Administrator Bond	-		-
	5. Miscellaneous	-		-
	6. Federal Account for Investor Restitution (FAIR) Reports Expenses	-		-
	Total Plan Implementation Expenses	-		-
	Total Disbursements for Distribution Expenses Paid by the Fund			-
Line 12	Disbursements to Court/Other:			
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees	-		-
Line 12b	Federal Tax Payments	-		-
	Total Disbursement to Court/Other:	-		-
	Total Funds Disbursed (Lines 9 - 11):			(1,356,345)
Line 13	Ending Balance (As of 09/30/2020):			14,710,472

EXHIBIT C**STANDARDIZED FUND ACCOUNTING REPORT for Gina Champion-Cain and ANI Development - Cash Basis**

Receivership; Case No. 19-cv-01628-LAB-AHG

Reporting Period 07/01/2020 to 09/30/2020

Line 14 Ending Balance of Fund - Net Assets:			
Line 14a Cash & Cash Equivalents			14,710,472
Line 14b Investments			-
Line 14c Other Assets or Uncleared Funds			-
Total Ending Balance of Fund - Net Assets			14,710,472

OTHER SUPPLEMENTAL INFORMATION:			
	Detail	Subtotal	Grand Total
Report of Items NOT to be Paid by the Fund:			
Line 15 Disbursement for Plan Administration Expenses Not Paid by the Fund:			
Line 15a Plan Development Expenses Not Paid by the Fund:			
1. Fees:			
Fund Administrator.....	-	-	-
IDC.....	-	-	-
Distribution Agent.....	-	-	-
Consultants.....	-	-	-
Legal Advisors.....	-	-	-
Tax Advisors.....	-	-	-
2. Administrative Expenses	-	-	-
3. Miscellaneous	-	-	-
Total Plan Developmental Expenses Not Paid by the Fund			-
Line 15b Plan Implementation Expenses Not Paid by the Fund			
1. Fees:			
Fund Administrator.....	-	-	-
IDC.....	-	-	-
Distribution Agent.....	-	-	-
Consultants.....	-	-	-
Legal Advisors.....	-	-	-
Tax Advisors.....	-	-	-
2. Administrative Expenses	-	-	-
3. Investor Identification			
Notice/Publishing Approved Plan.....	-	-	-
Claimant Identification.....	-	-	-
Claims Processing.....	-	-	-
Web Site Maintenance/Call Center.....	-	-	-
4. Fund Administrator Bond	-	-	-
5. Miscellaneous	-	-	-
6. FAIR Reporting Expenses	-	-	-
Total Plan Implementation Expenses Not Paid by the Fund			-
Line 15c Tax Administrator Fees & Bonds Not Paid by the Fund			
Total Disbursements for Plan Administration Expenses Not Paid by the Fund			-
Line 16 Disbursements to Court/Other Not Paid by the Fund:			
Line 16a Investment Expenses/CRIS Fees	-	-	-
Line 16b Federal Tax Payments	-	-	-
Total Disbursement to Court/Other Not Paid by the Fund:			-
Line 17 DC & State Tax Payments			
	-	-	-
Line 18 No. of Claims:			
Line 18a # of Claims Received This Reporting Period.....			0
Line 18b # of Claims Received Since Inception of Fund.....			0
Line 19 No. of Claimants/Investors:			
Line 19a # of Claimants/Investors Paid this Reporting Period.....			0
Line 19b # of Claimants/Investors Paid Since Inception of Fund.....			0

Receiver:

By:

(signature)

(printed name)

(title)

Date: