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11 Attorneys for Receiver
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

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

Date: November 22, 2021
Time: 11:30 a.m.
Courtroom: 14A
Judge: Hon. Larry Alan Burns

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1 Krista Freitag ("Receiver"), the Court-appointed permanent receiver for
2 Defendant ANI Development, LLC, Relief Defendant American National
3 Investments, Inc., and their subsidiaries and affiliates ("Receivership Entities"),
4 hereby submits this fifth interim application for approval and payment of fees and
5 reimbursement of expenses ("Application"). This Application covers the period
6 from October 1, 2020 through December 31, 2020 ("Fifth Application Period") and
7 seeks interim approval of \$327,895.70 in fees and \$70,579.10 in expenses, and an
8 order authorizing the Receiver to pay, on an interim basis, 80% of the fees incurred
9 (\$262,316.56) and 100% of expenses incurred.

10 **I. INTRODUCTION**

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

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

22 The Appointment Order confers broad duties, responsibilities, and powers on
23 the Receiver designed to allow her to collect and take custody, control, possession,
24 and charge of all the assets of Receivership Entities, to investigate and, where
25 appropriate, to institute, pursue, and prosecute all claims and causes of action, and to
26 make an accounting, as soon as practicable, of the Receivership Entities' financial
27 condition. The Appointment Order also authorizes the Receiver to "employ
28 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 Sixth Interim Report ("Sixth
 10 Report") filed on March 12, 2021, which describes in detail the Receiver's and her
 11 counsel's activities during the Fifth Application Period. Dkt. 619. So as to avoid a
 12 significant amount of repetition, references are sometimes made to relevant portions
 13 of the Sixth Report in the below descriptions of the Receiver's work.

14 This Application seeks interim approval of \$327,895.70 in fees for a total of
 15 1,680.60 hours worked, and payment on an interim basis of 80% of that amount, or
 16 \$262,316.56. The work performed is described task-by-task on Exhibit A and is
 17 broken down into the following categories:

18	General Receivership (002)	\$13,079.25
19	Asset Investigation & Recovery (003)	\$7,877.25
20	Reporting (004)	\$11,579.40
21	Operations & Asset Sales (005)	\$148,533.25
22	Claims & Distributions (006)	\$1,284.30
23	Third Party Recoveries (007)	\$5,798.25
24	Pending Litigation (008)	\$126.00
25	Employment/Fees (009)	\$0
26	Forensic Accounting (010)	\$139,618.00
27	Total Fees	\$327,895.70

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

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

14 Through the fourth quarter of 2020, the Receiver made notable and
15 substantial progress in preserving and marshalling the Receivership Entities' assets
16 and otherwise discharging her duties. Among other accomplishments, the Receiver
17 closed on the sale of ten (10) real properties, made progress towards closing on five
18 (5) real property and leasehold interests which completed in the first and second
19 quarters of 2021, continued the marketing, sale or alternative resolution process for
20 nearly all of the unsold real property assets, and recovered proceeds from various
21 personal property and other assets. The Receiver's team also made significant
22 progress on the forensic accounting, to include the completion and filing of the
23 Receiver's Investor-Specific Preliminary Forensic Accounting and Report (Dkt. No.
24 516-1) on December 1, 2020.

25 The largest category of work – Operations & Asset Sales – represents 45.3%
26 of the fees incurred in the Fifth Application period. This category required
27 extensive time associated with managing through the continued COVID-19
28 pandemic crisis, oversight of the marketing, sale or alternative resolution process for

1 nearly all of the unsold real property receivership assets, oversight of the ongoing
2 operations and tasks associated therewith, and moving out of the corporate office at
3 3515 Hancock. This category has dominated the Receiver and her team's time since
4 the beginning of this case because of the large number of operations and assets in
5 place at appointment. Many of the operations were shut down, and nearly all assets
6 had significant and cumbersome secured debt. Adding additional layers of
7 complexity, the ongoing operations were impacted by the pandemic, some
8 properties were partially constructed and/or had outstanding liens, and thus the work
9 required to achieve a net recovery for the receivership estate has been significant.
10 The Receiver and her staff have worked diligently to recover net sales proceeds
11 associated with the real property and certain other assets (as reflected on Exhibit A
12 in the Sixth Report) in the total estimated range of \$15-\$16 million. Given the
13 resolution of most of the operations and real property assets - more than 75% of the
14 real property assets sold - as of December 31, 2020, this category will significantly
15 decline in 2021.

16 The second largest category of work - Forensic Accounting - represents
17 approximately 42.6% of the fees incurred in the Fifth Application Period. This
18 category is critical in this case for a variety of reasons, including but not limited to
19 the identification of investor net losses (ultimately the basis of the proposed claims
20 and future distribution process), and identification of potential claims to recover
21 assets. During the Fifth Application Period, the Receiver and her staff primarily
22 worked on completing the accounting work on a few final operational, personal and
23 corporate level accounts, preparing accountings for certain accounts associated with
24 Kim Peterson and entities he controlled, reconciling and performing detailed review
25 of the entire forensic accounting to date, testing and performing a detailed review of
26 investor transactional details, and preparing her Receiver's Investor-Specific
27 Preliminary Forensic Accounting and Report (Dkt. No. 516-1) on December 1,
28 2020. This category will dominate and remain significant through April of 2021

1 with the completion of the forensic accounting, culminating in the filing of the
 2 Receiver's Updated Investor-Specific Forensic Accounting and Report on March 31,
 3 2021 (Dkt. No. 630) and the Receiver's Forensic Accounting Report on April 30,
 4 2021 (Dkt. No. 659).

5 While a tremendous amount of work occurred through 2020 in the Operations
 6 & Asset Sales category and through April of 2021 in the Forensic Accounting
 7 category, fees are generally expected to decrease over time and the material
 8 categories are expected to then shift to Claims & Distributions and recovery-related
 9 categories.

10 The Receiver has worked diligently to describe in detail the work performed
 11 by her and her team in the spreadsheet attached hereto as Exhibit A. It should be
 12 noted, however, that due to the enormous number of tasks necessarily addressed in
 13 this case, as well as from an operational standpoint on an ongoing basis, it was and
 14 is not feasible to track each operations-related task on the basis of a six-minute
 15 increment of time. As such, certain of the time descriptions on Exhibit A reflect the
 16 total time spent on business operations for that day, with general descriptions of the
 17 types of operational tasks handled.

18 The Receiver has worked diligently and efficiently on the urgent issues facing
 19 the receivership estate through the turbulent transition from a large, multi-
 20 operations, active enterprise to a Court-ordered receivership and should be
 21 compensated on an interim basis for her work.

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

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

24 **1. General Receivership**

25 The Receiver's work in the General Receivership category primarily focused
 26 on gathering, organizing and producing records pursuant to the joint motion and
 27 protective order approved by the Court for the establishment, scope, and cost-
 28 sharing of the repository of ANI-related documents. This category also includes

1 work associated with receivership entity tax returns. These are largely non-
 2 recurring, but ongoing tasks. The reasonable and necessary fees for work in this
 3 category during the Fifth Application Period total \$13,079.25 (47.80 hours).

4 2. Asset Investigation and Recovery

5 In addition to securing the real property assets, operations, and the bank
 6 accounts identified through investigation of materials obtained in the takeover, the
 7 Receiver identified several investments, loans, and other transfers to third parties
 8 made by the Receivership Entities thus far. Such potentially recoverable assets are
 9 reflected on Exhibit A to the Sixth Report.

10 The Receiver's work during the Fifth Application Period includes the
 11 following tasks performed in conjunction with Allen Matkins, as necessary:

- 12 • Completing recovery of \$234,669 from a Certificate of Deposit at
 13 Endeavor Bank.
- 14 • Working towards recovery of material funds from the Bandini Property
 15 (\$1.3 million recovered in the first quarter of 2021), and Endeavor
 16 Bank shares (30,000 shares recovered in the first quarter of 2021).
- 17 • Preparing for and/or participating in mediations relating to claims
 18 against two attorneys that represented or were otherwise involved with
 19 one or more of the Receivership Entities prior to the receivership
 20 (William Adams and Randolph Houts).

21 The Receiver has continued to investigate and attempt to maximize the
 22 recovery from the Receivership Entities' other investments, loans, profiting investors
 23 and fraudulent transfers to third parties. Thus, the work in this category is ongoing.
 24 It is important to note that some of this work inherently crosses over into the third-
 25 party recovery and forensic accounting categories as the receivership and forensic
 26 accounting progress.

27 In addition to the recovery of the initial cash and real property assets, the
 28 combined efforts of the Receiver and Allen Matkins to recover on these purported

1 investments, loans, and other transfers have most notably generated the \$11.3
 2 million of funds held by Chicago Title, \$347,040 from an Arkansas real estate
 3 investment, \$330,000 from the settlement with Dan and Barbara Champion,
 4 \$183,204 of legal retainers, \$495,888 from the sale of the Pullman Lofts interest,
 5 and the aforementioned \$234,669 from the recovery of the Endeavor Bank CD. To
 6 date in 2021, millions more of recoveries have been secured. The reasonable and
 7 necessary fees for work in this category during the Fifth Application Period total
 8 \$7,877.25 (approximately 25.40 hours).

9 3. Reporting

10 The Receiver's work in this category during the Fifth Application Period
 11 focused on completing her Fifth Interim Report (Dkt. No. 556). The Fifth Interim
 12 Report, filed on December 23, 2020, provided detailed descriptions of the Receiver's
 13 activities to implement the Appointment Order and carry-out her Court-ordered
 14 duties, including remaining business operations, asset sales, receipts and
 15 disbursements, and investor communications. The report also contains the
 16 Receiver's then current assessment of receivership assets and recommendations for
 17 the continued administration of the receivership estate. The reasonable and
 18 necessary fees for work in this category during the Fifth Application Period total
 19 \$11,579.40 (approximately 56.20 hours).

20 4. Operations and Asset Sales

21 The Receiver's time in this category reflects the volume and complexity of
 22 issues that arose during the Fifth Application Period in connection with the COVID-
 23 19 pandemic crisis and the real and personal property owned and operated by
 24 Receivership Entities. During the Fifth Application Period, the Receiver's staff also
 25 worked towards moving out of the corporate headquarter office space. The Sixth
 26 Report, including Exhibit A thereto presents a detailed narrative of the status of the
 27 receivership estate assets. The Receiver's progress through December 31, 2020 in
 28 monetizing the assets can be summarized as follows:

- 1 1. Ten (10) properties closed in the fourth quarter of 2020, resulting in a
2 total of 28 (includes four (4) leasehold interest and/or liquor license)
3 assets sold as of December 31, 2020; and
4 a. Four (4) of these assets qualified for auction, resulting in notable
5 increased sale prices.
- 6 2. Progress was made towards the sale of five (5) additional real property
7 and leasehold interests which sold in the first and second quarters of
8 2021.
9 a. Three (3) of these assets qualified for auction, resulting in
10 notable increased sale prices.
- 11 3. The vast majority of the remaining personal property auctions were
12 completed.

13 It should also be noted that as of the date of this report, the one (1) remaining
14 real property asset with material recoverable value is in escrow, pending Court
15 approval.

16 While the large volume of the assets and activities is well documented in this
17 case, it is important to remember the level of detailed work necessary to prepare,
18 market and sell each real property, as well as the amount of work previously
19 performed by approximately 70 corporate level employees that has since been
20 performed, necessarily and in large part by the Receiver and her staff (the last of the
21 remaining corporate-level ANI employees ceased at the end of May 2021). As
22 discussed in prior reports, the Receiver and her staff addressed numerous
23 operational-related matters, including insurance, tax, property management and
24 economic improvements of various of the assets (e.g., getting apartment rentals to
25 market rent, commencing evictions where appropriate, resolving pre-receiver issues
26 and recovering tens of thousands of dollars from the California Employment
27 Development Department, among other things).

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

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

15 This category was the single largest portion of work done by the Receiver and
16 her staff, which is appropriate considering the corporate office move, the costs
17 associated with maintaining real and personal property assets and the importance of
18 marketing and selling such assets (e.g., 10 real properties closed in the fourth quarter
19 of 2020) in a prompt and efficient manner, particularly in light of the cumbersome
20 debt on the real properties. The reasonable and necessary fees for work during the
21 Fifth Application Period in this category total \$148,533.25 (approximately 912.70
22 hours).

23 5. Claims and Distributions

24 During the Fifth Application Period, the Receiver worked to respond to direct
25 inquiries from investors regarding the receivership. Upon receipt of Court approval
26 thereof, this category is expected to become more material as the Receiver
27 anticipates completing claims and distribution processes. The reasonable and
28

1 necessary fees for work during the Fifth Application Period in this category total
2 \$1,284.30 (approximately 5.50 hours).

3 6. Third-Party Recoveries

4 During the Fifth Application Period, the Receiver's work in this category
5 related primarily to working to review, investigate and provide support for proposed
6 claims against Chicago Title, as well as to review/facilitate proposed settlements
7 between Chicago Title and investor groups. Additional work in this category
8 involved initial drafting of the clawback claims motion and proposed
9 communications associated therewith. The reasonable and necessary fees for work
10 during the Fifth Application Period in this category total \$5,798.25 (approximately
11 19.00 hours).

12 7. Pending Litigation

13 During the Fifth Application Period, the Receiver's work, albeit minimal,
14 involved updates on the litigation pending in Florida against SunTrust Bank (now
15 known as Truist Bank). The reasonable and necessary fees in this category total
16 \$126.00 (approximately .40 hours).

17 8. Forensic Accounting

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

25 As previously discussed, the ANI entities frequently acted as a conduit to
26 transfer funds to and from Chicago Title, the Third-Party Aggregator Entities
27 (defined below), and individual investors. Money that was raised from investors
28 was often moved from Chicago Title, through ANI, either to the ANI Business

1 Entities (defined below) or for use by Gina Champion-Cain or other third parties.
2 The accounting for these transactions was not accurately maintained by the ANI
3 accounting department. The Receiver's accounting thus involves creating
4 accountings for each account from subpoenaed records where necessary,
5 reviewing/testing/reconciling ANI accounting detail where it exists, and
6 categorizing the transactional level detail.

7 During the Fifth Application Period, the Receiver's team primarily worked on
8 completing the accounting work for a few final operational, personal and corporate
9 level accounts, preparing accountings for certain accounts associated with Kim
10 Peterson and entities he controlled, reconciling and performing detailed review of
11 the entire forensic accounting to date, testing and performing a detailed review of
12 investor transactional details, and drafting and filing her Receiver's Investor-
13 Specific Preliminary Forensic Accounting and Report (Dkt. No. 516-1) on
14 December 1, 2020. It is important to note that as the testing procedures progressed,
15 additional entities and bank accounts were identified. Thus, critical bank records
16 and other records held by third parties were obtained as the accounting progressed.

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

26 Due to the complexity and scope of the alleged scheme, the number of
27 affiliated entities and bank accounts used, the high volume of transfers to, from, and
28 between Receivership and other entities (over \$1 billion), and the lack of a thorough

1 and centralized accounting system for investor data, the forensic accounting project
2 took hundreds of hours to complete. That said, the Receiver filed her Investor-
3 Specific Preliminary Forensic Accounting and Report on December 1, 2020 (Dkt.
4 516-1), an updated investor-specific report was filed on March 31, 2021 (Dkt. No.
5 630), and the Receiver's Forensic Accounting Report was filed on April 30, 2021
6 (Dkt. No. 659). As a result, significant time continued to be spent on this matter
7 through April 2021.

8 The reasonable and necessary fees for work during the Fifth Application
9 Period in this category total \$139,618.00 (approximately 613.60 hours).

10 9. Summary of Expenses Requested for Reimbursement

11 The Receiver requests the Court approve reimbursement of \$70,579.10 in out-
12 of-pocket costs. The itemization of such expenses is attached hereto as Exhibit B
13 and is summarized below by category. Other than additional and continued costs
14 incurred in 2020 for the forensic computer data collection, processing and storage,
15 the majority of the expenses incurred relate to work performed by special conflicts
16 counsel who has assisted with several clawback recoveries, which the Receiver
17 necessarily engaged to handle discrete matters for which the Receiver's general
18 counsel has a conflict of interest. The Receiver also incurred expenses associated
19 with updating the project website for investor access to information and other
20 miscellaneous administrative tasks. Regarding the forensic computer data collection,
21 processing, and storage costs, because the Receivership Entities utilized a
22 combination of onsite and cloud services for hosting their data, an enormous amount
23 of company data was created. The initial work presented in the First Interim Fee
24 Application included imaging of onsite computer hard drives, server and many
25 individual user emails, and indicated that approximately 80 terabytes of data were
26 identified. The costs presented herein reflect a continuation of the processing of
27 data collection; additional costs (approximately \$43,000) are expected to be incurred
28 to finalize processing of this data.

The total reasonable and necessary costs incurred by the Receiver during the Fifth Application Period is \$70,579.10 and is broken out by category as follows:

Category	Total
Forensic Computer Data Collection, Processing, Storage	\$60,550.00
Special Counsel Legal Fees/Costs	\$8,402.60
Website/Phone Maintenance/Updates	\$694.97
Duplication & Postage	\$372.88
Other Administrative	\$265.00
TOTAL	\$70,579.10

III. STANDARDIZED FUND ACCOUNTING REPORT

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

IV. THE FEES AND COSTS ARE REASONABLE AND SHOULD BE ALLOWED

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

In allowing fees, a court should consider "the time, labor and skill required, but not necessarily that actually expended, in the proper performance of the duties 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 \$327,895.70;
- 11 2. Authorizing and directing the Receiver to pay 80% of approved fees, or
12 \$262,316.56, from the assets of receivership estate;
- 13 3. Approving the Receiver's costs in the amount of \$70,579.10, 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: October 13, 2021

18 By: 
KRISTA L. FREITAG
Court-appointed Receiver

EXHIBIT INDEX

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EXHIBIT A

EXHIBIT A

SEC v. ANI, et al.

October 2020 - December 2020 Fees

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/1/2020	Attended to various operating matters. (.2) Conferred with Atty Fates re: CTC settlements, and investor inquiries. (.5) Conferred with S. Hoslett re: clawback claims analysis. (.2) Reviewed Randolph sale motion. (.9) Completed review and revisions to clawback motion. (.3) Reviewed and signed 812 SR documents. (.2) Reviewed 809 SR financials. (.3) Conferred with G. Rodriguez re: Hancock, W. Washington. (.1) Worked on investor list for authorities as requested. (4.0).	6.7	K. Freitag	\$ 315.00	\$ 2,110.50	\$ -	\$ 1,260.00	\$ -	\$ -	\$ 535.50	\$ 94.50	\$ 220.50	\$ -	\$ -	\$ -
10/1/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Conferred and corresponded with E. Hughes re City Wide contact, Lamont property clean up and security. (.4) Processed Valle Vista property mortgage payment; corresponded re same. (.2) Reviewed vendor invoice; corresponded with accounting re same. (.2) Scanned, recorded and deposited checks; corresponded with K. Freitag and L. Ryan re same. (.7) Scanned tax documents; corresponded with L. Ryan re same. (.1) Conferred and corresponded with A. Castellano re both parking lots utilities and liquor license renewals. (.4)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2020	Corresponded with investors re Chicago Title settlement distribution; corresponded with K. Freitag re same. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
10/1/2020	Data production: discussion with K. Freitag re access to email accounts. (0.1) University Ave: reviewed files and provided Phase I report to buyer. (0.2) Camino Degrazia: discussion with broker re marketing and changing strategy re same. (0.3) Bao Beach: discussion with broker re expiring websites. (0.1) Insurance: update from former broker re changes to account. (0.1) General ops: Reviewed notice re City of Petaluma planning meeting, reviewed and approved various vendor invoices. (0.3) Randolph: review/revisions to motion for court approval, discussion with broker re motion update. (1.2) 3515 Hancock: reviewed revised LOI and corresponded with K. Freitag re potential acceptable terms. (0.2) West Washington: discussion with Mgr and tenants re termite inspection, update from K. Freitag re proposed listing agreement and corresponded with brokers re same. (0.3) Windemere: update (various) on lien release with Atty Fates and escrow. (0.2)	3.0	G. Rodriguez	\$ 279.00	\$ 837.00	\$ -	\$ 27.90	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2020	Corresponded with cleaning company re: 4445 Lamont St (.5), Corresponded and met with Terminix at 901 W. Washington (1.0), Met with locksmith at 4445 Lamont St (.5), Corresponded with A. Herren/K. Freitag re: Redondo parking lot cleaning quote (.2), Corresponded with A. Herren/A. Castellano re: Waste Management services (.2). Corresponded with A. Herren re: 4445 Lamont St security (.3), Reviewed and submitted vacation rental invoices (.5), Conducted weekly commercial property inspections (2.0)	5.2	E. Hughes	\$ 40.00	\$ 208.00	\$ -	\$ -	\$ -	\$ -	\$ 208.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2020	Reviewed, sign and send check run. (.8)	0.8	T. Hebrank	\$ 234.00	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2020	Worked with B. Young on property financials, Chase accounts and returned PTO checks. (1.2) Researched PTO checks. (.5) Worked to close bank accounts and save down statements. (1.4)	3.1	L. Ryan	\$ 135.00	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2020	Conferred with K. Freitag re: clawback claims. (.2)	0.2	S. Hoslett	\$ 292.50	\$ 58.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58.50	\$ -	\$ -	\$ -
10/2/2020	Finalized update to investor list for authorities. (1.5) Reviewed loan docs, W. Washington listing, Valle Vista repairs, and updated Randolph motion. (.8) Met with team re: repository document production. (.2)	2.5	K. Freitag	\$ 315.00	\$ 787.50	\$ -	\$ 535.50	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/2/2020	Corresponded re status of vendor order. (.1) Reviewed vendor invoices; corresponded re same. (.3) Counted, recorded and deposited parking lot cash; corresponded re same. (1.4) Notarized documents for D St. property. (.3) Corresponded with E. Hughes re fence rental for Lamont St property. (.1) Counted and deposited parking lot cash. (1.2) Scanned vendor invoices; corresponded re same. (.1) Corresponded with L. Ryan re employee life insurance policy. (.1)	3.6	A. Herren	\$ 202.50	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/2/2020	Corresponded with investor re claims. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
10/2/2020	301 D Street: discussion with potential interested buyer of asset. (0.3) University ave: detailed discussion with backup buyer re court process and discussion with K. Freitag re same. (0.3) Yarmouth: discussion with Mgr and broker re emergency repairs and worked with same to troubleshoot new short term guest. (2.5) Valle Vista: Reviewed request for repairs, discussion with broker and K. Freitag re same and coordinated second inspection. (0.7) 7940 University: reviewed updates from broker re repairs at property and contingency release and discussion with same re overbid process. (0.3) Prop Mgt: update from Mgr re Lamont cleanup, discussion with Mgr re seasonal review of HVAC at 140 Keller. (0.2) West Washington: reviewed updated listing agreement and coordinated same with K. Freitag and discussion with broker re details of tenants. (0.4) Data Production: discussion with vendor re depiction of IT infrastructure. (0.2) Randolph: approved and coordinated legal notice for sale and reviewed update motion. (0.3)	5.2	G. Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/2/2020	Disinfected 750 Yarmouth Ct (1.0), Corresponded with vacation rental guests (.3), Collected, counted and logged Redondo parking lot money (1.0), Met with SDG&E/G. Rodriguez re: 750 Yarmouth Ct repair issues (1.0), Repaired 750 Yarmouth Ct toilet and replaced CO detector batteries (1.0), Met 750 Yarmouth Ct guests and assisted them with move-in (1.5), Scheduled additional 750 Yarmouth Ct repairs with handyman (.2), Corresponded with A. Herren re: 4445 Lamont St fence rental (.1), Responded to vacation rental inquiries (.2), Conducted weekly 3515 Hancock St inspection (.3)	6.6	E. Hughes	\$ 40.00	\$ 264.00	\$ -	\$ -	\$ -	\$ -	\$ 264.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/2/2020	Researched Chicago Title escrow documents and updated schedule; tied out purchases, refi and escrow statements and held numerous calls with S. Hoslett re same. (4.4) Research bank accounts, gathered backup documents. (1.8)	6.2	L. Ryan	\$ 225.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,395.00
10/2/2020	Worked with T. Castellano re SDGE, property utilities and reviewed Surfrider vendor payables from Flores. (1.2) Conferred with B. Young re PTO research and researched historical PTO allocation. (.8)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/2/2020	Reviewed documents produced from Counsel for various entities. (3.2) Prepared for and held numerous calls with L. Ryan related to property purchase issues. (3.3)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25
10/3/2020	Randolph: coordinated with service provider re remediation at the property. (0.3)	0.3	G. Rodriguez	\$ 279.00	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ -
10/3/2020	Corresponded with D. Zvaifler re: 750 Yarmouth Ct inspections (.3), Corresponded with vacation rental guests (.3), Corresponded with handyman re: 750 Yarmouth Ct (.2), Responded to vacation rental inquiries (.5), Scheduled vacation rental cleanings (.2), Issued refund to vacation rental guest (.2).	1.7	E. Hughes	\$ 40.00	\$ 68.00	\$ -	\$ -	\$ -	\$ -	\$ 68.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/4/2020	Reviewed Lamont property security report; corresponded with E. Hughes re same. (.1)	0.1	A. Herren	\$ 202.50	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ -
10/4/2020	Corresponded with vacation guests (.2), Replied to VRBO rental requests (.3).	0.5	E. Hughes	\$ 40.00	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/5/2020	Reviewed, revised and signed Randolph Dec and attachments. (.4) Reviewed PTO analysis. (.7) Conferred with Atty Fates re: clawback motion, J. Lance request, K-1s, and other misc. (.6) Worked on plans for corporate office move, auctions. (.3)	2.0	K. Freitag	\$ 315.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ 441.00	\$ -	\$ 189.00	\$ -	\$ -	\$ -
10/5/2020	Corresponded re status of vendor order. (.1) Reviewed vendor invoice; corresponded with accounting re same. (.1) Conferred and corresponded with E. Hughes and A. Castellano re storage box supply order. (.3) Prepared and processed Chase and Wells Fargo bank deposits; corresponded re same. (1.2) Corresponded with E. Hughes re Hancock property move out and file storage. (.2)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/5/2020	Randolph: provided broker with legal notice language for updating listing and update on repairs. (0.2) West Washington: discussion with K. Freitag re listing agreement and forwarded same to brokers. (0.2) 301 D. Street: discussion with K. Freitag re potential interested buyer. (0.1) Data production: discussion with K. Freitag and T. Hallman re discussion of data at ANI servers. (0.3) 1775 Diamond: update Atty Garcia re eviction. (0.1) 7940 University ave: prepared memo re sale motion for Atty Fates and provided relevant information for the same. (0.7) Windemere: update from Atty Fates re Riharb settlement, discussion with Title company re same and discussion re next steps with Atty Fates. (0.5) General ops: approved vendor invoices, approved expenses for maintenance at 140 Keller, discussion with Mgr re pest control at West Washington, update on plans for various properties, approved temp employee timesheet, provided update on insurance inspection. (0.5) Valle Vista: discussion with broker re second opinion and coordinated with contractor re handyman work. (0.3) Mission Beach SR: discussion with Mgr re clean-up of property. (0.1) 812 San Rafael: prepared memo to Atty Fates re sale of property and provided relevant documents. (1.0) Yarmouth: follow up with Mgr re repairs to property. (0.2)	4.2	G. Rodriguez	\$ 279.00	\$ 1,171.80	\$ -	\$ 83.70	\$ -	\$ -	\$ 1,088.10	\$ -	\$ -	\$ -	\$ -	\$ -
10/5/2020	Met with 733 Salem Ct rental guests - locked out (.7), Corresponded with vacation guests (.4), Met with Cal Auctions to assess 3515 Hancock St inventory (1.2), Collected, counted and logged Redondo parking lot money (1.0), Organized development plans (.8), Ordered storage boxes (.2), Scheduled additional 901 W. Washington Terminix inspection (.3), Reconciled vacation rental invoices (.3), Updated vacation rental schedules (.4), Corresponded with K. Freitag re: upcoming 4445 Lamont St auction plans (.5), Corresponded with E3 re: upcoming 3515 Hancock St auction plans (.5), Corresponded with mult. representatives re: 901 W. Washington termite inspection (.5), Corresponded with A. Castellano re: Amazon delivery (.1), Corresponded with JJJ Enterprises re: missing 369 10th Ave invoice (.2), Corresponded with T. Mullen re: 4034 Randolph repair request (.7), Corresponded with art appraiser re: consignment/auction recommendations (.3).	8.1	E. Hughes	\$ 40.00	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/5/2020	Worked on updated calculations for employee PTO. (1.2) Conferred with B. Young re entity status, workers compensation and mail. (1.8) Reviewed QSF return and researched FF&E. (2.5) Corresponded with T. Castellano re accounts payable. (.7) Saved down bank statements and continued to work with Wells Fargo to close accounts. (.8)	7.0	L. Ryan	\$ 135.00	\$ 945.00	\$ -	\$ 337.50	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/5/2020	Requested additional documents for Westlink, Lamont and debt schedules related to properties; reviewed documents produced. (2.4) Reviewed tax K-1 issues and hold various calls with Counsel related to the same. (2.1)	4.5	S. Hoslett	\$ 292.50	\$ 1,316.25	\$ -	\$ 614.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 702.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/6/2020	Conferred with lenders re: various. (.2) Met with team for weekly Zoom call. (1.0) Reviewed PTO scenarios; conferred with counsel re: same. (.2) Conferred with G. Rodriguez re: various, including Keller and general. (.8)	2.2	K. Freitag	\$ 315.00	\$ 693.00	\$ -	\$ -	\$ -	\$ -	\$ 693.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/6/2020	Attended weekly team conference call. (1.0) Corresponded with E. Hughes re cleaning company and services at Lamont St. property. (.2) Corresponded with K. Freitag and E. Hughes re 3515 Hancock property foreclosure. (.2) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Scanned and distributed legal document for 301 D St; corresponded re same. (.2) Corresponded with Iron Mountain re file storage account setup and box labels (.2).	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/6/2020	7940 University Ave: reviewed/revise sale motion. (0.4) Windemere: discussion with broker re Riharb lien release. (0.1) Mixed use: discussion with K. Freitag re setup of property for ANI corporate, discussion with broker re market rents and strategy for same. (0.3) Valle Vista: discussion with broker re foundation estimate and follow up with handyman re same. (0.2) 812 San Rafael: reviewed/revise sale motion. (0.4) University Ave: update from lender re closing for same. (0.1) 140 Keller: discussion with K. Freitag re marketing strategy for same. (0.2) Participated in weekly meeting. (1.0) Data production: call with DISCO and Allen Matkins re server data, followed up discussion with K. Freitag re same, and discussion with DISCO re server images and discussion with IT vendor re infrastructure map. (.7) General Ops: planning discussion with K. Freitag re move of corporate location, update on insurance inspection for 140 Keller. (0.3) West Washington: provided brokers with DD information re sale of asset and provided access to same to market the property, update on pest inspections. (0.4)	4.1	G. Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ 195.30	\$ -	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
10/6/2020	Corresponded with vacation guests (.4), Inspected and stocked vacation rentals (1.5), Granted roof access to Z. Neilson - 369 10th Ave (1.0), Corresponded with A. Herren/cleaning company re: 4445 Lamont St (.3), Corresponded with Abamex Auctions re: upcoming 4445 Lamont St Auction (.4), Reviewed and submitted vacation rental/commercial invoices to Accounting (.5), Corresponded with T. Mullen re: Randolph St. repair drywall repair (.5), Corresponded with A. Kuncz re: current email address (.2), Weekly commercial property inspections (2.0), Attended Zoom meeting with E3/ANI (1.0), Corresponded with K. Freitag/A. Herren re: 3515 Hancock St foreclosure (.2), Corresponded with G. Rodriguez re: 901 W. Washington Terminix inspection (.2).	8.2	E. Hughes	\$ 40.00	\$ 328.00	\$ -	\$ -	\$ -	\$ -	\$ 328.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/6/2020	Attended conference call (1.0). Worked with staff on ANI and property accounts payable and security at properties. (.9) Saved down Chase and Wells Fargo statements and reviewed bank deposits. (1.2) Conferred with B. Young re tax returns and loan balances, researched same. (1.4)	4.5	L. Ryan	\$ 135.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/6/2020	Worked on updating detail for GCC personal accounts. (2.0)	2.0	L. Ryan	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
10/7/2020	Reviewed and updated motion and declarations for Univ and 812. (.5) Conferred with counsel re: multiple sale related matters, criminal sentencing, etc. (1.1) Performed detailed review of portfolio loan history (Axos). (1.9) Reviewed and conferred (various) re: repository status. (.4) Prepared numerous documents for posting to website. (.4) Coordinated and conferred with team re: various in preparation for closings, sales, corporate office move, auctions, lender inspection, etc. (1.6) Sent October mortgage payments. (.3) Conferred with investor. (.9)	7.1	K. Freitag	\$ 315.00	\$ 2,236.50	\$ -	\$ 126.00	\$ -	\$ -	\$ 1,827.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -
10/7/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/7/2020	Processed and recorded numerous change of addresses; corresponded re same. (1.0)	1.0	A. Herren	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -
10/7/2020	3515 Hancock: discussion with interested broker. (0.2) W Washington: discussion with TT re leasing/sale, reviewed a/c for pymt and confirmed. (0.3) Randolph: discussion with contractor, provided legal notice info for broker posting. (0.2) Yarmouth: reviewed and prepared disclosures for sale and reviewed prelim title. (0.3) OB and LMSR: discussion with K. Freitag re closing for LM buyer. (0.1) Windemere: discussion with broker re status of court approval. (0.2) 301 D street: discussion with potential buyer. (0.1) Loan analysis: reviewed loan docs and discussion with K. Freitag. (0.5) General Ops: planned move of office with IT vendor, approved invoices, updated employee login, battery change for smoke detectors. (0.6) 7940 Univ ave: provided revisions to sale mtm, legal notice and provided to brokers for updating MLS. (0.6) 812 San Rafael: addl review of sale mtm order and corresponded with K. Freitag, legal notice and provided to brokers for MLS. (0.9) Univ Ave: discussion w/ escrow re status of closing, discussion with buyer and provided requested info. (0.4) Data production: reviewed sample diagram and corresponded w/ J. Nittel re same, discussion with vendor re active directory listing, data transfer and research into CTC Escrows and Adams Law Network accounts and correspondence with K. Freitag. (1.6) Valle Vista: coordinated site inspection and reviewed details of 2nd opinion for fdtn repairs, discussion with K. Freitag and broker re buyer counter offer. (0.4)	6.4	G. Rodriguez	\$ 279.00	\$ 1,785.60	\$ -	\$ 446.40	\$ -	\$ -	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ -
10/7/2020	Corresponded with vacation guests (.3), Sent auction prep punch list to B.Young/A.Castellano (.5), Scheduled meeting with G. Rodriguez (.2), Reset vacation rental platform passwords (.4), Corresponded with Abamex Auctions re: 4445 Lamont St auction (.4), Corresponded with Cal Auctions/K. Freitag re: 3515 Hancock St auction (.3), Corresponded with D. Fefferman re: upcoming vacation rentals/viewings (.3), Attended Accounting conference call (1.0), Scheduled cleanings at 750 Yarmouth Ct/733 Salem Ct (.3), Submitted payment request for 733 Salem Ct Hulu acct (.2), Corresponded with cleaning company re: 4445 Lamont St (.2), Reviewed and submitted vacation rental invoices to accounting (.4), Corresponded with Securitas re: 3515 Hancock St (.2). Corresponded with K. Freitag/W. Holody re: 4445 Lamont St foreclosure/inspections (.3), Corresponded with K. Freitag re: Surf Rider inventory at 3515 Hancock St (.2), Corresponded with G. Rodriguez re: 4829 Bella Pacific keys (.2), Corresponded with G. Rodriguez re: art auctioneer (.1), Conducted weekly commercial property inspections (2.0).	7.5	E. Hughes	\$ 40.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/7/2020	Reviewed ANI payroll, conferred with accounting team re office move, vendor payables and bank accounts. (1.7) Reviewed Leaf & Cole documents and researched same. (2.8)	4.5	L. Ryan	\$ 135.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2020	Reviewed and signed updated sale docs for Valle Vista. (.3) Conferred with team re: repository data. (.4) Reviewed and conferred with G. Rodriguez re: Camino and provided 812 San Rafael motion final comments. (.6) Prepared and coordinated posting of sale docs to website. (.1)	1.4	K. Freitag	\$ 315.00	\$ 441.00	\$ -	\$ 126.00	\$ -	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2020	Reviewed employee reimbursement; corresponded with K. Freitag re same. (.4) Conferred and corresponded with A. Castellano re parking lots electrical services. (.3) Corresponded re status of vendor order. (.1) Corresponded with K. Freitag and E. Hughes re cleaning at Lamont St. property. (.3) Corresponded with E. Hughes re updated lockbox codes; updated list re same. (.3) Corresponded with E. Hughes re Lamont St. property security. (.2) Reviewed Lamont property security invoice and daily report; corresponded re same. (.3)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/8/2020	Data Production: discussion with K. Freitag, J. Nittel and Atty Fates re copies of ANI servers. (0.4) Randolph: finalized mold remediation and corresponded with City inspector re same and provided same to broker. (0.2) 812 San Rafael: discussion with broker re potential overbidder. (0.1) Valle Vista: discussion with handyman, prepared memo to K. Freitag re response to buyer counter, corresponded with Atty Fates re same and provided direction to broker re counter offer. (0.5) Camino De Grazia: reviewed offer and corresponded with K. Freitag re same, reviewed comps from broker and prepared analysis for K. Freitag in responding to offer. (1.0) Prop Mgmt: conference call with Mgr to discuss portfolio, update on lockbox code changes, approved cleanup of Mission Beach SR and coordinated smoke detector inspection at Bella Pacific, update on pest control for Randolph (1.4) West Washington: update from tenant re move out. (0.1)	3.7	G. Rodriguez	\$ 279.00	\$ 1,032.30	\$ -	\$ 111.60	\$ -	\$ -	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2020	Corresponded with and waited for cleaning company at 4445 Lamont St - no show (1.3), Corresponded with A. Herren/ K. Freitag re: 4445 Lamont St cleaning (.3), Updated Rental Property Review files (.5), Conference call with G. Rodriguez (.8), Inventoried/photographed/measured Surf Rider inventory at 3515 Hancock St (.5), emailed K. Freitag re: Surf Rider inventory at 3515 Hancock St (.2), Scheduled graffiti removal from 3770 Mission Blvd. (.3), Purchased and replaced fire alarm batteries at 4829 Bella Pacific/750 Yarmouth Ct (2.0), Reset lockbox at 369 10th Ave (.7), Reviewed and submitted Abamex contract to K. Freitag (.5), Reviewed and submitted vacation rental invoices to accounting (.5), Corresponded with G. Rodriguez/A. Herren re: updated lockbox codes (.2), Corresponded with Abamex Auctions re: 4445 Lamont St auction prep. (.2), Corresponded with A. Herren re: 4445 Lamont St security (.2).	8.2	E. Hughes	\$ 40.00	\$ 328.00	\$ -	\$ -	\$ -	\$ -	\$ 328.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2020	Reviewed, sign and send check run. (.8)	0.8	T. Hebrank	\$ 234.00	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2020	Reviewed balances on open SDGE accounts. (.6) Reconciled bank accounts to cover for check run. (1.4) Corresponded with Chase re check deposit. (.2) Conferred with B. Young re Carmel mortgage balance. (.4)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/9/2020	Conferred with Atty Fates re: Clawback. (.4) Attended call with prospective D Street purchaser; signed agreement. (.3) Reviewed/conferred with team re: W. Washington, V. Vista, Himmelberg's, Lamont cleaning. (1.0)	1.7	K. Freitag	\$ 315.00	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ 409.50	\$ -	\$ 126.00	\$ -	\$ -	\$ -
10/9/2020	Corresponded with K. Freitag and E. Hughes re Lamont St. property kitchen cleaning. (.2) Counted and deposited parking lot cash. (1.2) Prepared and processed Chase and Wells Fargo bank deposits; corresponded re same. (1.2) Tracked FedEx for delivery of document for 301 D St; corresponded with K. Freitag re same. (.2) Scanned EDD claim forms; corresponded with T. McDonald re same. (.2)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/9/2020	Randolph: discussion with broker re finishing remediation work for unit. (0.1) Camino Degazia: further discussion with broker re offer received and counter to same. (0.1) Bella Pacific: update with broker re repairs at Bella Pacific. (0.1) Himmelbergs: discussions with K. Freitag and broker re potential offer. (0.1) 812 San Rafael: finalized legal notice. (0.1) 3515 Hancock: discussion with K. Freitag re lender payoff and discussion with potential buyer re same. (0.2) General ops: approved vendor invoices, discussion with Mgr re status of repairs and move out of 3515 Hancock. (0.3) 140 Keller: discussion with broker re state of the market, price reduction, potential offers being contemplated by buyers. (0.4) Valle Vista: discussion with broker re buyer counter offer and contingency release, coordinated same with K. Freitag and prepared sale motion memo for Atty Fates. (1.0) West Washington: reviewed LOI for property and prepared memo for K. Freitag re same and provided additional requested information. (0.6) 301 D Street: prepared confidentiality agreement for Tower Investments. (0.6)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
10/9/2020	Met/supervised/ conducted final walkthrough with 4445 Lamont St cleaners (2.0), Corresponded with cleaning company re: progress at 4445 Lamont St (.3), Corresponded with vacation guests (.3), Met with B. Young/A. Castellano re: auction prep and office move (1.5), Corresponded with G. Rodriguez re: IT needs for office move (.3), Collected, counted and logged Redondo parking lot money (1.0). Corresponded with D. Zvaifler re: 750 Yarmouth Ct inspections (.1), Replied to potential vacation rental guest (.2), Corresponded with K. Freitag/A. Herren re: 4445 Lamont St kitchen cleaning (.2), Corresponded with Cal-Auction re: auction timeline (.2), Conducted weekly 3515 Hancock St inspection (.3).	6.4	E. Hughes	\$ 40.00	\$ 256.00	\$ -	\$ -	\$ -	\$ -	\$ 256.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/9/2020	Corresponded with T. Castellano re Surfrider accounts payables and vendor list. (1.2) Conferred with B. Young re payroll and worked on same. (.5) Worked on debt schedule for QSF tax return and conferred with IRS re Himmelberg. (2.9)	4.6	L. Ryan	\$ 135.00	\$ 621.00	\$ -	\$ 391.50	\$ -	\$ -	\$ 229.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/10/2020	Corresponded with E. Mumper re: 4032 Randolph st tree trimming (.3), Corresponded with vacation guests (.2).	0.5	E. Hughes	\$ 40.00	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/11/2020	Corresponded with vacation guests (.2), Corresponded with T. Mullen re: 4034 Randolph St drywall repair (.3).	0.5	E. Hughes	\$ 40.00	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/12/2020	Worked on the debt schedule for the tax return. (1.7) Reviewed documents and sent PTO email. (.5) Reviewed and revised Valle Vista motion; provided feedback on Bandini joint motion. (.5) Conferred with G. Rodriguez re: various sale related and repository related items. (.3)	3.0	K. Freitag	\$ 315.00	\$ 945.00	\$ -	\$ 94.50	\$ -	\$ -	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/12/2020	Picked up and reviewed mail. (.5) Corresponded with previous employee and L. Ryan re 2019 K-1 statement. (.2) Reviewed vendor invoices; corresponded with accounting re same. (.2) Corresponded with E. Hughes re 10th Ave property keys and parking lot cleaning. (.3) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.3) Mailed EDD claim forms; corresponded with T. McDonald re same. (.2) Corresponded with K. Freitag and E. Hughes re Lamont property foreclosure notice and parking lot cleaning. (.2)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/12/2020	Himmelberg's: reviewed LOI and corresponded with K. Freitag and broker re same. (0.2) Yarmouth: update on property disclosures. (0.1) Data Production: update on data acquisition and discussion with DISCO re server images and prepared memo to K. Freitag re same, discussion with SETEC re backup images and corresponded further with DISCO re same. (0.8) General Ops: update on SDGE bills and follow up with buyer for parking lot re similar bills, approved temp employee timesheet, approved repair at 140 Keller, reviewed proposal for fire extinguishers and confirmed changes to same. (0.6) Valle Vista: discussion with Atty Fates re sale motion, further research into chain of title and provided memo re same and reviewed/revised sale motion and coordinated legal notice for same. (1.5) University Ave: update from buyer re name change. (0.2) Randolph: follow up with City of San Diego re repairs to property. (0.1) West Washington: update from K. Freitag re lender negotiations, review of new offer, discussion with City re backflow inspection, discussion with Mgr re same and coordinated inspection with vendor and discussion with broker re competing offer and negotiations with lender. (0.8) Camino De Grazia: discussion with broker re potential offer and negotiations with received offer. (0.4) 301 D Street: reviewed NDA for B. Townsend and Tower Investments and discussed same with K. Freitag. (0.4)	5.1	G. Rodriguez	\$ 279.00	\$ 1,422.90	\$ -	\$ 223.20	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
10/12/2020	Assisted Abamex Auction with 4445 Lamont St auction prep (2.5), Corresponded with multiple AT&T agents re: 4032 Randolph St tree trimming (1.0), Corresponded with Cal Auctions re: 3515 Hancock St auction (.2), Searched for and located 369 10th Ave utility room keys (.5), Corresponded with A. Herren re: 369 10th Ave keys (.2), Corresponded with Z. Neilson re: shared 369 10th Ave utility/service invoices (.4), Collected, counted and logged Redondo parking lot money (1.0), Reviewed and submitted vacation rental invoices to accounting (.4), Scheduled Redondo parking lot cleaning (.3), Inspected/photographed 901 W. Washington backflow system (1.0), Scheduled 4445 Lamont St property inspection (.2), Corresponded with G. Rodriguez and K. Freitag re: bank foreclosure notice posted at 4445 Lamont St (.1), Submitted ticket/photos to city re: trash cleanup on 3515 Hancock St (.3), Corresponded with A. Herren/K. Freitag re: Redondo parking lot cleaning (.2), Scheduled graffiti removal from 3770 Mission Blvd. (.2), Corresponded with future 737 Windemere Ct guest/future owner re: booking confirmation (.5), Corresponded with Aztec Fire/G. Rodriguez re: annual fire inspection (.3), Corresponded with K. Freitag re: 4445 Lamont St inspection (.1), Corresponded with Cal-Auction re: auction timeline (.2).	9.6	E. Hughes	\$ 40.00	\$ 384.00	\$ -	\$ -	\$ -	\$ -	\$ 384.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/12/2020	Conferred with T. Castellano re Surfrider vendor list, accounts payable and tax notices. (.6) Conferred with B. Young re mail, income tax notices and K1. (.5) Completed 2848 for Tenth & J. (.5) Reviewed deposits, cash activity and debt schedule. (2.4)	4.0	L. Ryan	\$ 135.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/13/2020	Reviewed and prepared analysis for W. Washington offer/lender. (1.2) Attended weekly Zoom call with team. (1.0) Reviewed and signed Camino Degrazia offer documents. (.8) Reviewed and revised Valle Vista Declaration. (.2) Handled various operations, including PTO follow-up, loan balance follow-up, auctions, insurance, etc. (.9) Conferred re: Endeavor Bank recovery. (.2)	4.3	K. Freitag	\$ 315.00	\$ 1,354.50	\$ -	\$ -	\$ 63.00	\$ -	\$ 1,291.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/13/2020	Attended weekly team conference call. (1.0) Corresponded with E. Hughes re keys for 10th Ave. property. (.2) Scanned and forwarded vendor invoice. (.1) Corresponded with City Wide re parking lot cleaning. (.2) Corresponded with Iron Mountain re account setup. (.1) Corresponded with Atlas Defense re security invoices. (.2)	1.8	A. Herren	\$ 202.50	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/13/2020	Corresponded with investor and L. Ryan re 2019 K-1 statements. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
10/13/2020	Valle Vista: discussion with broker re court motion and provided overbid language and coordinated legal notice, reviewed declaration and proposed order and corresponded with title re proposed order. (0.6) Data production: updates from DISCO re file server access and images of the same. (0.2) 3515 Hancock: update from potential buyer re same. (0.1) 140 Keller: discussion with manager re video cameras, discussion with K. Freitag re status of marketing, discussion with broker re proposed offers and status of tour. (0.7) General Ops: reviewed, approved vendor invoices. (0.2) Randolph: further discussion with broker re repairs at property. (0.2) University Ave: update from buyer re changes to closing and discussion re same with K. Freitag and Title company. (0.8) Weekly conference call with staff. (1.0) Camino DeGrazia: requested repair to garbage disposal, reviewed offer and prepared memo and discussion with K. Freitag and broker re same. (1.0) Ocean Beach SR: reviewed legal notice and corresponded with Atty Fates re expiration of overbid. (0.2) Mission Beach SR: corresponded with Mgr homeless person. (0.1) West Washington: update with broker re offer received and discussion with K. Freitag re lender negotiations, and discussion with broker re commission structure and discussions with lender. (0.5)	5.6	G. Rodriguez	\$ 279.00	\$ 1,562.40	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ -
10/13/2020	Attended Zoom meeting with E3/ANI (1.0), Corresponded with vacation guests (.3), Scheduled garbage disposal repair at 7243 Camino DeGrazia (.3), Corresponded with G. Rodriguez and handyman re: repair needs at 7243 Camino DeGrazia (.4), Corresponded with potential vacation rental guest (.4), Corresponded with D. Zvaifler re: upcoming vacation rentals (.2), Met with AT&T to inspect trees at 4032 Randolph (1.0), Corresponded with A. Castellano re: shared expenses with Z. Neilson/369 10th Ave (.2), Corresponded with T. McDonald re: HR files and move-out prep. (.2), Corresponded with handyman re: incorrect invoicing (.3), Corresponded with potential art auctioneer (.3), Reviewed and submitted V1 Cal-Auctions agreement to K. Freitag (.2), Corresponded with K. Freitag re: 369 10th Ave personal property (.1)	4.9	E. Hughes	\$ 40.00	\$ 196.00	\$ -	\$ -	\$ -	\$ -	\$ 196.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/13/2020	Attended conference call. (1.0) Worked on additional PTO check, reviewed ANI and property invoices with T. Castellano. (.5) Reviewed payroll records with T. McDonald. (.8) Continued to review and research Leaf & Cole documents with B. Young. (1.6)	3.9	L. Ryan	\$ 135.00	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/13/2020	Reviewed K-1 related issue raised by an investor; held conference call with CPA and responded to investor. (1.2)	1.2	S. Hoslett	\$ 292.50	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -
10/14/2020	Reviewed and signed numerous documents; conferred with G. Rodriguez and E. Hughes re: same. (.5) Conferred with Cain counsel and Atty Fates re: Endeavor shares. (.5) Conferred with Atty Fates re: various potential target investigation, repository. (.3) Researched accountant information and other emails; shared same with Atty Fates. (2.3)	3.6	K. Freitag	\$ 315.00	\$ 1,134.00	\$ -	\$ -	\$ 976.50	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/14/2020	Picked up, dropped off, scanned and archived accounts payable checks; printed stamps; corresponded re same. (1.4) Processed and recorded numerous change of addresses; corresponded re same. (.6) Corresponded with E. Hughes re mail delivery at the Lamont St. property and Iron Mountain prep for Hancock St. property files. (.4) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.4) Scanned tax documents; corresponded re same. (.4) Scanned and archived property documents and DMV notice; corresponded re same. (.3) Corresponded re parking lot utilities. (.1)	3.6	A. Herren	\$ 202.50	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/14/2020	Corresponded with investor and L. Ryan re 2019 K-1 statements. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -
10/14/2020	Yarmouth: reviewed request for repairs and provided memo to K. Freitag re same. (0.2) Data production: review of file server information and coordinated discussion with K. Freitag, Attys Farrell and Fates and J. Nittel. (0.3) West Washington: update from K. Freitag re lender discussions and discussion with broker re marketing strategy and prepared draft response LOI for same. (1.6) University Ave: update from buyer and lender re closing for same. (0.1) 301 D Street: update from potential buyer and detailed discussion with K. Freitag re strategy for same. (0.3) General Ops: discussion with AMA Networks and E. Hughes re corporate move, reviewed and approved vendor invoices, discussion with new owner re transfer of parking lot power. (0.4) 7940 University: reviewed escrow deposit release and coordinated same. (0.1) Randolph: reviewed lease extension and new lease and coordinated execution of the same. (0.7)	3.7	G. Rodriguez	\$ 279.00	\$ 1,032.30	\$ -	\$ 83.70	\$ -	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
10/14/2020	Attended Accounting conference call (1.0), Packed-up HR office (2.0), Met with Abamex at 4445 Lamont St to finish auction prep (1.5), Followed up with Terminix re: 901 W. Washington inspection invoicing (.3), Met with T. McDonald for HR file organization (1.0) , Corresponded with cleaning co. re: Redondo parking lot quote (.1), Corresponded with A. Herren re: mail delivery to 4445 Lamont St (.2), Corresponded with A. Herren re: Iron Mountain prep. (.2), Corresponded with T. Mullen/G. Rodriguez re: 4034 drywall repair (.3), Corresponded with G. Rodriguez re: A. Kuszcz contact information (.2), Corresponded with K. Freitag re: Cal Auctions agreement (.2), Submitted final Cal-Auctions agreement to J. Hanks/ K. Freitag for signatures (.2), Conducted weekly commercial property inspections (2.0).	9.2	E. Hughes	\$ 40.00	\$ 368.00	\$ -	\$ -	\$ -	\$ -	\$ 368.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/14/2020	Held accounting call. (1.0) Conferred with B. Young and T. Castellano re workers comp, payables and utilities and worked on same. (1.2) Reviewed partnership tax notices. (1.0)	3.2	L. Ryan	\$ 135.00	\$ 432.00	\$ -	\$ -	\$ -	\$ -	\$ 432.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2020	Conferred with lender and counsel re: various. (.2) Reviewed and finalized Abamex agreement for Lamont auction. (.3) Reviewed and signed Univ doc for Title Co. (.2) Reviewed and signed QSF tax return (sent same). (.3) Reviewed and conferred with S. Hoslett re: clawback motion. (.1) Conferred re: repository vendor. (.7)	1.8	K. Freitag	\$ 315.00	\$ 567.00	\$ -	\$ 315.00	\$ -	\$ -	\$ 220.50	\$ -	\$ 31.50	\$ -	\$ -	\$ -
10/15/2020	Reviewed vendor invoices; corresponded with accounting re same. (.4) Corresponded with E. Hughes parking lot cleaning. (.1) Ordered Iron Mountain file box labels; corresponded with E. Hughes re same. (.2)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/15/2020	301 D Street: update on potential offer. (0.1) Data Production: various updates on file server information gathered. (0.3) Yarmouth: update from broker and discussion with same re repairs request. (0.2) Randolph: discussion with E. Hughes re tenant complaints and repairs request. (0.3) University Ave: update from escrow re assignment of PSA. (0.1) Himmelbergs: follow up with broker re LOI submitted. (0.1) Camino DeGrazia: discussion with broker re offers received and coordinated inspection at same. (0.2)	1.3	G. Rodriguez	\$ 279.00	\$ 362.70	\$ -	\$ 83.70	\$ -	\$ -	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2020	Met with cleaners at Redondo parking lot (.5), Corresponded with cleaning company re: progress at Redondo parking lot (.2) Revised and submitted Abamex contract (.6), Met with 4034 Randolph tenant re: drywall repairs/took photos (1.5), Collected, counted and logged 4032 Randolph laundry money (1.0), Corresponded with G. Rodrigues re: repair needs at 4034 Randolph (.3), Corresponded with 901 W. Washington Terminix tech re: termite inspection and negotiated no charge (.3), Corresponded with an interested buyer for 901 W. Washington (.2).	4.6	E. Hughes	\$ 40.00	\$ 184.00	\$ -	\$ -	\$ -	\$ -	\$ 184.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2020	Reviewed, sign and send check run. (.7)	0.7	T. Hebrank	\$ 234.00	\$ 163.80	\$ -	\$ -	\$ -	\$ -	\$ 163.80	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2020	Attended forensic status call with S. Hoslett and L. Ryan. (1.6)	1.6	V. Liguzinski	\$ 225.00	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360.00
10/15/2020	Conferred with S. Hoslett and V. Liguzinski re forensic status. (1.6)	1.6	L. Ryan	\$ 225.00	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360.00
10/15/2020	Corresponded re mail received, lender notices, insurance and deposits. (.5) Conferred with B. Young re insurance audit and financials and researched same. (.8) Reviewed Flores Surfrider vendor invoices. (.9)	2.2	L. Ryan	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2020	Reviewed status of open accounting projects including credit cards statements. (1.7) Prepare for and held conference call with V. Liguzinski and L. Ryan re: forensic and next steps. (1.6) Correspondence with K. Freitag re: clawbacks. (.1)	3.4	S. Hoslett	\$ 292.50	\$ 994.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.25	\$ -	\$ -	\$ 965.25
10/16/2020	Conferred with Atty Zaro re: various. (.2) Reviewed and revised clawback motion. (1.4) Reviewed and signed ANIDev tax waiver. (.1) Conferred with counsel re: repository items. (.5) Reviewed and signed CDG lease and Abamex agt. (.3) Reviewed and signed Yarmouth sale docs. (.6) Coordinated document for website posting. (.1)	3.2	K. Freitag	\$ 315.00	\$ 1,008.00	\$ -	\$ 157.50	\$ -	\$ -	\$ 409.50	\$ -	\$ 441.00	\$ -	\$ -	\$ -
10/16/2020	Scanned, recorded and deposited checks; corresponded with K. Freitag and L. Ryan re same. (1.0) Counted and deposited parking lot cash. (1.3) Reviewed and forwarded vendor invoices. (.2) Corresponded with Iron Mountain re file pick up. (.2)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/16/2020	Yarmouth: update from broker re negotiations and coordinated contingency release and addendum. (0.3) Himmmlbergs: reviewed offer and discussion with broker re same. (0.1) Bella Pacific: reviewed approval and corresponded with escrow, broker and Atty Fates to begin closing. (0.5) 301 D Street: update on potential offer. (0.2) General Ops: approved vendor invoices, coordinated insurance EOI for lender and researched account for vacation rentals. (0.4) Insurance update: requested EOI from broker. (0.1) West Washington: update on backflow, approved payment for same and update LOI for broker. (0.6) University Ave: reviewed Owner's Affidavit and corresponded with Atty Fates re liens. (0.2) Camino DeGrazia: reviewed counter offer, prepared addendum and coordinated execution of same, and coordinated execution of lease. (0.7)	3.1	G. Rodriguez	\$ 279.00	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/16/2020	Corresponded with vacation tenants (.2), Collected, counted and logged Redondo parking lot money (1.0), Met with handyman at 4034 Randolph St for drywall repairs (1.0), Met with handyman at 7243 Camino DeGrazia for garbage disposal repair at 7243 Camino DeGrazia (1.0), Located and reviewed T. Mullen's 4034 Randolph St lease terms for initial move-in/walkthrough notes (.2), Corresponded with L. Ryan re: Square account (.1), Corresponded with Abamex Auction/K. Freitag re: 4445 Lamont St auction contract (.3), Corresponded with A. Herren re: 4445 Lamont St security/lockbox (.2), Reviewed and submitted vacation rental invoices to accounting (.3), Corresponded with T. Mullen re: 4034 drywall repair (.4), Received, reviewed and submitted final Cal-Auctions agreement to K. Freitag (.2), Conducted weekly 3515 Hancock St inspection (.3).	5.2	E. Hughes	\$ 40.00	\$ 208.00	\$ -	\$ -	\$ -	\$ -	\$ 208.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/16/2020	Corresponded re vendor invoices, payroll notices, insurance notices and deposits. (1.7) Conferred with B. Young re Saska's financial statements from Flores and reviewed same. (1.4)	3.1	L. Ryan	\$ 135.00	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/18/2020	General Ops: discussion with accounting re access to online account. (0.1) Randolph: approval for repairs at 4030.5, reviewed tenant letter and prepared memo for K. Freitag and broker re resolution of the same. (0.8) Camino Degrazia: update re repairs. (0.1) University Ave: reviewed order, corresponded with Atty Fates re same and corresponded with buyer and escrow re same. (0.3)	1.3	G. Rodriguez	\$ 279.00	\$ 362.70	\$ -	\$ -	\$ -	\$ -	\$ 362.70	\$ -	\$ -	\$ -	\$ -	\$ -
10/18/2020	Corresponded with G. Rodriguez re: Randolph and 7243 Camino DeGrazia repairs (.2).	0.2	E. Hughes	\$ 40.00	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/19/2020	Conferred with G. Rodriguez re: Randolph tenant issues. (.3) Conferred with counsel re: Hancock. (.2)	0.5	K. Freitag	\$ 315.00	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/19/2020	Reviewed and corresponded re vendor accounts payable. (.2) Reviewed Lamont property security reports; corresponded with E. Hughes re same. (.2) Conferred with Atlas Defense re SRMB property keys; corresponded with G. Rodriguez and E. Hughes re same. (.2) Corresponded re Hancock property insurance. (.3)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
10/19/2020	Hancock property: update on moving. (0.1) Insurance: reviewed EOI request. (0.1) Yarmouth: reviewed settlement approval for Riharb lien, discussion re same with broker and escrow and coordinated required documents. (0.3) La Mesa SR: update re closing and discussion with brokers re same. (0.1) Camino DeGrazia: discussion with escrow re HOA approval and tracked same payment with accounting. (0.3) Valle Vista: discussion from the broker re buyer prank call related to property. (0.1) Himmelberg's: update from broker re offer. (0.1) Randolph: discussion with K. Freitag re tenant demands and strategized solution and corresponded with the tenant re same. (0.8) General Ops: helped employee with password reset for locked apple account, approved vendor invoices, approved temp employee timecard, update on property maintenance at Lamont and Mission Beach Surf Rider and forwarded to broker tax bills received for sold properties. (1.2) West Washington: update with broker re potential buyers. (0.1) Bella Pacific: coordinated lender contact for payoff. (0.1) University Ave: discussion with buyer re plans for closing, coordinated information exchange related to same. (0.3)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/19/2020	Collected, counted and logged Redondo parking lot/Randolph laundry money (1.8), Packed offices (2.5), Updated vacation rental platforms (.5), Corresponded with D. Zvaifler re: upcoming 750 Yarmouth Ct vacation rentals (.2), Reviewed and submitted vacation rental invoices to Accounting (.3), Corresponded with G. Rodriguez re: green waste bin request at 4032 Randolph St (.2), Transferred green recycling bin from 3515 Hancock St to 4032 Randolph St (1.0), Met with AT&T tech re: tree trimming at 4032 Randolph St. (.5), Took photos of trees at 4032 Randolph (.1), Corresponded with A. Herren re: Iron Mountain prep. (.1), Corresponded with A. Castellano re: 3515 Hancock St auction prep. (.2), Assisted B. Young/ A. Castellano with vacation rental reconciliation (.5), Corresponded with E. Mumper re: 4032 Randolph tree trimming (.2), Corresponded with T. Mullen re: 4032 Randolph St washer & dryer (.2), Submitted signed agreement to Cal Auctions (.1), Took inventory of questionable auction items (.4), Corresponded with K. Freitag re: auction items in question (.2), Corresponded with L. Ryan re: office move/IT needs (.3), Corresponded with D. Fefferman re: 733 Salem Ct viewing schedule (.2).	9.5	E. Hughes	\$ 40.00	\$ 380.00	\$ -	\$ -	\$ -	\$ -	\$ 380.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/19/2020	Reviewed property tax notices. (.5)	0.5	L. Ryan	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/19/2020	Reviewed ANI non-profit entities for testing purposes. (1.5)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438.75
10/20/2020	Reviewed and signed closing documents. (.2) Sent closing preparation communications. (.2) Conferred with Atty Zaro re: crime claim requests. (.2) Reviewed and revised clawback motion and associated exhibits. (.8) Updated autoreply. (.1) Conferred with counsel re; forensic report. (.8) Coordinated docs for posting to website. (.1)	2.4	K. Freitag	\$ 315.00	\$ 756.00	\$ -	\$ -	\$ 315.00	\$ -	\$ 157.50	\$ 31.50	\$ 252.00	\$ -	\$ -	\$ -
10/20/2020	Reviewed, organized and packed documents and computer equipment at Hancock; conferred and corresponded with E. Hughes re same. (3.5) Attended weekly team conference call. (.6) Processed Chase bank deposits (.5) Corresponded with A. Castellano re change of addresses; security service invoices and vendor payment; reviewed and researched same. (.4) Corresponded with E. Hughes re art appraisal; researched same. (.2)	5.2	A. Herren	\$ 202.50	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/20/2020	Ocean Beach: discussion with broker re landlord/tenant communications. (0.2) Himmelberg's: corresponded with potential buyer re same. (0.1) Hancock: corresponded with potential buyer and prepared confidentiality agreement for same. (0.3) West Washington: reviewed LOI and corresponded and conferred (various) with broker re same. (0.6) 7940 University Ave: corresponded with broker re overbids. (0.1) Weekly all staff meeting. (0.6) General Ops: update from Mgr re cleanup at Hancock property, reviewed notes on computers being put away for move, reviewed broker letter for Bella Pacific. (0.2) Camino DeGrazia: further follow up with accounting and escrow re HOA payment for closing documents. (0.3) Randolph: discussion with Mgr re landscape cleaning of property, detailed discussion with broker re tenant complaint and status of buyer review of work. (0.4) 3816 Mission Blvd: reviewed verbal offer and discussion with broker re counter offer. (0.2) University Ave: discussion with escrow re mechanics liens and provided relevant documents, discussion with Atty Fates re settlement with Iconic, provided contact information to escrow and follow up with each lien holder re process for same. (1.0) Yarmouth: reviewed/revised lien release/reconveyance related to Riharb settlement and corresponded with Atty Fates and escrow re same. (0.4)	4.4	G. Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/20/2020	Scheduled cable install at 3816 Mission Blvd. (.4), Scheduled water dispenser pickups - 3 companies (.7), Condensed file box logs for upcoming Iron Mountain project (.5), Logged new file boxes (.3), Attended Zoom with E3/ANI (.6), Finished packing offices (.5), Corresponded with interested buyer for 369 10th Ave. (.2). Corresponded with H. Rossi re: auction prep. (.2), Scheduled movers for 3515 Hancock St to 3816 Mission move (.2), Corresponded with D. Zvaifler re: 750 Yarmouth Ct showings (.2), Corresponded with A. Castellano re: repair invoices (.3), Corresponded with A. Herren re: art appraisal (.2), Corresponded with E3/ANI re: 3515 Hancock St transient activity (.2), Conducted weekly commercial property inspections (2.0)	6.5	E. Hughes	\$ 40.00	\$ 260.00	\$ -	\$ -	\$ -	\$ -	\$ 260.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/20/2020	Phone call with S. Hoslett. (.2)	0.2	V. Liguzinski	\$ 225.00	\$ 45.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45.00
10/20/2020	Attended weekly conference call. (.6) Reviewed accounts payable for ANI and properties and researched vendor payments. (1.6)	2.2	L. Ryan	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/20/2020	Conferred with S. Hoslett re forensic review. (.2) Organized data and researched ANI Commercial CA bank account. (2.8)	3.0	L. Ryan	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
10/20/2020	Reviewed ANI Property Mgmt. schedules, continued organization of accounts being tested and updated accounting overview schedule. (4.0) Held conference call with L. Ryan and V. Liguzinski related to the same. (.2)	4.2	S. Hoslett	\$ 292.50	\$ 1,228.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,228.50
10/21/2020	Reviewed payoff demands for University and Bella Pacific. (.1) Worked on forensic report template; (2.5) Met with forensic team to review schedules and next steps. (2.5) Reviewed and signed Bella Pacific closing documents. (.4)	5.5	K. Freitag	\$ 315.00	\$ 1,732.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ 1,575.00
10/21/2020	Transported files from Hancock to receiver's office. (1.0) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Prepared and processed Chase bank deposit. (.6) Corresponded with A. Castellano re vendor notification letter. (.1)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/21/2020	140 Keller: discussion with broker re changes to LOI and overbidding process. (0.4) Yarmouth: reviewed zero demand and made changes to same with escrow discussion and coordinated same with Atty Fates. (0.2) 3816 Mission Blvd: reviewed low-ball offer. (0.1) Data Production: reviewed memo from J. Nittel re Google Vault collections. (0.2) General Ops: update on move to 3816 Mission Blvd including coordinating same with IT vendor and staff, discussion with contractor re lien releases and correspondence with tenant re utility bills at Randolph, forwarded 3415 Mission Blvd tax bill to buyer. (0.9) Camino Degrazia: update from broker re timing for contingency release. (0.1) Bella Pacific: discussion with broker re lender requested amendment and coordinated same with K. Freitag. (0.1) Mission Beach SR: update from Atty Fates re address discrepancy and researched same to provide appropriate context and reviewed/revised notice for the same. (0.5) Ocean Beach: update with Atty Fates re overbidding. (0.1) West Washington: update from broker re LOIs from various potential buyers. (0.1) Bella Pacific: update on shutoff of HOA auto pay and payoff for lien. (0.1) University Ave: updated Owner's affidavit, and update on payoff for the same. (0.3)	3.1	G. Rodriguez	\$ 279.00	\$ 864.90	\$ -	\$ 55.80	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/21/2020	Met with Cal-Auctions for auction prep. (2.5), Scheduled movers for 3515 Hancock St to 3816 Mission move (.2), Submitted ticket/photos to city for tree trimming at 4032 Randolph (.2), Submitted ticket/photos to city for trash removal/sidewalk cleaning at 3515 Hancock St (.3), Attended Accounting conference call (.7), Corresponded with A. Castellano re: water delivery services (.3), Corresponded with L. Ryan/A. Castellano re: 3515 Hancock St cleaning service (.2), Corresponded with L. Ryan/G. Rodriguez re: 3816 move prep. (.2), Corresponded with G. Rodriguez/IT tech re: 3816 Mission Blvd IT needs (.2), Replied to vacation rental inquiries (.2), Corresponded with E. Mumper re: 4032 Randolph St green bin request (.3)	5.3	E. Hughes	\$ 40.00	\$ 212.00	\$ -	\$ -	\$ -	\$ -	\$ 212.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/21/2020	Attended multiple calls with S. Hoslett and K. Freitag re forensic status, report, etc. (2.5) Updated status summary. (2.0)	4.5	L. Ryan	\$ 225.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50
10/21/2020	Conferred with accounting team re insurance, vendor invoices and office move. (.6) Reviewed Surfrider invoices from Flores. (.5) Prepared Himmelberg alarm letter. (.6) Corresponded with Flores re Saska's financials. (.8)	2.5	L. Ryan	\$ 135.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/21/2020	Continued work on status of ANI and Kim Funding accounts tested and coding and transfer reconciliation. (4.0) Prepared for and held conference call with K. Freitag and L. Ryan related to the same. (2.5)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25
10/22/2020	Conferred with S. Hoslett re: Peterson subpoenas. (.5) Reviewed update on W. Washington sale; conferred with lender re: same. (.3) Held call with S. Hoslett and L. Ryan re: forensic. (.8) Attended to payables and other operational matters. (1.0) Conferred re: Windmere closing documents. (.1)	2.7	K. Freitag	\$ 315.00	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ 409.50
10/22/2020	Processed and recorded numerous change of addresses; corresponded re same. (2.0) Recorded and labeled numerous file boxes for storage. (5.0) Notarized property documents. (.3) Scanned and delivered escrow documents to title company. (.8) Corresponded with G. Rodriguez re closing documents for Windmere property. (.1) Corresponded with A. Castellano re insurance payments; researched same. (.2)	8.4	A. Herren	\$ 202.50	\$ 1,701.00	\$ -	\$ -	\$ -	\$ -	\$ 1,701.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/22/2020	Yarmouth: update on contingency release and prepared memo for Atty Fates re same. (0.6) Camino DeGrazia: update with accounting and escrow re HOA payment. (0.1) Bella Pacific: update from broker re closing and discussion with same. (0.2) Randolph: reviewed invoice for tenant UD matter and approved same for payment, followed up with tenant re complaint. (0.1) Windmere: reviewed reconveyances sent by Riharb and discussed same with escrow and broker and corresponded with Atty Fates re same, and coordinated closing documents with K. Freitag and prepared zero demand letter. (0.7) 3792 Mission Blvd: reviewed LOI and conferred with broker re counter and next steps. (0.2) West Washington: discussion with K. Freitag re competing LOIs and discussion with broker re tie-breaker request, coordinated execution of LOI, discussion of title report with escrow, and corresponded with Atty Lorenzen and Thiel re PSA. (0.7)	2.6	G. Rodriguez	\$ 279.00	\$ 725.40	\$ -	\$ -	\$ -	\$ -	\$ 725.40	\$ -	\$ -	\$ -	\$ -	\$ -
10/22/2020	Measured windows for coverings at 3816 Mission Blvd (.5), Transferred empty water bottles from 3816 Mission Blvd to 3515 Hancock St for pick-up (.5), Logged new accounting file boxes (.6), Tagged and logged Iron Mountain file boxes (3.5), Corresponded with A. Castellano/cleaning co. re: 3515 Hancock St keys (.2), Corresponded with A. Castellano re: IT move to 3816 Mission Blvd (.2)	5.5	E. Hughes	\$ 40.00	\$ 220.00	\$ -	\$ -	\$ -	\$ -	\$ 220.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/22/2020	Review, sign and send check run. (.7)	0.7	T. Hebrank	\$ 234.00	\$ 163.80	\$ -	\$ -	\$ -	\$ -	\$ 163.80	\$ -	\$ -	\$ -	\$ -	\$ -
10/22/2020	Conferred with S. Hoslett and K. Freitag re forensic. (.8) Conferred with N. Aspis re subpoenas and researched missing account information. (.6)	1.4	L. Ryan	\$ 225.00	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315.00

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/22/2020	Corresponded with Flores re financials and conferred with B. Young re same. (.6) Corresponded with T. Castellano and worked on vendor payables and fire alarm issues. (1.0)	1.6	L. Ryan	\$ 135.00	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/22/2020	Reviewed subpoena status and account testing status for additional information needed. (.4) Continued work on transaction coding. (1.2) Prepare for and held conference call with L. Ryan and K. Freitag related to the same. (.8)	2.4	S. Hoslett	\$ 292.50	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 702.00
10/23/2020	Reviewed and conferred with Atty Zaro re: crime claim response and documents. (1.2)	1.2	K. Freitag	\$ 315.00	\$ 378.00	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/23/2020	Delivered escrow documents to title company. (.9) Recorded and labeled numerous file boxes for storage. (4.0) Notarized and distributed numerous property documents; corresponded re same. (.6)	5.5	A. Herren	\$ 202.50	\$ 1,113.75	\$ -	\$ -	\$ -	\$ -	\$ 1,113.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/23/2020	Yarmouth: provided escrow with Riharb documents, reviewed/revised sale motion and prepared legal notice for the same. (0.6) Windemere: provided Riharb documents and corresponded with same re certified settlement order. (0.2) University Ave: reviewed fire inspection and corresponded with buyer re same. (0.2) Data Production: update on download of server data. (0.1) West Washington: reviewed PSA revisions, coordinated same with buyer and reviewed details of updated insurance for property. (0.4) Windemere: update with escrow re grant deed. (0.1) Randolph: reviewed notices from lender re EOI and forwarded same to insurance broker and confirmed response, prepared draft correspondence to tenant and discussion with Atty Fates re same and corresponded with tenant. (0.6) 3792 Mission Blvd: reviewed LOI and coordinated PSA for same with Atty Lorenzen and opened title report for same. (0.3) 3515 Hancock: discussion with broker re pricing for same. (0.1) General Ops: site visit at Hancock and 3816 Mission Blvd to plan move, reviewed and approved vendor invoices. (3.0)	5.6	G. Rodriguez	\$ 279.00	\$ 1,562.40	\$ -	\$ 27.90	\$ -	\$ -	\$ 1,534.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/23/2020	Collected, counted and logged Redondo parking lot money (1.0), Tagged and logged Iron Mountain file boxes (1.5), Met with G. Rodriguez/IT tech to assess IT move from 3515 Hancock St to 3816 Mission Blvd (1.5), Delivered warranty files to 737 Windemere Ct Ct (.5), Corresponded with G. Rodriguez re: development plan storage (.2), Met with Cal-Auctions to complete auction prep. (1.2), Corresponded with G. Rodriguez re: opening up more week Thanksgiving week vacation rentals (.2), Corresponded with potential vacation guest (.3), Conducted weekly 3515 Hancock St inspection (.3)	6.7	E. Hughes	\$ 40.00	\$ 268.00	\$ -	\$ -	\$ -	\$ -	\$ 268.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/23/2020	Worked with staff on expenses for properties, mail and tax notices. (1.0) Worked at Hancock office to sort through documents and assist in organizing move. (2.8)	3.8	L. Ryan	\$ 135.00	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/24/2020	Reviewed legal notices. (0.1)	0.1	G. Rodriguez	\$ 279.00	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -
10/24/2020	Corresponded with K. Freitag/G. Rodriguez/M. Urban re: rush property inspection of 4445 Lamont St (.3)	0.3	E. Hughes	\$ 40.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/25/2020	Prepared and processed Chase bank deposits. (.6)	0.6	A. Herren	\$ 202.50	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/25/2020	Randolph: various discussion and coordination with broker re potential overbid. (0.2) Personal property sales: discussion and coordination with E. Hughes re items for sale. (0.1)	0.3	G. Rodriguez	\$ 279.00	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ -
10/25/2020	Created and sent auction newsletter via MailChimp (.6), Corresponded with M. Urban re: rush property inspection of 4445 Lamont St (.2).	0.8	E. Hughes	\$ 40.00	\$ 32.00	\$ -	\$ -	\$ -	\$ -	\$ 32.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/26/2020	Reviewed and revised Yarmouth sale motion. (.3) Reviewed and signed closing docs for Bella Pacific. (.5) Reviewed and coordinated escrow liquor license docs for MBSR; had same order posted. (.3) Conferred with G. Rodriguez re: various sale items. (.6) Worked on forensic report draft. (2.1)	3.8	K. Freitag	\$ 315.00	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50
10/26/2020	Corresponded with E. Hughes re status of Iron Mountain storage labels and Lamont property security report. (.2) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Scanned EDD claim forms; corresponded with T. McDonald re same. (.3) Reviewed employee reimbursement; corresponded with K. Freitag re same. (.2)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
10/26/2020	Mission Beach SR: reviewed approval motion and copied escrow and broker re same. (0.4) Yarmouth: additional review of sale motion, prepared legal notice and coordinated same, discussion with escrow re closing documents. (0.6) Bella Pacific: update from escrow on closing, detailed discussion with broker re lender demand and prepared memo to escrow and K. Freitag re same and discussion with escrow re lien release. (1.5) University: update from escrow re closing. (0.1) Lamont: update on property inspection, and discussion with potential buyer. (0.2) 3792 Mission: discussion with Atty Lorenzen re preliminary title report (provided same) & PSA, reviewed PSA and coordinated same with broker (0.5) 1775 Diamond: reviewed update from Atty Lang and provided direction for UD action and requested information. (0.3) General ops: reviewed and approved vendor invoices. (0.3) Personal property sale: update with E. Hughes re electronics storage. (0.1) Windemere: updates (various) from escrow and title on closing timing. (0.2) 3816 Mission Blvd: reviewed LOI and discussion with K. Freitag re loan assumption and coordinated contact with broker and lender re loan assumption. (0.5) Randolph: discussion with broker re tenant settlement and follow up with tenant re same. (0.2)	4.9	G. Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ -
10/26/2020	Supervised 4445 Lamont St auction previews (5.0), Met with M. Urban re: rush property inspection of 4445 Lamont St (.7), Disconnected and transferred 4445 Lamont St IT equipment to 3515 Hancock St (1.0), Corresponded with Atlas Security re: scheduling needs at 4445 Lamont St (.2), Corresponded with G. Rodriguez re: electronics storage post 3515 Hancock St (.3), Corresponded with A. Herren re: 4445 Lamont St security (.1), Created and sent auction related email blast (.5), Corresponded with A. Herren/A. Castellano re: auction catalog (.2), Corresponded with Z. Nielson re: shared invoices with 369 10th Ave (.2), Corresponded with interested buyer of 369 10th Ave (.1), Corresponded with K. Freitag/G. Rodriguez re: rush 4445 Lamont St inspection (.1).	8.4	E. Hughes	\$ 40.00	\$ 336.00	\$ -	\$ -	\$ -	\$ -	\$ 336.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/26/2020	Conferred with B. Young re bank activity. (.3) Researched utility payments and bank transfers. (.8) Worked with staff on vendor invoices, Flores accounting, property taxed and researched invoices. (1.2)	2.3	L. Ryan	\$ 135.00	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/26/2020	Conferred with S. Hoslett re transfer schedule. (.5)	0.5	L. Ryan	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50
10/26/2020	Reviewed draft of accounting report, continued work on reconciliation of Kim Funding and ANI accounts. (2.8) Held conference call with L. Ryan related to transfer analysis. (0.5)	3.3	S. Hoslett	\$ 292.50	\$ 965.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 965.25

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/27/2020	Reviewed and signed Yarmouth Dec. (.2) Coordinated posting of orders. (.1) Coordinated Riharb settlement payment. (.2) Met with team on forensic accounting. (2.0) Met with team on weekly Zoom call; conferred with L. Ryan re: various. (1.1) Reviewed and signed closing documents. (.4) Conferred with restaurant buyer. (.2) Conferred with lender and landlord. (.1) Worked on draft forensic accounting report. (2.3)	6.6	K. Freitag	\$ 315.00	\$ 2,079.00	\$ -	\$ -	\$ -	\$ -	\$ 724.50	\$ -	\$ -	\$ -	\$ -	\$ 1,354.50
10/27/2020	Attended weekly team conference call. (1.0) Recorded and labeled numerous file boxes for storage; scheduled Iron Mountain pickup for same. (3.5) Corresponded with E. Hughes re Lamont auction. (.2) Notarized property documents. (.5) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Researched documents for University property; corresponded with K. Freitag re same. (.2)	5.6	A. Herren	\$ 202.50	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/27/2020	Camino DG: coordinated payment to HOA. (0.2) 3792 Mission: reviewed signed PSA and coordinated review with Atty Lorenzen. (0.4) 1775 Diamond: update with Atty Lang re tenant notices and exemption. (0.2) La Mesa SR: update with broker and K. Freitag re closing. (0.2) Hancock: update with broker re potential offer. (0.1) General Ops: cont planning with E. Hughes re move to 3816 Mission. (0.1) Univ Ave: coordination w/ escrow, Atty Fates, K. Freitag and mechanics lien holders re closing and prepared 593C for same, coordinated PSA exhibits with Atty Lorenzen and coordinated execution, disc with broker re closing. (1.0) Weekly mtg. (1.1) Data Production: update on DISCO production and costs. (0.2) Randolph: disc with tenant re electric charges settlement and began coordinating repairs for unpermitted unit. (0.4) W. Washington: update on tenant rent and discussion with tenant re move out and coordinated pymt of Phase II report and disc with K. Freitag and broker re status of agt. (0.4) Bella Pacific: Disc with broker re lien, reviewed closing stmt, update with K. Freitag and broker. (0.5) Yarmouth: update on lien and finalized legal notice and language to broker. (0.3) Windemere: disc with Atty Fates re resolution of Riharb lien, reviewed Lender POQ and corresponded with K. Freitag. (0.3) Ocean Beach SR: Reviewed approval order, corresponded with broker re same to coordinate transition and disc w/ broker and Atty Lorenzen re lease assignment. (0.3)	5.7	G. Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,534.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/27/2020	Monitored online auction closing (.4), Met with Spectrum at 3816 Mission Blvd for cable install (1.3), Met with A. Castellano and B. Young re: final move plans (.6), Completed Iron Mountain file box tagging (.6), Purchased curtains for 3816 Mission Blvd (.9), Took photos and updated Cal-Auctions with lot additions/removals (.7), Collected, counted and logged Redondo parking lot money (1.0), Collected vacation rental sales history and submitted to D. Fefferman (.4), Attended Zoom with E3/ANI (1.0), Assisted B. Young with vacation rental reconciliation (.8), Replied to vacation rental inquiries (.2), Conducted weekly commercial property inspections (2.0).	9.9	E. Hughes	\$ 40.00	\$ 396.00	\$ -	\$ -	\$ -	\$ -	\$ 396.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/27/2020	Performed analysis for credit cards. (2.2)	2.2	V. Liguzinski	\$ 225.00	\$ 495.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495.00
10/27/2020	Attended call with S. Hoslett and K. Freitag re status and reviewed GCC personal accounts. (2.0)	2.0	L. Ryan	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
10/27/2020	Attended conference call. (1.0) Reviewed payables for ANI and properties with T. Castellano. (.9) Reviewed payroll notices. (.5) Corresponded with T. Castellano re Lamont property taxes. (.5)	2.9	L. Ryan	\$ 135.00	\$ 391.50	\$ -	\$ -	\$ -	\$ -	\$ 391.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/27/2020	Continued work on investor payments and classifications of numerous accounts. (.2) Prepare for and held conference calls with L. Ryan and K. Freitag related to the same. (.2)	4.0	S. Hoslett	\$ 292.50	\$ 1,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170.00
10/28/2020	Reviewed and signed 3792 purchase doc. (.2) Reviewed and conferred re: 3770 escrow instructions. (.2) Reviewed and signed Univ amendment. (.1) Reviewed 812 overbidder addendum. (.3) Reviewed and signed docusign closing docs and grant deed (wet sig). (.1.3)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/28/2020	Delivered escrow documents to two separate title companies; corresponded re same. (.1.4) Met with water service for equipment pickup; corresponded with E. Hughes re same. (.4) Met with L. Ryan and B. Young re documents for shredding. (.5) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (.1.0) Scanned tax documents; corresponded re same. (.1) Distributed Covid-19 cancellation request for Lamont St. property. (.2) Scanned and mailed EDD claim forms; corresponded with T. McDonald re same. (.4) Corresponded with E. Hughes re Iron Mountain file log and Lamont security report. (.2)	4.4	A. Herren	\$ 202.50	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/28/2020	Randolph: site visit after remediation work to meet with contractor re proposal for repairs. (.1.5) 812 San Rafael: reviewed overbid offer and prepared addendum and requested POF in preparation for qualifying same. (.1.3) Camino Degrazia: discussion with broker re HOA docs. (.0.1) Windemere: reviewed notice from broker re property condition and coordinated execution of the same and corresponded with escrow re planned closing. (.0.2) Yarmouth: update from broker re overbidding instructions. (.0.1) University Ave: discussion with broker for second bidder re plans for return of deposit, discussion with buyer re transition, discussion with lien holders re release of liens and discussion with escrow re same and prepared lien releases for both parties. (.1.1) 3792 Mission Blvd: coordinated review with Atty Lorenzen, updated PSA and coordinated execution with K. Freitag and coordinated opening escrow and discussion with broker re disclosures. (.0.7)	5.0	G. Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/28/2020	Supervised 4445 Lamont St auction pick-ups (.6.5), Attended Accounting conference call (.6), Corresponded with A. Herren re: Iron Mountain (.2), Corresponded with A. Herren re: 4445 Lamont St security (.1)	7.4	E. Hughes	\$ 40.00	\$ 296.00	\$ -	\$ -	\$ -	\$ -	\$ 296.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/28/2020	Conferred with accounting team re office move, utilities, properties and payables. (.1.2) Conferred with IRS re Tenth & J LP outstanding taxes due. (.5) Researched Tenth and J insurance, tax notices and debt payments. (.2.5)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/28/2020	Reviewed various credit card schedules and code expenses as needed. (.2.3)	2.3	S. Hoslett	\$ 292.50	\$ 672.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 672.75
10/29/2020	Conferred with G. Rodriguez re: various closing items. (.2) Reviewed and re-signed Univ closing docs, CDG disclosures. (.5) Conferred with Atty Fates re: subpoenas. (.2)	0.9	K. Freitag	\$ 315.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 63.00
10/29/2020	Prepared Iron Mountain file log and scheduled pick up at Hancock St. (.4) Corresponded with A. Castellano and G. Rodriguez re vendor checks. (.2) Scanned EDD claim forms; corresponded with T. McDonald re same. (.2)	0.8	A. Herren	\$ 202.50	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/29/2020	Insurance: update on Himmelberg's insurance. (0.1) Mission Beach and Ocean Beach SR: reviewed PSAs and corresponded with Atty Lorenzen re assignment of lease for each. (0.3) Data production: prepared memo to K. Freitag re Chicagotitleescrows, et. al. accounts, including accessing the relevant accounts and performing a google takeout. (0.7) 812 San Rafael: discussion with K. Freitag re overbid and corresponded with same to coordinate execution. (0.4) Valle Vista: discussion with K. Freitag re closing documents needed. (0.1) Randolph: reviewed/approve responses to buyer's questions and provided landscaper contact, reached out to tenant re dispute. (0.2) West Washington: reviewed PSA revisions, coordinated review by Atty Lorenzen and update with K. Freitag re same. (0.3) 140 Keller: update with broker re marketing efforts, discussion with K. Freitag re same and coordinated introduction to lender with broker. (0.3) Camino Degrazia: update from broker on borrower contingencies, reviewed same and coordinated execution and update on HOA report and NHD disclosures and corresponded with broker re plumbing disclosure. (0.7) University Ave: reviewed outstanding items to close and corresponded with escrow and K. Freitag re same, revised grant deed and various documents to resolve closing and coordinated same with K. Freitag. (1.3) Bella Pacific: update on closing and corresponded with all re same. (0.2)	4.6	G. Rodriguez	\$ 279.00	\$ 1,283.40	\$ -	\$ 195.30	\$ -	\$ -	\$ 1,088.10	\$ -	\$ -	\$ -	\$ -	\$ -
10/29/2020	Supervised 4445 Lamont St auction pick-ups (4.5), Met with and supervised movers from 3515 Hancock St to 3816 Mission Blvd (2.0), Instructed and supervised movers condensing Surf Rider property to pallets (1.0), Corresponded with G. Rodriguez re: 4829 Bella Pacific/7571 University Ave closing support (.1), Conducted weekly 3515 Hancock St inspection (.3)	7.9	E. Hughes	\$ 40.00	\$ 316.00	\$ -	\$ -	\$ -	\$ -	\$ 316.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/29/2020	Review, sign and send check run. (.8)	0.8	T. Hebrank	\$ 234.00	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ -
10/29/2020	Reviewed and inventory AMEX credit cards. (2.0)	2.0	V. Liguzinski	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
10/29/2020	Conferred with B. Young re entity financials and researched same. (.6) Conferred with T. Castellano re sales tax and saved down check registers. (2.5)	3.1	L. Ryan	\$ 135.00	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/29/2020	Reviewed Peterson accounting records and accounting status for testing various account. (.8) Updated testing analysis schedule. (1.0) Reviewed claw back motion. (.7)	2.5	S. Hoslett	\$ 292.50	\$ 731.25	\$ -	\$ -	\$ 204.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 526.50
10/30/2020	Reviewed Windemere closing docs and conferred re: other sale related tasks. (.8) Conferred with Atty Fates re: Bandini. (.4) Reviewed, revised additional comments on Clawback motion. (.6) Researched emails. (1.7) Conferred re: various operations items. (.2)	3.7	K. Freitag	\$ 315.00	\$ 1,165.50	\$ -	\$ -	\$ 126.00	\$ -	\$ 850.50	\$ -	\$ 189.00	\$ -	\$ -	\$ -
10/30/2020	Met with E. Hughes re Hancock access. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/30/2020	3792 Mission Blvd: update on escrow deposit. (0.1) Data Production: finalized memo for K. Freitag re Chicagotitleescrows account and planned for follow call with team re same. (0.2) 812 San Rafael: update with broker re flood insurance. (0.1) Camino Degrazia: coordinated disclosure. (0.1) 140 Keller: update from Mgr re virtual mailbox. (0.1) Mission Beach SR: update from Atty Lorenzen re lease assignment, update from buyer re change to buying entity. (0.2) Ocean Beach: update from Atty Lorenzen re lease assignment. (0.1) Insurance: updated broker re recent sales. (0.1) Windemere: further review and discussion with escrow re settlement statement, coordinated certified copy of the Order and conferred with broker re same. (0.8) Randolph: corresponded further with tenant re electric meters, site visit to provide access to contractor. (0.9) 3816 Mission Blvd: site visit to ensure transition between Hancock and new office was completed, including coordinating same with IT vendor and staff. (2.2) University Ave: provided necessary closing documents and conferred with buyer re coordinating transfer and worked with property management re same, coordinated transfer of information with buyer after closing. (0.9)	5.8	G. Rodriguez	\$ 279.00	\$ 1,618.20	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,562.40	\$ -	\$ -	\$ -	\$ -	\$ -
10/30/2020	Supervised 4445 Lamont St auction pick-ups (3.5), Met with IT tech for network install at 3816 Mission Blvd (1.0), Hung curtains at 3816 Mission Blvd (.7), Met with A. Castellano and B. Young to assist with 3515 Hancock St to 3816 Mission Blvd move-in (1.5), Collected, counted and logged Redondo parking lot money (1.0).	7.7	E. Hughes	\$ 40.00	\$ 308.00	\$ -	\$ -	\$ -	\$ -	\$ 308.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/30/2020	Worked on insurance, outstanding sales tax for operations and property payables. (.8)	0.8	L. Ryan	\$ 135.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/30/2020	Began to work on restaurant entities reconciliations and prepare pivot tables summarizing data. (2.2)	2.2	L. Ryan	\$ 225.00	\$ 495.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495.00
10/31/2020	Corresponded with E. Hughes re Lamont auction and file storage pickup, parking lot and security. (.3)	0.3	A. Herren	\$ 202.50	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/31/2020	General Ops: reviewed legal notices for various sales, and approved vendor invoice and update from University Ave buyer. (0.2)	0.2	G. Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -
10/31/2020	Supervised 4445 Lamont St auction pick-ups (2.5), Met with and supervised 4445 Lamont file box move to 3515 Hancock St (1.0).	3.5	E. Hughes	\$ 40.00	\$ 140.00	\$ -	\$ -	\$ -	\$ -	\$ 140.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/1/2020	Reviewed Lamont property security report; corresponded with E. Hughes re same. (.1)	0.1	A. Herren	\$ 202.50	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/1/2020	Photographed/tagged/submitted new auction items to Cal Auctions (1.1), Updated Iron Mountain log (.6), Corresponded with K. Freitag/G. Rodriguez re: 4445 St. Lamont bank foreclosure (.2), Corresponded with A. Herren re: 4445 Lamont St. security (.2), Reviewed and submitted vacation rental invoices (.6), Corresponded with D. Fefferman re: rekeying 3816 Mission Blvd (.2).	2.9	E. Hughes	\$ 40.00	\$ 116.00	\$ -	\$ -	\$ -	\$ -	\$ 116.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/2/2020	Reviewed and signed Bella Pacific docs. (1.2) Reviewed and signed Camino de Grazia docs (contingency waiver). (.2) Coordinated posting of various docs to website (.3) Conferred re: insurance (various). (.3)	2.0	K. Freitag	\$ 315.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
11/2/2020	Scheduled pickup of files for storage with Iron Mountain; corresponded with E. Hughes re same. (.3) Processed Valle Vista property mortgage payment; corresponded re same. (.2) Distributed liquor license renewal; corresponded with K. Freitag re same. (.1) Scanned tax documents; corresponded with L. Ryan re same. (.2) Corresponded with Iron Mountain re scheduling file pick up. (.2) Corresponded with A. Castellano re change of addresses. (.1) Corresponded with Cosco Fire and E. Hughes re inspection at 10th Ave. (.2)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/2/2020	West Washington: discussion with Atty Lorenzen re comments to PSA. (0.4) 3816 Mission Blvd: update from broker re financing and potential offer and discussed property with potential buyer. (0.3) 3792 Mission Blvd: discussion with broker re environmental disclosures. (0.2) Randolph sale: reviewed Order, coordinated certified Order to escrow and corresponded with escrow and broker re same, reviewed tenant payment history, and discussion with broker re tenant matter and provided updated lease. (0.7) Mission Beach SR: provided update to Atty Lorenzen re closing documents. (0.1) Ocean Beach SR: provided copy of 3rd Amendment to Atty Lorenzen. (0.1) Bella Pacific: coordinated additional disclosures. (0.4) 7940 University Ave: update with broker re overbiddingand provided same to Atty Fates. (0.2) General ops: reviewed/approved vendor invoices, approved temp employee hours, provided notice to insurance re closing for Windemere and provided update re University Ave. (0.3) 812 San Rafael: update from broker re overbidder, discussion with escrow and Atty Fates re same, coordinated notice of overbid with Atty Fates. (0.5) Windemere: reviewed update from broker re potential tenant for 2021 & requested update from accounting, update from escrow re certified order and coordinated cancellation of future rental to resolve closing condition. (0.8) 1775 Diamond: prepared Just Cause addendum to lease and corresponded with Atty Lang re same. (0.3)	4.3	G. Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
11/2/2020	Supervised 4445 Lamont St auction pick-ups (3.5), Meet with Cohen Restaurant Group for Surf Rider Pizza supplies pick-up (1.0), Sanitized 750 Yarmouth Ct for upcoming guest arrival (1.1), Researched and updated vacation rental platforms with holiday rates (.4), Corresponded with guest and confirmed VRBO booking (.3), Corresponded with broker/G. Rodriguez re: 737 Windemere Ct VRBO credit to future guest (.4), Issued 737 Windemere Ct credit (.2), Photographed/secured move-out at 4445 Lamont (1.1), Created and sent auction newsletter via MailChimp (.8), Corresponded with Cal Auctions re: 3515 Hancock St auction (.4), Corresponded with G. Rodriguez re: 737 Windemere Ct closing (.1)	9.3	E. Hughes	\$ 40.00	\$ 372.00	\$ -	\$ -	\$ -	\$ -	\$ 372.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/2/2020	Worked on La Mesa transition items; conferred with K. Freitag. (.2)	0.2	L. Ryan	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/2/2020	Continued to work on restaurant entity reconciliations, consolidating and preparing summary tables. (6.8) Attended call with S. Hoslett and K. Freitag re: forensic status and to do. (1.2)	8.0	L. Ryan	\$ 225.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
11/3/2020	Conferred with liquor license escrow re: Surf Rider and other open escrows. (.3) Conferred with G. Rodriguez re: various sale related matters. (.3) Coordinated return of Univ. buyer earnest money. (.2) Conferred with L. Ryan re: La Mesa transition preparation; conferred with Cohn re: same. (.3) Attended weekly Zoom call with team. (1.0) Reviewed and revised notices of overbid and non-overbid. (.5) Met with S. Hoslett re: forensic review. (1.2) Met with Atty Fates and G. Rodriguez re: repository data. (.9) Reviewed Keller Spheremail information; sent to counsel. (.4)	5.1	K. Freitag	\$ 315.00	\$ 1,606.50	\$ -	\$ 283.50	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 378.00
11/3/2020	Attended weekly team conference call. (1.0) Met with A. Castellano re accounts payable and office access. (.6) Corresponded with E. Hughes re parking lot security and Lamont auction and security. (.2) Counted parking lot and Randolph laundry money. (1.0) Corresponded with Paracorp re entity renewals. (.2) Scanned Surf Rider logo art; corresponded with H. Rossi re same. (.2)	3.2	A. Herren	\$ 202.50	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/3/2020	La Mesa SR sale: update with escrow re timeline for closing. (0.1) Insurance: reviewed updated schedule of insurance and provided revisions to same along with closing documents. (0.3) Data Production: discussion with team re data to be produced, further planning with K. Freitag and provided addl data for E. Hughes. (1.6) 3515 Hancock: reviewed lien releases from Iconik, corresponded with Atty Fates re same and files same. (0.3) 1775 Diamond: disc with Atty Lang re notices provided and requirements for same. (0.2) Participated in wkly conf call with all staff. (1.0) Ins: update on ins requests. (0.1) Randolph: discussion with tenant re bill settlement. (0.2) Ocean Beach SR: update on escrow inst, follow up with brokers re buyer plans to operate. (0.2) Camino Degrazia: provided addl info requested by Atty Fates for motion. (0.1) 3816 Mission Blvd: reviewed potential offer and discussed with K. Freitag. (0.2) 3792 Mission Blvd: prepared environmental questionnaire and coordinated execution of the same. (0.5) University Ave: confirmed wire with K. Freitag re backup bidder. (0.1) 812 San Rafael: discussion with broker re overbidding process, reviewed Notice re Overbid and provided status update to Atty Fates. (0.2) Mission Beach: discussion with buyer re lease assignment and requested additional docs. (0.1) Camino Degrazia: prepared memo to Atty Fates in preparation for sale motion, including providing relevant docs for same. (0.7)	5.9	G. Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ 446.40	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
11/3/2020	Collected, counted and logged Redondo parking lot money (1.0), Monitored online auction closing (.6), Scheduled 4445 Lamont St utilities/services cancellations (.8), Relocated 4445 Lamont St lockbox (.5), Packed-up 3515 Hancock St office (1.2), Prepared 3515 Hancock St for auction pick-ups (1.3), Corresponded with Los Angeles based art consignor (.4), Delivered 737 Windemere Ct development plans (.5), Tagged Iron Mountain boxes (.7), Researched, corresponded with G. Rodriguez re: Surf Rider Mission Beach square footage/capacity (.4), Scheduled fire 369 10th Ave inspection (.2), Corresponded with Iron Mountain re: logistics (.3), Attended Zoom meeting with E3/ANI (1.0), Corresponded with D. Zvaifler re: 737 Windemere Ct (.2), Corresponded with Atlas Security re: 4445 Lamont St (.2), Met with B. Young/A. Castellano (.6)	9.9	E. Hughes	\$ 40.00	\$ 396.00	\$ -	\$ -	\$ -	\$ -	\$ 396.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/3/2020	Review ANI Commercial CA from inception through close. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
11/3/2020	Attended conference call. (.9) Reviewed ANI and property payables with T. Castellano. (.5) Reviewed Surfrider items for closing and conferred with staff re same. (.9)	2.3	L. Ryan	\$ 135.00	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/3/2020	Continued to work on reconciling restaurant entity activity and summarizing same. (5.3)	5.3	L. Ryan	\$ 225.00	\$ 1,192.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/3/2020	Continued review of ANI Commercial transactions and coding. (.3) Updated testing status log for items tested to date and prepare additional entities for testing. (1.5) Met with K. Freitag re: overall progress and to review testing. (1.2)	3.0	S. Hoslett	\$ 292.50	\$ 877.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 877.50
11/4/2020	Reviewed and signed various closing documents and conferred with lenders, landlords. (1.6) Reviewed Adams' mediation brief; provided comments to same. (.8) Reviewed and prepared auction prep materials (812). (.7)	3.1	K. Freitag	\$ 315.00	\$ 976.50	\$ -	\$ -	\$ 252.00	\$ -	\$ 724.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Reviewed and forwarded vendor invoices. (.2)	1.2	A. Herren	\$ 202.50	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2020	Quarterly Report: began asset schedule. (2.5) 7940 University Ave: discussion with broker re closing process. (0.1) 812 San Rafael: coordinated zoom call with bidders, prepared draft auction instructions. (0.5) 1775 Diamond: reviewed notice from Atty Lang and coordinated execution and posting of the same. (0.2) University Ave: update from lienholder re payment. (0.1) 3792 Mission Blvd: provided environmental questionnaire to broker. (0.1) West Washington: update from tenant re move out and reviewed foreclosure notice & corresponded with tenant re same. (0.2) Mission Beach SR: update on additional deposit. (0.1) Data production: update from J. Nittel re collection of data, reviewed schedule of Google Shared drives. (0.3) Camino Degrazia: reviewed additional disclosures and coordinated execution of same, update on HOA documents, discussion with broker re overbid requirements. (0.3) General ops: approved vendor invoices, coordinated with staff re IT troubleshooting. (0.3) Randolph: discussion with broker re potential settlement with tenant and correspondence with Atty Fates re same, reviewed agreement and coordinated same with tenant. (0.7)	5.4	G. Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ 83.70	\$ -	\$ 697.50	\$ 725.40	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2020	Corresponded with Citywide cleaners re: final service at 3515 Hancock St (.3), Corresponded with movers re: moving IT equipment to E3 office (.3), Corresponded with G. Rodriguez/delivered notice to 1775 Diamond St tenant (1.2), Dropped off key/removed lockbox - 4445 Lamont St. (.5), Corresponded with G. Rodriguez/created an excel file/log for ANI google drive folders/users (5.2), Corresponded with Cal Auctions re: removals (.2), Corresponded with future 737 Windemere guest re: credit (.4).	8.1	E. Hughes	\$ 40.00	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2020	Worked on analysis of ANI Commercial CA. (3.0)	3.0	V. Liguzinski	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
11/4/2020	Conferred with B. Young and T. Castellano re various accounting items. (.4) Worked on Surfrider payables from Flores. (.4) Researched insurance and reviewed payroll and corresponded with Flores re same. (2.2)	3.0	L. Ryan	\$ 135.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2020	Worked on reconciling activity for specialty shops and preparing pivot tables summarizing data. (4.2) Continued to work on restaurant reconciliations. (1.0)	5.2	L. Ryan	\$ 225.00	\$ 1,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170.00
11/4/2020	Continued review and coding of ANI Commercial accounts. (0.7)	0.7	S. Hoslett	\$ 292.50	\$ 204.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204.75
11/5/2020	Reviewed 3816 offer and analysis. (.3) Reviewed insurance and conferred with L. Ryan re: same. (.4) Provided Keller feedback. (.2) Prepared all November mortgage payments. (.3) Conferred with counsel re: repository and CTC settlements. (.7)	1.9	K. Freitag	\$ 315.00	\$ 598.50	\$ -	\$ 220.50	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -

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Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
11/5/2020	Met with Cosco for fire sprinkler inspection at 10th Ave property; corresponded with E. Hughes re same. (.9) Reviewed Lamont security report; corresponded with E. Hughes re same. (.2) Corresponded with L. Ryan and former employee re PTO. (.2) Scheduled Zoom auction for 812 San Rafael; corresponded re same. (.3) Scanned EDD claim forms; corresponded with T. McDonald re same. (.3)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -
11/5/2020	Data Production: discussion with K. Freitag and Atty Fates re plans for server, reviewed schedule for shared folders in Google and coordinated meeting with IT vendor. (1.0) Camino Degrazia: update with broker and Atty Fates re timing of sale motion. (0.2) 3816 Mission Blvd: continued negotiations with buyer. (0.2) Insurance: update with K. Freitag re policies and payments for same. (0.2) 140 Keller: update on new marketing initiatives. (0.1) West Washington: continued efforts towards PSA, including various discussions with broker and Atty Lorenzen and provided execution draft of PSA to broker. (0.9) Ocean Beach SR: updates from escrow and K. Freitag re escrow instructions, reviewed closing documents prepared by Atty Thiel and coordinated same review with buyers, and update on buyer's operating plans. (0.9) Randolph: follow up with tenant re settlement and escrow and broker re closing timeline. (0.1) 812 San Rafael: continued coordinations for auction. (0.4) General Ops: reviewed/approved vendor invoices. (0.1) Quarterly report: updates to asset schedule (0.5)	4.6	G. Rodriguez	\$ 279.00	\$ 1,283.40	\$ -	\$ 279.00	\$ -	\$ 139.50	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -
11/5/2020	Supervised 3515 Hancock St auction pick-ups (7.2), Walked/secured 3515 Hancock St. (.4), Corresponded with 4034 Randolph St tenant re: repair needs (.3), Scheduled repair at 4034 Randolph St (.3), Corresponded with A. Herren/ L. Ryan re: Iron Mountain pickups (.2), Corresponded with 733 Windemere Ct guest (.2).	8.6	E. Hughes	\$ 40.00	\$ 344.00	\$ -	\$ -	\$ -	\$ -	\$ 344.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/5/2020	Review, sign and send check run. (.8)	0.8	T. Hebrank	\$ 234.00	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ -
11/5/2020	Attended status call with L. Ryan. (.3)	0.3	V. Liguzinski	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
11/5/2020	Updated Keller St schedule and conferred with V. Liguzinski re same. (.4)	0.4	L. Ryan	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
11/5/2020	Worked on updating bank activity. (.5) Corresponded with accounting team re property and ANI payables and K. Freitag re: insurance. (1.0) Researched PTO check and worked to resolve same. (.6)	2.1	L. Ryan	\$ 135.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/5/2020	Continued review of various entities and updated items in need of categorization and testing. (3.2)	3.2	S. Hoslett	\$ 292.50	\$ 936.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 936.00
11/6/2020	Prepared for and conducted 812 auction. (.6) Transferred funds to ICS account (at bank). (.8) Worked on transition preparation materials for La Mesa. (.8) Reviewed and signed two escrow packages for OB, MB Surf Riders. (1.2) Reviewed and signed closing documents for Randolph. (.6) Conferred with G. Rodriguez re: server. (.6)	4.6	K. Freitag	\$ 315.00	\$ 1,449.00	\$ -	\$ 189.00	\$ -	\$ -	\$ 1,260.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/6/2020	Notarized numerous property documents. (.7) Downloaded and archived Zoom auction video for 812 San Rafael; corresponded re same. (.1) Scanned employee tax form; corresponded with L. Ryan and T. McDonald re same. (.2) Scanned court orders for Windemere and Bella Pacific properties; corresponded with K. Freitag and G. Rodriguez re same. (.2) Corresponded re vendor check; mailed same. (.1) Recorded Chicago Title settlements; corresponded with K. Freitag re same. (1.0) Scheduled document shredding with Iron Mountain; corresponded with E. Hughes re same. (.2)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ 303.75	\$ -	\$ 202.50	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/6/2020	La Mesa: coordinated POQ for loan. (0.1) Ocean Beach: confirmation with K. Freitag re escrow instructions and updates from escrow re timing. (0.1) General ops: discussion with staff re troubleshooting various network problems at new location, and potential vagrant interrupting internet access at the location. (0.2) 1775 Diamond: provided Atty Lang with information to finalize relevant notices to tenant. (0.2) Valle Vista: discussion with potential buyer re overbid. (0.1) Data Production: detailed review of server files with IT vendor, discussion with K. Freitag re same findings and memo to J. Nittel re same. (2.3) West Washington: coordinated execution of PSA with K. Freitag, buyer and Atty Lorenzen. (0.2) Camino Degrazia: coordinated legal notice and reviewed/revised sale motion. (1.1) Personal prop sales: update on auction pickups. (0.1) Randolph: update on closing with escrow., reviewed/revised closing documents and coordinated same with K. Freitag. (0.5) 3816 Mission Blvd: conferred with broker re offer and update K. Freitag re same. (0.2) University Ave: reviewed payments made by tenant, and coordinated forwarding same to new owner with accounting. (0.3) 812 San Rafael: Participated in auction for property. (0.5)	5.9	G. Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ 641.70	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
11/6/2020	Supervised 3515 Hancock St auction pick-ups (7.5), Walked/secured 3515 Hancock St. (.4), Met/supervised Atlas fence removal - 4445 Lamont St. (.6), Reviewed and submitted vacation rental invoices (.5), Corresponded with 4034 tenant re: drywall repairs (.3), Corresponded with Aztec Fire re: 369 10th Ave inspection (.2), Corresponded with A. Castellano re: 3515 Hancock St Cox Cable service (.2), Corresponded with K. Freitag re: 3515 Hancock St auction results (.1), Corresponded/met with B. Young re: 3816 Mission Blvd security needs (1.1) Corresponded with A. Herren re: Iron Mountain (.2).	11.1	E. Hughes	\$ 40.00	\$ 444.00	\$ -	\$ -	\$ -	\$ -	\$ 444.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/6/2020	Worked on categorization of ANI Commercial CA, 132 Keller. (.8)	0.8	V. Liguzinski	\$ 225.00	\$ 180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180.00
11/6/2020	Began to work on receipts and disbursement report for Q3, archiving bank statements and prepared check registers. (4.2) Worked on Surfrider takeover items with staff. (.8)	5.0	L. Ryan	\$ 135.00	\$ 675.00	\$ -	\$ -	\$ -	\$ 567.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/6/2020	Worked on property reconciliation and pivot tables while conferring with S. Hoslett re same. (2.0)	2.0	L. Ryan	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
11/6/2020	Researched various issues related to property purchase and refinance issues and reviewed issues related to ANI License Fund. (1.7) Worked on Pivot tables for various entities with L. Ryan. (2.0)	3.7	S. Hoslett	\$ 292.50	\$ 1,082.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,082.25
11/7/2020	Reviewed and revised CDG motion. (.4)	0.4	K. Freitag	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/7/2020	812 San Rafael: provided Atty Fates overbidder PSA for preparation of amendments. (0.2) General sales: reviewed legal notices. (0.1)	0.3	G. Rodriguez	\$ 279.00	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ -
11/7/2020	Conferred with S. Hoslett re restaurant schedule and revised same. (1.8)	1.8	L. Ryan	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
11/7/2020	Reviewed accounting related to restaurant and specialty shops. (.2) Prepared for and held conference call with L. Ryan related to the same. (1.8)	2.0	S. Hoslett	\$ 292.50	\$ 585.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585.00
11/8/2020	Reviewed ANI Development accounting for #0874; updated transfers issues and prepare deposit transaction listing for additional testing. (4.7)	4.7	S. Hoslett	\$ 292.50	\$ 1,374.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,374.75
11/9/2020	Reviewed and signed CDG declaration. (.1) Coordinated document posting. (.1) Reviewed, revised W. Washington authorization request. (.1) Reviewed and signed 812 overbid amendment. (.1) Reviewed and signed closing docs for 3792 and La Mesa. (.6) Reviewed Randolph POQ. (.1)	1.1	K. Freitag	\$ 315.00	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
11/9/2020	Corresponded with E. Hughes re access to parking lot cash box. (.2) Met with E. Hughes re Iron Mountain storage labels; researched same; corresponded re same and re-boxing files at Hancock St.. (.5) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Scanned and archived closing statement for Windemere; corresponded with G. Rodriguez re same. (.2) Scanned and faxed EDD claim forms; corresponded with T. McDonald re same. (.4) Scanned and archived escrow documents for SROB, SRMB and Randolph St; delivered to two separate title companies. (1.2) Scanned tax information; corresponded with L. Ryan re same. (.1) Scanned and archived closing statement for University; corresponded re same. (.2) Corresponded re notice of trustee sale for 10th Ave. (.1)	3.1	A. Herren	\$ 202.50	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ -
11/9/2020	Valle Vista: confirmed no overbidders and coordinated court update with Atty Fates. (0.2) Quarterly report: continued asset schedule. (0.7) Ocean Beach SR: update from Atty Thiel re closing documents and followed up re same with broker. (0.3) 3816 Mission Blvd: update from broker re offer and coordinated new PSA with Atty Thiel. (0.3) 140 Keller: approved service calls. (0.1) General Ops: approved temp employee timesheet, update with broker re 3515 Hancock, discussion with K. Freitag re turnover of email to Surf Rider buyer and corresponded with B. Young re same. (0.3) Randolph: coordinated POQ and discussion with escrow re documents and confirmation of delivery of the same. (0.3) 3792 Mission Blvd: update with broker re buyer offer and strategized renegotiation for same. (0.2) Insurance: update re cancellation of flood insurance. (0.1) Camino Degrazia: update with broker re HOA documents and provided requested documents. (0.1) West Washington: coordinated DD materials requested by buyer and discussion with K. Freitag re same and confirmation of deposit with escrow, reviewed NOD and prepared lease estoppel. (0.8) 812 San Rafael: Reviewed amendments for winning bidder and backup bidder and coordinated execution of the same. (0.2) Data Production: discussion with E. Hughes re directory tree of files on server and update from DISCO re processing data. (0.3)	3.9	G. Rodriguez	\$ 279.00	\$ 1,088.10	\$ -	\$ 83.70	\$ -	\$ 195.30	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -
11/9/2020	Met/supervised Iron Mountain pick-up(s) (2.2), Meet/supervised Aztec fire inspection at 369 10th Ave (1.9), Met with G. Rodriguez (.6), Collected, counted and logged Redondo parking lot money (1.0), Conducted weekly property inspections (1.5), Met with A. Herren (.5), Purchased file boxes at Staples (.9), Corresponded with Abamex auctions re: sales report/submitted to K. Freitag/accounting (.4).	9.0	E. Hughes	\$ 40.00	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/9/2020	Categorized ANI Development deposit support. (1.5)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
11/9/2020	Continued to work on receipts and disbursement report and reconciling Chase accounts for July. (2.3)	2.3	L. Ryan	\$ 135.00	\$ 310.50	\$ -	\$ -	\$ -	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/9/2020	Worked on reconciling activity of ANI operating account and updating deposit detail in forensic schedule. (5.4)	5.4	L. Ryan	\$ 225.00	\$ 1,215.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,215.00
11/10/2020	Worked on transition checklist for La Mesa. (.7) Met with team on weekly Zoom call. (1.5) Coordinated posting sale motion on website. (.1) Reviewed forensic progress. (.5) Reviewed draft settlement document; provided two final accountings for property sales. (.8) Conferred with team on Adams mediation. (.6)	4.2	K. Freitag	\$ 315.00	\$ 1,323.00	\$ -	\$ -	\$ 189.00	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/10/2020	Attended weekly team conference call. (1.4) Dropped off mail and picked up accounts payable checks at Mission Beach office; fixed access to parking lot cash box; collected same. (1.3) Corresponded with E. Hughes re property keys; researched same. (.2) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.4) Researched Covid-19 guidelines; corresponded re same. (.2) Corresponded with L. Ryan re vendor termination letters. (.1) Corresponded with T. McDonald re EDD claim forms. (.1)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/10/2020	Data Production: reviewed update from E. Hughes re folder directory for server. (0.2) Randolph: update with tenant re settlement and discussion with broker re same. (0.2) La Mesa SR: update re closing, discussion with broker an reached out to buyer's IT manager re transition for email. (0.3) 812 San Rafael: reviewed backup bidder amendment and coordinated same with K. Freitag, provided copies of same to broker and Atty Fates for filing with Court. (0.5) Ocean Beach: update with broker re status of closing and transition, and reviewed correspondence from liquor license consultant re application. (0.4) 140 Keller: discussion with Mgr re changes to phone lines, reviewed monthly financials. (0.3) Weekly meeting/conference call. (1.5) 3792 Mission Blvd: reviewed property disclosures and corresponded with broker re same. (0.3) West Washington: continued tenant estoppel and provided same to tenant for signature and confirmed deposit for PSA, coordinated broker and escrow signatures (0.3) University Ave: provided buyer with lockbox information and confirmed status on rent. (0.2)	4.2	G. Rodriguez	\$ 279.00	\$ 1,171.80	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/10/2020	Attended Zoom meeting with E3/ANI (1.5), Created an excel file/log for ANI server/users (2.7), Corresponded with Atlas Security re: 2163 Abbott St. (.3), Corresponded with G. Rodriguez re: IT equipment (.2), Logged file boxes at Mission Beach office (1.0), Delivered rental contract to 733 Salem Ct guests (.7), Corresponded with D. Fefferman re: 733 Salem Ct viewings (.2), Corresponded with 3792 Mission Blvd owner re: plumbing (.3), Corresponded with A. Castellano re: various service contracts/invoicing (.6).	7.5	E. Hughes	\$ 40.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/10/2020	Continued categorization of ANI Development deposit support. (.8)	0.8	V. Liguzinski	\$ 225.00	\$ 180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180.00
11/10/2020	Attended conference call re Surfrider closing. (1.1) Researched Himmelberg deposits. (.4) Conferred with B. Young re Surfrider task list and prepared Keller payment. (.4)	1.9	L. Ryan	\$ 135.00	\$ 256.50	\$ -	\$ -	\$ -	\$ -	\$ 256.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/10/2020	Continued to work on ANI operating account reconciliation and reconciling inter company transfers. (7.0)	7.0	L. Ryan	\$ 225.00	\$ 1,575.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,575.00
11/10/2020	Continued testing and reconciliation of master ANI schedules related to transfers and coding. (3.4) Reviewed Chase subpoena issues and discuss ANI Commercial CA issues. (.4) Assisted with categorization of ANI Development transactions. (3.2)	7.0	S. Hoslett	\$ 292.50	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,047.50
11/11/2020	Attended call with counsel to prep for Adams mediation. (.6) Attended medation. (3.2) Reviewed and revised 812 notice of auction results, along with sale proceeds accountings for two properties. (.3) Reviewed forensic materials with team. (.6) Attended to various La Mesa transition items. (.4)	5.1	K. Freitag	\$ 315.00	\$ 1,606.50	\$ -	\$ -	\$ 1,197.00	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 189.00
11/11/2020	Re-boxed, recorded and labeled files at Hancock St. property for Iron Mountain storage. (3.6) Met with manager at SROB to pick up cash bank; corresponded re same. (.8) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0)	5.4	A. Herren	\$ 202.50	\$ 1,093.50	\$ -	\$ -	\$ -	\$ -	\$ 1,093.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/11/2020	Asset investigations: researched information for three properties related to W. Adams Law. (0.5) 812 San Rafael: reviewed notices of auction. (0.2) Camino Degrazia: discussion with broker re termite inspection. (0.2) Bella Pacific: requested copy of closing statement from escrow. (0.1) Windemere: reviewed and confirmed closing/accounting notice to court. (0.2) La Mesa SR: various efforts to transition sale of property, including review of closing statement, coordinated repairs to heaters, various discussion with B. Young and buyer IT manager re web assets, discussion with K Freitag re SDGE transition request. (2.0) 301 D Street: follow up with broker re interest in sale. (0.1) West Washington: site visit to review tenant move out and discussion with broker re tenant estoppel and coordinated broker and escrow signature pages, discussion with broker re interested buyer. (1.0) Randolph: site visit to review repairs to unit, discussion with tenant re settlement and discussion with K. Freitag and broker re same, reviewed settlement statement and provided corrections to same. (2.0)	6.3	G. Rodriguez	\$ 279.00	\$ 1,757.70	\$ -	\$ -	\$ 139.50	\$ -	\$ 1,618.20	\$ -	\$ -	\$ -	\$ -	\$ -
11/11/2020	Corresponded with B. Young/L. Ryan re: accounting needs (.3), Corresponded with Atlas Security re: 2162 Abbott St. (.2), Met/supervised Iron Mountain pick-up (1.0), Re-boxed damaged file boxes for Iron Mountain (1.7), Met/supervised leftover auction pick-ups (1.2), Corresponded with 4034 Randolph St landscapers (.4).	4.8	E. Hughes	\$ 40.00	\$ 192.00	\$ -	\$ -	\$ -	\$ -	\$ 192.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/11/2020	Worked to categorize ANI Commercial CA I. (4.2)	4.2	V. Liguzinski	\$ 225.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945.00
11/11/2020	Continued to work on ANI operating account reconciliation, identify deposits, reconcile inter company transfers. (8.6) Conferred with S. Hoslett and K. Freitag re investor update. (.6)	9.2	L. Ryan	\$ 225.00	\$ 2,070.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,070.00
11/11/2020	Researched Surfrider vendor payables and payroll for closing. (1.0) Worked with B. Young and E. Hughes on task list. (.3)	1.3	L. Ryan	\$ 135.00	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/11/2020	Continued work on ANI #0083 account classifications and reviewed accounting for ANI Commercial CA accounts. (9.1) Researched payments to various investors. (1.8) Held conference calls with L. Ryan and K. Freitag related to the same. (.6)	11.5	S. Hoslett	\$ 292.50	\$ 3,363.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,363.75
11/12/2020	Worked on various La Mesa transition, Hancock foreclosure and other operational items. (2.2) Met with forensic team (various). (.6) Coordinated posting of various items on website. (.2) Reviewed draft CTC joint motion. (.6)	3.6	K. Freitag	\$ 315.00	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ 756.00	\$ -	\$ 189.00	\$ -	\$ -	\$ 189.00
11/12/2020	Counted and recorded cash bank for SROB. (.8) Met with manager at SRLM; counted and recorded cash bank; corresponded with K. Freitag re same. (2.3) Corresponded with E. Hughes re Iron Mountain file pickup at Hancock St. (.2) Reviewed vendor invoices; forwarded same. (.2) Updated the Chicago Title settlement schedule; corresponded with K. Freitag re same. (.6) Corresponded with AMA Networks and B. Young re employee email forwarding. (.2) Corresponded with City Wide and E. Hughes re final cleaning at SROB. (.2) Reviewed, researched and cross-checked investor lists; conferred and corresponded with K. Freitag re same. (7.5)	12.0	A. Herren	\$ 202.50	\$ 2,430.00	\$ -	\$ -	\$ -	\$ -	\$ 789.75	\$ -	\$ 121.50	\$ -	\$ -	\$ 1,518.75

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/12/2020	140 Keller: approved HVAC repair work. (0.1) 3515 Hancock: update re foreclosure and coordinated meeting with E. Hughes. (0.1) Camino Degrazia: provided broker with hearing date. (0.1) Data Production: call with Attys Fates, Farrell, J. Nittel and K. Freitag re server data, and follow up with E. Hughes re server directory. (0.9) Ocean Beach SR: update on closure, provided some feedback to same re security. (0.3) 7940 University: discussion with broker re court hearing date. (0.2) La Mesa SR transition: reviewed ending inventory, various coordinations with K. Freitag, Atty Fates, buyer and IT staff re web assets transitions and confirmed closing for same. (3.0) Yarmouth: reviewed legal notice (0.1) 812 San Rafael: reviewed escrow acknowledgement on addenda. (0.1)	4.9	G. Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ 251.10	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/12/2020	Collected, counted and logged Redondo parking lot money (1.0), Finished re-boxing damaged file boxes for Iron Mountain (1.5), Updated ANI server file log (.5), Stocked 733 Salem Ct. w/Thanksgiving wares (1.7), Took keg/West Air inventory/changed lockbox code at 2163 Abbott St (1.4), Created/posted letter to 2163 Abbott St. customers (.9), Corresponded with accounting/G. Rodriguez re: 733 Salem cleaning (.2), Corresponded with Iron Mountain re: file storage (.2), Met with B. Young/A. Castellano (.5).	7.9	E. Hughes	\$ 40.00	\$ 316.00	\$ -	\$ -	\$ -	\$ -	\$ 316.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/12/2020	Review, sign and send check run. (.4)	0.4	T. Hebrank	\$ 234.00	\$ 93.60	\$ -	\$ -	\$ -	\$ -	\$ 93.60	\$ -	\$ -	\$ -	\$ -	\$ -
11/12/2020	Worked to categorize ANI Commercial CA I. (3.0)	3.0	V. Liguzinski	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
11/12/2020	Prepared Surfrider PTO scheduled for final payroll and corresponded with Flores re PTO and final paychecks for same. (.9)	0.9	L. Ryan	\$ 135.00	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/12/2020	Continued to work on ANI operating account reconciliation. (5.3)	5.3	L. Ryan	\$ 225.00	\$ 1,192.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.50
11/12/2020	Reviewed investor analysis schedules. (0.5)	0.5	S. Hoslett	\$ 292.50	\$ 146.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.25
11/13/2020	Worked on prospective settlement. (1.0) Worked on forensic. (1.0) Reviewed Randolph closing statement; conferred with G. Rodriguez re: same. (.2)	2.2	K. Freitag	\$ 315.00	\$ 693.00	\$ -	\$ -	\$ 315.00	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 315.00
11/13/2020	Distributed EDD claim forms; corresponded re same. (.2) Met with E. Hughes re general operation; parking lot cash and Surf Rider logo art. (.9) Conferred and corresponded re scheduling SROB final cleaning. (.4) Corresponded with E. Hughes re Surf Rider logo art, SROB lockbox code and Lamont St. property cleaning. (.4) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.3) Corresponded re Randolph laundry income; prepared same. (.2) Reviewed, researched and cross-checked investor lists; conferred and corresponded with K. Freitag re same. (8.3)	10.7	A. Herren	\$ 202.50	\$ 2,166.75	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 1,680.75
11/13/2020	Conferred with investor re Chicago Title settlement status. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
11/13/2020	3816 Mission Blvd: update with broker re status of PSA, reviewed same and provided to broker. (0.4) La Mesa SR: confirmation of funds being wired and update on document transition for buyer. (0.3) Camino Degrazia: update from broker re HOA documents. (0.1) 812 San Rafael: reviewed disclosure and approved same. (0.1) Mission Beach: site visit to provide buyer with plans for property to assist with liquor license transfer. (0.7) West Washington: reviewed and prepared DD request for buyer, coordinated execution of same, organized files and provided buyer with environmental reports. (0.7) Data Production: site meeting with E. Hughes re remaining data assets held at Hancock and planning for same, discussion with DISCO re copying QB-1 server. (1.2) Randolph: Reviewed settlement statement (various drafts) and coordinated review with broker, K. Freitag and escrow re same. (0.6)	4.1	G. Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ 334.80	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/13/2020	Met plumber at 3792 Mission Blvd (1.1), Met with G. Rodriguez (1.1), Met with A. Herren (.9), Retrieved rental contract from 733 Salem Ct. guests (.9), Corresponded with 4032 Randolph landscapers (.4), Met/supervised cleaners at 2163 Abbott St (1.1), Reviewed and submitted vacation rental invoices (.5), Corresponded with 733 Salem Ct cleaners (.5), Corresponded with previous 733 Salem Ct guest (.2), Corresponded with L. Ryan re: 3816 Mission Blvd Waste Management acct. (.2), Corresponded with A. Herren/accounting re: 2163 Abbott St. vendors/services (.3), Corresponded with L.Ryan re: 2163 Abbott St cleaning needs (.2)	7.4	E. Hughes	\$ 40.00	\$ 296.00	\$ -	\$ -	\$ -	\$ -	\$ 296.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/13/2020	Continued to work on ANI operating account reconciliation. (9.4)	9.4	L. Ryan	\$ 225.00	\$ 2,115.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,115.00
11/13/2020	Corresponded with Flores re ANI payroll and payables. (.8)	0.8	L. Ryan	\$ 135.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/13/2020	Reviewed investor name analysis as compared with the master schedule analysis. (.4) Reviewed accounting schedules for ANI Commercial CA I. (.8)	1.2	S. Hoslett	\$ 292.50	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351.00
11/14/2020	Corresponded with E. Hughes re security at SROB. (.1) Reviewed SROB security report; corresponded with E. Hughes re same. (.2) Reviewed, researched and cross-checked investor lists; conferred and corresponded with K. Freitag re same. (2.0)	2.3	A. Herren	\$ 202.50	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ 405.00
11/14/2020	Corresponded with 733 Salem Ct guest re: payment receipt - created/sent payment receipt (.6), Corresponded with A. Herren re: 2163 Abbott St security (.1)	0.7	E. Hughes	\$ 40.00	\$ 28.00	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/14/2020	Continued on work on ANI operating account reconciliation; including reconciliation to restaurant entities and shops intercompany transfers. (8.4)	8.4	L. Ryan	\$ 225.00	\$ 1,890.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,890.00
11/15/2020	Corresponded with E. Hughes re security at SROB. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/15/2020	Corresponded with A. Herren and Atlas Security re: 2163 Abbott St (.3).	0.3	E. Hughes	\$ 40.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/15/2020	Analyzed non-profit entities. (1.7)	1.7	V. Liguzinski	\$ 225.00	\$ 382.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382.50
11/15/2020	Continued work on recompilation of Peterson accounts and transfers between accounts. (4.0) Reviewed investor name issues and update analysis related to the same. (.5)	4.5	S. Hoslett	\$ 292.50	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,316.25
11/16/2020	Reviewed and signed 7940 Univ closing documents. (.6) Worked on detailed review of KP related accounts for prelim forensic report. (9.2) Conferred with S. Hoslett re: intercompany and investor details. (1.2)	11.0	K. Freitag	\$ 315.00	\$ 3,465.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 3,276.00
11/16/2020	Notarized and scanned escrow documents for 7940 University. (.6) Corresponded with K. Freitag and E. Hughes re Surf Rider logo art. (.2) Corresponded re vendor termination letters. (.1) Corresponded with L. Ryan and previous employee re PTO. (.1)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/16/2020	Quarterly report: continued draft. (1.8) Data production: reviewed schedules and prepared memo to team re contents of server (0.2) Randolph: reviewed a dozen disclosures and coordinated execution of same with K. Freitag, reviewed buyer request re rent and provided context for same, update on insurance request and coordinated same with broker, update on planned closing, discussion with broker re settlement and provide copy of same. (1.2) General ops: approved temp employee timesheet and update on deposit received for Tennyson escrow. (0.1) La Mesa: confirmed receipt of wire. (0.1) Bella Pacific: reviewed document and corresponded with K. Freitag re execution of same. (0.2) West Washington: follow up with broker re marketing and tenant re estoppel, confirmed due diligence deadline for K. Freitag. (0.3) Insurance: update on cancellations for closed sales. (0.1) 7940 University Ave: Reviewed/revised closing documents and coordinated execution of same, reviewed Court approval and coordinated same with broker and escrow. (0.7)	4.7	G. Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ 55.80	\$ -	\$ 502.20	\$ 753.30	\$ -	\$ -	\$ -	\$ -	\$ -
11/16/2020	Collected, counted, logged 4034 Randolph St laundry money (1.0), Delivered 4034 Randolph St keys (.5), Collected, counted and logged Redondo parking lot money (1.0), Packed IT equipment (1.6), Removed rubbish from 3515 Hancock St (.9), Corresponded with Cal-Auctions re: potential art auction (.4), Corresponded with Cal Auctions re: 3515 Hancock St auction results (.3).	5.7	E. Hughes	\$ 40.00	\$ 228.00	\$ -	\$ -	\$ -	\$ -	\$ 228.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/16/2020	Reviewed and revised Surfrider vendor letter. (.3) Attended all hands-on call. (.3)	0.6	L. Ryan	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/16/2020	Met with K. Freitag and S. Hoslett re: reconciliation and coding. (1.2) Continued to work on ANI operating account reconciliation and inter company transfers. (6.8)	8.0	L. Ryan	\$ 225.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00
11/16/2020	Worked on investor related categorization and reconciliation of transfers to/from various accounts. (7.5) Hold conference calls with K. Freitag related to the same. (1.2)	8.7	S. Hoslett	\$ 292.50	\$ 2,544.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,544.75
11/17/2020	Attended weekly call with team. (.3) Conferred with escrow re: revisions to commission calcs. (.1) Reviewed and signed Randolph docs. (.3) Reviewed and signed business sale forms. (.2) Reviewed 3792 sale motion. (.5) Attended conference call with S. Hoslett and L. Ryan re: forensic status. (1.2) Worked on detailed review of CTC transactions. (11.2)	13.8	K. Freitag	\$ 315.00	\$ 4,347.00	\$ -	\$ -	\$ -	\$ -	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ 3,906.00
11/17/2020	Attended weekly team conference call. (.3) Delivered escrow documents for 7940 University. (.6) Corresponded with E. Hughes re Hancock St. mail pick up. (.1) Revised vendor termination letters; corresponded with K. Freitag and L. Ryan re same. (.3) Corresponded re numerous vendor accounts. (.3) Corresponded with K. Freitag re tax forms; distributed same. (.3)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
11/17/2020	West Washington: update with brokers re contingency release and timing of potential sale. (0.2) Quarterly report: Continued revisions to same and asset report. (1.6) General Ops: update on domain renewals and discussion with A. Herren and A. Castellano re same. (0.1) La Mesa SR: reviewed folders and transferred data to buyer pursuant to the terms of the PSA. (0.7) Participated in weekly meeting. (0.3) Randolph: update from broker re 3-day notice and prorations for tenant rents, reviewed and coordinated same, reviewed updated closing statement and coordinated with escrow re closing. (0.6) Ocean Beach SR: update on liquor license and lease assignment. (0.1) 7940 University Ave: update on closing documents, discussion with escrow re release of deposit and details on the Court Order. (0.3) 3792 Mission Blvd: reviewed contingency release and coordinated sale motion with Atty Fates and provided relevant information, revised motion for same and coordinated legal post fo same. (1.0) 140 Keller: update with broker and approved price reduction. (0.2)	5.1	G. Rodriguez	\$ 279.00	\$ 1,422.90	\$ -	\$ -	\$ -	\$ 446.40	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/17/2020	Updated/sent personal property sales tracker to K.Freitag/G. Rodriguez (.4), Corresponded with keg vendors re: 2163 Abbott St. pick-ups (1.2), Updated Iron Mountain log (.4), Created 4445 Lamont St move-out photo folder (.4), Corresponded with accounting re: closing service accounts (.6), Corresponded with West Air re: canister pick-ups (.4), Attended Zoom meeting with E3/ANI (.3), Corresponded with A. Castellano re: 3816 Mission Blvd Waste Management (.3), Reviewed/submitted 3515 Hancock St auction report to K. Freitag (.2), Corresponded with A. Castellano re: Square acct. (.2).	4.4	E. Hughes	\$ 40.00	\$ 176.00	\$ -	\$ -	\$ -	\$ -	\$ 176.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/17/2020	Continued to work on ANI operating account reconciliation and inter company transfers. (8.8)	8.8	L. Ryan	\$ 225.00	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,980.00
11/17/2020	Attended conference call re weekly update. (.3)	0.3	L. Ryan	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/17/2020	Continued reconciliation and coding of Kim Funding accounts and transfers. (6.0)	6.0	S. Hoslett	\$ 292.50	\$ 1,755.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755.00
11/18/2020	Conferred with G. Rodriguez re: various sale related. (.2) Reviewed and signed 3792 sale dec. (.1) Worked on 0083, Kim Funding and Chicago Title testing/review. (7.8)	8.1	K. Freitag	\$ 315.00	\$ 2,551.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 2,457.00
11/18/2020	Corresponded with E. Hughes re pick up of accounts payable checks; scanned, archived and corresponded with L. Ryan re same. (.5) Corresponded with E. Hughes re SROB lockbox code; and SRLM closing cash reimbursement; updated same. (.4) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Scanned and archived tax documents; corresponded re same. (.4) Researched investor/employee information for forensic accounting; conferred and corresponded with L. Ryan re same. (1.0)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ 202.50
11/18/2020	Mission Beach SR: correspondence with buyer re liquor license transfer. (0.1) Ocean Beach SR: discussion with buyer re access to site and coordinated the same with brokers. (0.2) 3792 Mission Blvd: finalized legal notice and coordinated signatures for PSA (0.1) Data Production: coordinated backup copy of server. (0.1) Randolph: update from broker re 3 day notice and update on scheduled closing, follow up with insurance broker re removal of property from sale and coordinated with staff re transition items. (0.4) Quarterly Report: continued same and updates to asset sheet. (1.0) General Ops: approved vendor invoices, updates on foreclosure for Hancock property and 1099s for closed sales. (0.2) La Mesa: provided buyer with artwork and coordinated check pickup. (0.1) West Washington: discussion with broker re estoppel and process and provided tenant contact information and provided broker with copy of appointment Order. (0.4)	2.6	G. Rodriguez	\$ 279.00	\$ 725.40	\$ -	\$ 27.90	\$ -	\$ 279.00	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/18/2020	Met with A. Herren (.9), Conducted weekly property inspections (1.5), Collected/delivered 3515 Hancock St mail to accounting (1.0), Finished packing development plans (.8), Confirmed IT equipment move with moving company (.2), Corresponded with Republic Waste re: 3515 Hancock St dumpster removal (.4), Attended accounting conference call (.8), Followed up with keg vendors re: 2163 Abbott St. pick-ups (.6), Corresponded with A. Castellano re: 3816 Mission Blvd Waste Management (.2), Corresponded with West Air re: 2163 Abbott St pick-ups (.2), Corresponded with G. Rodriguez/A. Herren/Cohen Restaurant Group re: safe deposit check and artwork (.6), Corresponded with A. Castellano re: 2163 Abbott St West Air acct. (.2), Corresponded with T. Hebrank/A. Herren/501 W. Broadway property management re: IT move to E3 Office (.4)	7.8	E. Hughes	\$ 40.00	\$ 312.00	\$ -	\$ -	\$ -	\$ -	\$ 312.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/18/2020	Categorized ANI Development Chase #6520. (.4)	0.4	V. Liguzinski	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
11/18/2020	Conferred with accounting team re property updates and payables. (.8) Reviewed payables for ANI and properties. (.8)	1.6	L. Ryan	\$ 135.00	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/18/2020	Continued to work on ANI operating account reconciliation and inter company transfers. (5.9)	5.9	L. Ryan	\$ 225.00	\$ 1,327.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,327.50
11/18/2020	Updated and reconciled investor and expense coding in master schedules for Kim Funding and ANI (#0083). (6.0) Reviewed credit card schedules for status and coding/transfer issues. (.5)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25
11/19/2020	Continued work on 0083, CTC and Kim testing/review. (4.1) Reviewed/tested ANI consolidated forensic details. (9.4) Conferred with counsel re: prelim forensic report. (.6) Reviewed and signed CDG HOA doc. (.2) Reviewed 3792 Mission docs. (.4) Reviewed all documentation and prepared water bill email to landlord (parking lot). (1.3)	16.0	K. Freitag	\$ 315.00	\$ 5,040.00	\$ -	\$ -	\$ -	\$ -	\$ 598.50	\$ -	\$ -	\$ -	\$ -	\$ 4,441.50
11/19/2020	Corresponded with K. Freitag and A. Castellano re parking lot utilities. (.4) Prepared and processed Chase bank deposits. (.6) Reviewed and forwarded vendor invoices. (.2) Corresponded with K. Freitag re vendor termination letters. (.1)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/19/2020	Conferred with investor re status of claims and Chicago Title settlement. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -
11/19/2020	Ocean Beach: reviewed insurance policy and coordinated access to the property with buyer. (0.1) Data Production: continued work with DISCO re collection of server data. (0.2) West Washington: discussion with buyer re tenant estoppel. (0.4) Quarterly Report: continued revisions to same. (3.0) 3792 Mission Blvd: discussion with buyer re court approval, reviewed disclosures for same to coordinate execution. (0.2) Randolph: turned off payment collection and approved change to settlement statement to provide buyer with earned rent. (0.5) Camino Degrazia: coordinated addendum for flooring and provided copy of lease to tenant. (0.2) Randolph: discussion with lender re insurance policy. (0.1) Yarmouth: reviewed legal notice. (0.1) 3816 Mission Blvd: reviewed PSA revisions and various discussions with broker re same. (0.7)	5.5	G. Rodriguez	\$ 279.00	\$ 1,534.50	\$ -	\$ 55.80	\$ -	\$ 837.00	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ -
11/19/2020	Corresponded with 4034 Randolph St tenant re: new ownership (.2), Corresponded with ANI/E3 re: 4034 Randolph St closing (.1)	0.3	E. Hughes	\$ 40.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/19/2020	Review, sign and send check run. (.7)	0.7	T. Hebrank	\$ 234.00	\$ 163.80	\$ -	\$ -	\$ -	\$ -	\$ 163.80	\$ -	\$ -	\$ -	\$ -	\$ -
11/19/2020	Worked on schedule for property entities and reconciled same. (6.5)	6.5	L. Ryan	\$ 225.00	\$ 1,462.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,462.50
11/20/2020	Prepared for and attended c/c with S. Hoslett and L. Ryan on forensic accounting details. (3.6) Worked on testing of investor detail. (11.3) Conferred with lender on W Washington. (.2) Conferred re: various on LMSR. (.2)	15.3	K. Freitag	\$ 315.00	\$ 4,819.50	\$ -	\$ -	\$ -	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ 4,693.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/20/2020	Conferred and corresponded with E. Hughes re SRLM closing cash true-up and SROB security. (.4) Corresponded with K. Freitag and A. Castellano re parking lot utilities. (.2) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.1) Scanned SDGE bond cancellation; corresponded re same. (.1) Researched and confirmed investor escrow receipts; conferred and corresponded with K. Freitag re same. (4.0)	4.8	A. Herren	\$ 202.50	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 810.00
11/20/2020	3816 Mission Blvd: discussion with Atty Thiel re PSA and provided preliminary title report to broker. (0.4) Insurance: coordinated site inspection for Himmelbergs. (0.1) Ocean Beach: coordinated property tours with buyer and brokers. (0.2) General Ops: update from AMA re potential repairs to system setup. (0.2) La Mesa: update on liquor license transfer and closing and discussion with D. Cohen re repair to space heaters. (0.3) West Washington: discussion with K Freitag re buyer request and discussion with buyer re same and coordinated updated estoppel. (0.6)	1.8	G. Rodriguez	\$ 279.00	\$ 502.20	\$ -	\$ -	\$ -	\$ -	\$ 502.20	\$ -	\$ -	\$ -	\$ -	\$ -
11/20/2020	Corresponded with insurance inspector re: 369 10th Ave (.2), Corresponded/met with Cohen Restaurant Group/A Herren re: safe count at Surf Rider Pizza La Mesa (1.2), Followed up with West Air re: 2163 Abbott St pickup schedule (.2), Reviewed and submitted vacation rental invoices (.6), Corresponded with keg vendors re: 2163 Abbott St credit (.3), Corresponded with A. Herren re: 2163 Abbott St security (.2), Corresponded with A. Castellano re: 4030 Randolph St Cox Internet acct. (.2), Corresponded with A. Herren re: bank deposits (.2), Corresponded with D. Fefferman re: 3816 Mission Blvd. keys (.2),	3.3	E. Hughes	\$ 40.00	\$ 132.00	\$ -	\$ -	\$ -	\$ -	\$ 132.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/20/2020	Worked on reconciling restaurant entity schedules and consolidating master schedule. (5.8) Met with K. Freitag and S. Hoslett. (3.6)	9.4	L. Ryan	\$ 225.00	\$ 2,115.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,115.00
11/20/2020	Reviewed payroll tax notices and payables. (.6)	0.6	L. Ryan	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/20/2020	Conferred with K. Freitag and L. Ryan re: status. (3.6) Worked on Kim Funding accounting classifications and recompilations of the master schedule. (1.0) Reviewed accounting transfer issues as prepared by L. Ryan. (1.1)	5.7	S. Hoslett	\$ 292.50	\$ 1,667.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667.25
11/21/2020	Continued work on final investor detail testing. (11.5)	11.5	K. Freitag	\$ 315.00	\$ 3,622.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,622.50
11/21/2020	Researched investor escrow receipts and promissory notes to confirm investor information; conferred and corresponded with K. Freitag re same. (7.0)	7.0	A. Herren	\$ 202.50	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,417.50
11/21/2020	Researched/corresponded with A. Castellano re: Ecolab invoicing (.4).	0.4	E. Hughes	\$ 40.00	\$ 16.00	\$ -	\$ -	\$ -	\$ -	\$ 16.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/21/2020	Continued to work on consolidating master schedule and reconciling final balances to bank log. (1.8)	1.8	L. Ryan	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
11/22/2020	Conferred with L. Ryan and S. Hoslett re: forensic details. (2.3) Conferred with counsel re: prelim accounting report. (.8) Continued final testing on investor transactions. (3.6)	6.7	K. Freitag	\$ 315.00	\$ 2,110.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,110.50
11/22/2020	Continued to reconcile balances to bank log and researched deposits. (1.0) Held call with S. Hoslett and K. Freitag to work through forensic details. (2.3)	3.3	L. Ryan	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
11/22/2020	Continued work on coding and reconciling various transactions. (5.0) Held conference call with L. Ryan and K. Freitag related to the same. (2.3)	7.3	S. Hoslett	\$ 292.50	\$ 2,135.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135.25
11/23/2020	Reviewed partial paydown from lender. (.1) Reviewed FEMA notices for vacation rentals (flood zone); conferred with G. Rodriguez re: same. (.4) Completed IP transfer for Surf Rider. (.1) Conferred with Endeavor Bank re: CD transfer. (.2) Conferred with team re: SRLM sales true-up. (.1) Updated represented investor log. (.2) Met with S. Hoslett re: forensic work. (2.0) Worked on investor report. (6.7)	9.8	K. Freitag	\$ 315.00	\$ 3,087.00	\$ -	\$ -	\$ 63.00	\$ -	\$ 220.50	\$ 63.00	\$ -	\$ -	\$ -	\$ 2,740.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/23/2020	Corresponded with E. Hughes re schedule for IT equipment move from Hancock St. to E3. (.2) Counted and deposited parking lot and Randolph laundry money; corresponded with E. Hughes re same. (1.5) Prepared and deposited checks for Chase and Wells Fargo. (.8) Corresponded with L. Ryan and A. Castellano re check run. (.1) Dropped off mail at Mission Beach office. (.5)	3.1	A. Herren	\$ 202.50	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ -
11/23/2020	Quarterly update: revisions to the report. (1.2) Randolph: discussion with K. Freitag re rents received and provided broker access to property. (0.2) Data Production: update with DISCO and provided some context for additional users, including discussion with Atty Fates and J. Nittel. (0.3) Mission Beach SR: update from escrow re deposit release. (0.1) West Washington: discussion with K. Freitag & buyer re contingency release, update with tenant re ownership interest. (0.4) 7940 University: reviewed payoff for same. (0.1) Yarmouth: update with Atty Fate re overbids. (0.1) Insurance: reviewed flood notices & coordinated same with K. Freitag, coordinated site inspection for Himmelberg's, update with broker re various claims filed. (0.4) General Ops: coordinated network repairs for new location, approved temp employee timesheet, update on phone for Co-work to reduce expenses. (0.3)	3.1	G. Rodriguez	\$ 279.00	\$ 864.90	\$ -	\$ 83.70	\$ -	\$ 334.80	\$ 446.40	\$ -	\$ -	\$ -	\$ -	\$ -
11/23/2020	Corresponded with Republic Waste/A. Castellano re: 3515 Hancock St dumpster removal (.3), Corresponded with Atlas Security re: 2163 Abbott St (.2), Followed up with insurance inspector re: 369 10th Ave (.2), Researched/updated holiday pricing for vacation rentals (.5), Purchased storage boxes from Home Depot (1.0), Corresponded with moving company re: IT equipment move (.2), Corresponded with G. Rodriguez re: 369 10th Ave insurance inspection (.2), Confirmed 733 Salem Ct cleaning (.2), Corresponded with A. Castellano/A. Herren re: AT&T contract (.3), Followed up with West Air re: 2163 Abbott St. (.3)	3.4	E. Hughes	\$ 40.00	\$ 136.00	\$ -	\$ -	\$ -	\$ -	\$ 136.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/23/2020	Researched payroll items for Flores and corresponded re same (1.5) Reviewed cash activity and requirements for Surfrider. (1.8) Researched Pullman Loft account items for B. Young. (1.0) Researched status of Endeavor CD. (.5)	4.8	L. Ryan	\$ 135.00	\$ 648.00	\$ -	\$ -	\$ 67.50	\$ -	\$ 580.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/23/2020	Worked on quantifying accounts and researched individual investor deposits. (1.2)	1.2	L. Ryan	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00
11/23/2020	Worked on forensic accounting reconciliation. (1.3) Prepared for and held numerous calls with K. Freitag. (2.0) Researched and reconciled various investor transactions. (7.0)	10.3	S. Hoslett	\$ 292.50	\$ 3,012.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,012.75
11/24/2020	Completed initial comments to CTC pursuit status report and initial draft of investor report; sent to S. Hoslett and Atty Fates for comments. (8.0) Attended weekly call with team. (.5) Provided information on SIP subpoena. (.1) Reviewed and signed 7940 disclosures. (.6)	9.2	K. Freitag	\$ 315.00	\$ 2,898.00	\$ -	\$ -	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ 2,520.00
11/24/2020	Attended weekly team and accounting conference calls. (1.5) Corresponded with E. Hughes re lockbox at Hancock St. property. (.1) Scanned, recorded and deposited checks; corresponded with K. Freitag and L. Ryan re same. (1.4) Met with B. Young and E. Hughes re properties and operations. (.5) Scanned and archived tax documents; corresponded re same. (.2) Corresponded with L. Ryan re life insurance policies. (.1) Scanned and archived Randolph St. closing documents; corresponded with G. Rodriguez re same. (.2) Scanned EDD claim forms; corresponded with T. McDonald re same. (.3) Reviewed and forwarded vendor invoices. (.2) Conferred with L. Ryan re investor research for forensic accounting. (.2)	4.7	A. Herren	\$ 202.50	\$ 951.75	\$ -	\$ -	\$ -	\$ -	\$ 911.25	\$ -	\$ -	\$ -	\$ -	\$ 40.50

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
11/24/2020	140 Keller: reviewed request for supples and researched same. (0.2) 3816 Mission Blvd: update with broker and Atty Thiel re PSA. (0.2) Data Production: coordinated copying files for DISCO and provided list of users for same. (0.4) Weekly call: Participated in weekly staff call. (0.5) West Washington: reviewed contingency release & update on escrow deposit, discussion with broker re disclosures and prepared memo for Atty Fates re sale. (1.1) General Ops: coordinated closing statements for K. Freitag to update accounting for two sales. (0.1) Camino Degrazia: discussion with broker and K. Freitag re buyer lease of the property. (0.2) Windemere: discussion with A. Herren re filing 1099s. (0.1) La Mesa SR: confirmation for closing of liquor license. (0.1) 7940 University: reviewed/revised disclosures and coordinated execution of the same and discussion with escrow re timing for closing and reviewed closing statement. (0.6)	3.5	G. Rodriguez	\$ 279.00	\$ 976.50	\$ -	\$ 111.60	\$ -	\$ -	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -
11/24/2020	Attended Zoom meeting with E3/ANI (.5), Collected/delivered 3515 Hancock St mail to accounting (1.0), Met/supervised movers from 3515 Hancock St to E3 office (2.2), Sanitized 733 Salem Ct for incoming guests (.9), Troubleshoot issues with 733 Salem Ct air conditioning (.8), Met with B. Young/A. Herren (.5), Collected, counted and logged Redondo parking lot money (1.0), Removed Hancock St Cox Cable equipment (1.0), Attended accounting conference call (.9), Corresponded with accounting re: 4034 Randolph landscaping invoices/cancellation (.2).	9.0	E. Hughes	\$ 40.00	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/24/2020	Researched status of GCC personal bank accounts and updated detailed activity. (1.0) Continued to work on intercompany reconciliation between entities. (1.0)	2.0	L. Ryan	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
11/24/2020	Reviewed Flores payables confirming dates of service. (1.5) Attended weekly conference call (.5) Conferred additionally multiple times with staff re payables and closing check list and conferred with A. Herren re search project. (1.3) Prepared Endeavor Bank letter as per K. Freitag request. (.3)	3.6	L. Ryan	\$ 135.00	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/24/2020	Reviewed additional document production from Counsel. (1.0) Updated analysis of accounts, payments and deposits for all accounts tested to date; reconciled various differences. (5.4) Reviewed various payments for subpoena issues. (.6)	7.0	S. Hoslett	\$ 292.50	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,047.50
11/25/2020	Conferred with counsel and the bank re: Endeavor CD recovery. (.1) Conferred with Hancock lender counsel. (.2) Conferred re: personnel terms. (.1) Reviewed, signed Univ closing statement. (.3) Provided revisions to initial draft of report and CTC status report. (1.2) Worked to finalized master investor data reconciliation (to master forensic). (2.0) Conferred with G. Rodriguez re: data capture. (.2)	4.1	K. Freitag	\$ 315.00	\$ 1,291.50	\$ -	\$ 63.00	\$ 31.50	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 1,008.00
11/25/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.2)	1.2	A. Herren	\$ 202.50	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/25/2020	West Washington: update on escrow deposit, discussion with buyer re overbids, revised sale motion and coordinated legal notice for same. (1.6) 3816 Mission Blvd: update with Atty Thiel re changes to PSA. (0.2) Data Production: update on costs to produce data and coordinated call with K. Freitag for same. (0.3) 812 San Rafael: reviewed court approval, coordinated certified Order to escrow and discussion with escrow and broker re same. (0.3) 7940 University Ave: continued revisions and various discussions with escrow to resolve closing statement disputes in expectation of closing and coordinated transition of property after the sale. (0.8)	3.2	G. Rodriguez	\$ 279.00	\$ 892.80	\$ -	\$ 83.70	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
11/25/2020	Corresponded with 733 Salem Ct guest (.3), Conducted weekly property inspections (1.5), Met with B. Young at 3515 Hancock St for furniture transfer to 3816 Mission Blvd (1.2), Corresponded with G. Rodriguez/K. Freitag/ A. Herren re: 369 10th Ave foreclosure date (.4), Corresponded with accounting re: 2163 Abbott St Also acct. (.2), Corresponded with ANI/E3 re: 7940 University Ave closing (.1), Removed 2163 Abbott St Cox Cable Equipment (.9)	4.6	E. Hughes	\$ 40.00	\$ 184.00	\$ -	\$ -	\$ -	\$ -	\$ 184.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/25/2020	Review, sign and send check run. (.8)	0.8	T. Hebrank	\$ 234.00	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ -
11/25/2020	Researched and prepared responses to IRS re Tenth and J outstanding tax debt. (1.8) Worked on property and ANI vendor payables, health insurance and other items. (.9)	2.7	L. Ryan	\$ 135.00	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/25/2020	Reviewed subpoena list and open accounts. (.6) Researched Chicago Title and ANI transfers. (.9)	1.5	L. Ryan	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
11/25/2020	Reviewed investor payments classifications in master schedule. (.5) Worked on updated coding in schedules. (4.7) Reviewed and discuss various tax notices with L. Ryan. (.6)	5.8	S. Hoslett	\$ 292.50	\$ 1,696.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,696.50
11/26/2020	Corresponded with 4034 Randolph St handyman/submitted invoice to accounting (.3)	0.3	E. Hughes	\$ 40.00	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/27/2020	Conferred with lender. (.1) Conferred with counsel re: report. (.2)	0.3	K. Freitag	\$ 315.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 63.00
11/27/2020	Corresponded with 733 Salem Ct guest (.2), Corresponded with 733 Salem Ct cleaners (.3).	0.5	E. Hughes	\$ 40.00	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/27/2020	Conferred with S. Hoslett. (1.0) Worked on transfer reconciliation of master forensic schedule. (1.9)	2.9	L. Ryan	\$ 225.00	\$ 652.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 652.50
11/27/2020	Completed and faxed response to IRS re Tenth and J request for information. (1.1)	1.1	L. Ryan	\$ 135.00	\$ 148.50	\$ -	\$ -	\$ -	\$ -	\$ 148.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/27/2020	Reviewed transfer analysis and continue coding various ANI accounts. (3.4) Prepared for and held conference call related to transfers with L. Ryan. (1.0) Reviewed various tax notices related to entities filed with CPA. (.8)	5.2	S. Hoslett	\$ 292.50	\$ 1,521.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,521.00
11/28/2020	Corresponded with 733 Salem Ct guest (.2).	0.2	E. Hughes	\$ 40.00	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/29/2020	Continued to work on transfer reconciliation of master schedule. (4.2)	4.2	L. Ryan	\$ 225.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945.00
11/30/2020	Revised status report and investor specific report; conferred with S. Hoslett re: same. (1.6) Call with team on repository and imaging. (.5) Reviewed and signed 812 closing documents. (.5)	2.6	K. Freitag	\$ 315.00	\$ 819.00	\$ -	\$ 157.50	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ 504.00
11/30/2020	Corresponded with A. Castellano re liquor license renewals; tracked delivery for same. (.2) Corresponded re vendor termination letters. (.1) Faxed vendor letter; corresponded re same. (.2) Corresponded with K. Freitag re EDD forms; distributed same. (.2) Researched investor custodian accounts for subpoena; corresponded with L. Ryan re same. (2.0)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 405.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/30/2020	Insurance: update from broker re cancellation of sold property insurance, reviewed renewal and corresponded with K. Freitag re same. (0.5) Data Production: participated in a conference call re proposals from DISCO, formulated plan for same and coordinated onsite meeting with DISCO re copying server data. (0.7) General ops: reviewed and approved vendor invoices, approved employee time sheet. (0.3) 750 Yarmouth: discussion with broker re overbid and provided links to court filings. (0.2) 3816 Mission Blvd: discussion with broker re PSA, reviewed PSA revisions with Atty Thiel and forwarded same PSA to broker/buyer. (0.6) 3792 Mission Blvd: discussion with broker re overbid process. (0.2) Camino Degrazia: discussion with broker re short term rental and coordinated notice re no overbids with Atty Fates. (0.3) 812 San Rafael: update from broker and escrow re closing and reviewed/coordinated closing documents. (0.5) West Washington: discussion with broker re overbid process and provided legal notice and reviewed revisions to sale motion. (0.4)	3.7	G. Rodriguez	\$ 279.00	\$ 1,032.30	\$ -	\$ 195.30	\$ -	\$ -	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/30/2020	Corresponded with D. Zvaifler re: 812 San Rafael Pl final walk-through (.2), Followed- up with Republic Waste re: 3515 Hancock St (.4), Corresponded with G. Rodriguez/L. Ryan/A. Castellano/B. Young re: various vacation/commercial invoices (.7), Reviewed and submitted vacation/commercial invoices to accounting (1.0), Corresponded with A. Castellano/4034 Randolph St. handyman re: W-9 (.4), Followed-up with West Air re: 2163 Abbott St. pick-up (.2)	2.9	E. Hughes	\$ 40.00	\$ 116.00	\$ -	\$ -	\$ -	\$ -	\$ 116.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/30/2020	Continued to work on transfer reconciliation of master schedule. (6.8) Prepared schedule of accounts to subpoena and saved down subpoena production. (1.7)	8.5	L. Ryan	\$ 225.00	\$ 1,912.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,912.50
11/30/2020	Reviewed forensic draft forensic report and held conference call with K. Freitag related to the same. (.6) Continued work on Kim Funding accounting recomposition. (1.8) Reviewed document production from Counsel. (.3)	2.7	S. Hoslett	\$ 292.50	\$ 789.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 789.75
12/1/2020	Attended weekly team conference call. (.7) Notarized San Rafael escrow documents. (.4) Scanned, recorded and deposited checks; corresponded with K. Freitag and L. Ryan re same. (.7) Reviewed and scanned vendor invoices; corresponded re same. (.4) Corresponded with K. Freitag re Valle Vista mortgage payment. (.1) Corresponded re 10th Ave Trustee sale. (.1) Reviewed and scanned EDD claim forms; corresponded with T. McDonald re same. (.2) Corresponded with L. Ryan re entity renewals. (.2) Conferred and corresponded with Iron Mountain re invoice. (.3) Researched investor accounts for subpoena; corresponded with L. Ryan re same. (1.0)	4.1	A. Herren	\$ 202.50	\$ 830.25	\$ -	\$ -	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ 202.50
12/1/2020	Data Production: site visit to assist with server duplication. (1.7) Mission Beach SR: update with buyer re liquor license and researched same documents. (0.5) General Ops: update with accounting re phone lines and disconnection of same. (0.2) Weekly staff meeting. (0.7) Valle Vista: update on mortgage payment status. (0.1) Degrazia: reviewed termite inspection and review of PSA for terms and discussion with broker re repairs, and confirmation of no overbids. (0.3) 3816 Mission Blvd: continued negotiations with buyer re PSA and discussions with broker re same and provided update to Atty Thiel. (0.4)	3.9	G. Rodriguez	\$ 279.00	\$ 1,088.10	\$ -	\$ 474.30	\$ -	\$ -	\$ 613.80	\$ -	\$ -	\$ -	\$ -	\$ -
12/1/2020	Attended Zoom meeting with E3/ANI (.7), Met/supervised Westair cylinder pick-up at 2163 Abbott St. (1.0), Met with B. Young/granted access to 3515 Hancock St (.9), Photographed final walk-through pictures of 3515 Hancock St (.5), Collected/counted/logged Redondo parking lot money (1.0).	4.1	E. Hughes	\$ 40.00	\$ 164.00	\$ -	\$ -	\$ -	\$ -	\$ 164.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/1/2020	Continued to reconcile inter company transfers. (3.2)	3.2	L. Ryan	\$ 225.00	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720.00
12/1/2020	Attended conference call (.7) Discussed payables for ANI and properties with T. Castellano. (.4) Continued to work on receipts and disbursement report. (4.0)	5.1	L. Ryan	\$ 135.00	\$ 688.50	\$ -	\$ -	\$ -	\$ 540.00	\$ 148.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/2/2020	Reviewed dec for W Washington sale approval. (.2) Transferred funds; conferred with L. Ryan re: various. (.4) Addressed press inquiries. (1.2) Addressed Endeavor recovery items. (.2) Coordinated posting of docs to website. (.3) Researched and conferred with escrow re: UCC. (.2) Addressed CTC question. (.1)	2.6	K. Freitag	\$ 315.00	\$ 819.00	\$ -	\$ -	\$ 63.00	\$ -	\$ 724.50	\$ -	\$ 31.50	\$ -	\$ -	\$ -
12/2/2020	Counted parking lot cash. (.5) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.4) Prepared and processed Chase and Wells Fargo bank deposits. (.8) Scanned and archived San Rafael escrow documents; delivered to title company; corresponded re same. (.8) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Corresponded with E. Hughes re security at SROB. (.2) Corresponded with K. Freitag re vendor termination letters. (.1) Reviewed and forwarded vendor invoices. (.2) Converted Chicago Title files to searchable PDFs. (.6)	4.6	A. Herren	\$ 202.50	\$ 931.50	\$ -	\$ -	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ 121.50
12/2/2020	Camino Degrazia: update re rent check. (0.1) Quarterly report: revised same with latest sale information. (1.5) Data Production: update on status of server download. (0.1) 3816 Mission Blvd: prepared lease and coordinated addendum with Atty Fates and update from Atty Thiel re same and coordinated same with broker. (1.7) 812 San Rafael: update with escrow on payoff demand, requested same from lender and coordinated lien release and provided copy of closing documents to escrow. (0.5)	3.9	G. Rodriguez	\$ 279.00	\$ 1,088.10	\$ -	\$ 27.90	\$ -	\$ 418.50	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ -
12/2/2020	Attended accounting conference call (.6), Conducted weekly property inspections (1.5), Corresponded with A. Herren re: 2163 Abbott St security (.2).	2.3	E. Hughes	\$ 40.00	\$ 92.00	\$ -	\$ -	\$ -	\$ -	\$ 92.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/2/2020	Conferred with accounting team re properties, payables and payroll. (1.0) Reviewed payroll from Flores and saved down bank statements. (1.6)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/3/2020	Attended conference call re forensic status update with K. Freitag and S. Hoslett and reviewed additional Wells Fargo production and organized documents. (1.0) Attended conference call with E. Hughes and K. Freitag re scheduling new accounts and worked with E. Hughes on same. (1.3)	2.3	L. Ryan	\$ 225.00	\$ 517.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517.50
12/3/2020	Conferred with T. Castellano re payroll tax notices and worked on researching tax notices. (1.2) Corresponded with B. Young re pre receiver tax returns. (.4) Reviewed and organized claim documents received. (1.0)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/3/2020	Conferred with counsel re: CTC request and Petterson Subpoenaes. (.7) Analyzed CTC request. (1.7) Conferred with Endeavor Bank. (.1) Paid mortgages. (.2) Conferred with counsel re: Keller. (.2) Met with team on forensic accounting status. (1.0) Attended call with E. Hughes and L. Ryan re: entering KP transactional data. (1.3.) Started preparing summaries of closing statement details for the Court (for four sales). (.2)	5.4	K. Freitag	\$ 315.00	\$ 1,701.00	\$ -	\$ -	\$ 31.50	\$ -	\$ 189.00	\$ -	\$ 756.00	\$ -	\$ -	\$ 724.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/3/2020	Conferred with E. Hughes re meeting cleaners at W. Washington property. (.1) Processed Valle Vista property mortgage payment; corresponded re same. (.2) Corresponded with G. Rodriguez re W. Washington rent payment. (.1) Scheduled file return from Iron Mountain storage; corresponded re same. (.2) Corresponded with K. Freitag re mortgage loan overage payoff for Windemere. (.1) Corresponded with Paracorp re entity renewal. (.1) Researched investor accounts for subpoena; corresponded with K. Freitag and L. Ryan re same. (.6)	1.4	A. Herren	\$ 202.50	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 121.50
12/3/2020	University Ave: provided closings statement to K. Freitag. (0.1) 1775 Diamond: discussion with Atty Lang re eviction response. (0.1) 140 Keller: review of phone line options and requested contract for same. (0.1) Mission Beach SR: researched and provided buyer with various requested documents and information to transfer liquor license. (1.0) Ocean Beach SR: update with K. Freitag re landlord/buyer discussions and timing for liquor license transfer. (0.2) General Sales: discussion with K. Freitag re liquor license sale. (0.1) 3816 Mission Blvd: discussion with Atty Fates and Thiel re timing of the lease addendum. (0.2) West Washington: discussion with broker re listing agreement, discussion with tenant and Mgr re cleanup and trash services at the property and update with K. Freitag re foreclosure delay and researched status of rent payment. (0.5) Data Production: checked status of server duplication and discussion with DISCO re same. (0.2)	2.5	G. Rodriguez	\$ 279.00	\$ 697.50	\$ -	\$ 55.80	\$ -	\$ -	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ -
12/3/2020	Attended zoom meeting with K. Freitag/L. Ryan (1.3), Corresponded with B.Young/K. Freitag re: 3515 Hancock St. vendor list (.3), Corresponded with G. Rodriguez/A. Herren/City Wide Cleaning Co re: power washing at 901 W. Washington (.7). Corresponded with B. Young/A. Castellano re: 901 W. Washington trash removal (.3), Corresponded with A. Herren/B. Young re: Champion-Cain files at Iron Mountain (.2), Corresponded with A. Castellano re: 3515 Hancock St security (.2), Reviewed and submitted invoices to accounting (.3).	3.3	E. Hughes	\$ 40.00	\$ 132.00	\$ -	\$ -	\$ -	\$ -	\$ 132.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/3/2020	Review, sign and send check run. (1.0)	1.0	T. Hebrank	\$ 234.00	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/3/2020	Reviewed document production from Wells Fargo and updated production analysis. (1.5) Inquired with Counsel related to documents from ABC Funding Strategies accounts. (.3) Prepared for (1.0) and hold conference call with K. Freitag and L. Ryan related to forensic accounting issues. (1.0)	3.8	S. Hoslett	\$ 292.50	\$ 1,111.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111.50
12/4/2020	Reviewed closing statement for 812 San Rafael. (.2) Conferred with G. Rodriguez re: various (.5) Followed up on liquor license items. (.2) Worked on account subpoena details; conferred with L. Ryan re: same. (1.3) Reviewed and provided vendor list for lender (Hancock). (.2) Reviewed and provided Surf Rider True up through Nov. (.3)	2.7	K. Freitag	\$ 315.00	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ 409.50
12/4/2020	Met with cleaning company for service at W. Washington St. property; inspected property took photographs; corresponded with E. Hughes and G. Rodriguez re same. (1.0) Prepared and processed bank deposits. (.8) Scanned vendor collection letter; corresponded re same. (.1) Corresponded with G. Rodriguez re W. Washington rent payment. (.1) Scanned EDD claim forms; corresponded with T. McDonald re same. (.2) Researched investor accounts for subpoena; corresponded with L. Ryan re same. (.5)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ 101.25

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/4/2020	3816 Mission Blvd: update with Atty Thiel re lease addendum, reviewed same addendum and discussion with K. Freitag re same and discussion with broker re additional offers. (1.5) 812 San Rafael: coordinating closing statement and final disclosures with broker in anticipation of closing. (0.3) 7940 University: provided closing statement to K. Freitag. (0.1) Himmelbergs: discussion with broker re offer. (0.3) West Washington: coordinated cleanup and discussion with tenant and Mgr re same and update on marketing for property, discussion with escrow and buyer re transfer of the deposit. (0.7)	2.9	G. Rodriguez	\$ 279.00	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -
12/4/2020	Met insurance inspector at 369 10th Ave (1.2)), Corresponded with G. Rodriguez re: 901 W. Washington trash removal (.1), Corresponded with L. Ryan/B. Young/ A. Castellano re: 3515 Hancock St utilities/services (.7), Corresponded with K. Freitag/L. Ryan re: 3515 Hancock St keys (.1), Began entering Kim Peterson banking account transaction detail (4.5).	6.6	E. Hughes	\$ 40.00	\$ 264.00	\$ -	\$ -	\$ -	\$ -	\$ 84.00	\$ -	\$ -	\$ -	\$ -	\$ 180.00
12/4/2020	Continued to work on receipts and disbursement report. (3.8) Corresponded with accounting team re vendor letters and Surfrider cash true up. (.8) Reviewed and sent tax letters. (.6)	5.2	L. Ryan	\$ 135.00	\$ 702.00	\$ -	\$ -	\$ -	\$ 513.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/4/2020	Reviewed Kim Funding analysis and accounts still open; prepared template for transaction entry. (1.5)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438.75
12/5/2020	Corresponded with E. Hughes re 10th Ave property fire inspections. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/5/2020	West Washington: update from tenant re rent. (0.1)	0.1	G. Rodriguez	\$ 279.00	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -
12/5/2020	Corresponded with B. Young/A. Castellano re: Ecolab (.2), Corresponded with A. Herren re: Covid-19 protocols (.2), Corresponded with G. Rodriguez/ A. Herren/ B. Young re: Himmelberg's fire inspections (.2), Reviewed and submitted invoices to accounting (.2), Entered Kim Peterson banking account transaction detail (4.2).	5.0	E. Hughes	\$ 40.00	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ 32.00	\$ -	\$ -	\$ -	\$ -	\$ 168.00
12/6/2020	Reviewed and submitted invoices to accounting. (.2)	0.2	E. Hughes	\$ 40.00	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/7/2020	Reviewed property tax schedule, provided feedback re: same. (.7) Conferred with Atty Zaro re: crime claim documents. (.3) Prepared for and conferred with PR firm. (.6) Conferred with Atty Fates re: subpoena. (.4) Conferred with Atty Fates and Atty Farrell re: Adams. (.3) Worked on follow-on subpoena list. (1.2) Conferred with team re: closings and post closing action items. (.2)	3.7	K. Freitag	\$ 315.00	\$ 1,165.50	\$ -	\$ -	\$ 189.00	\$ -	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ 504.00
12/7/2020	Delivered mail to A. Castellano; corresponded re vendor invoices. (.8) Researched and scanned HR file; corresponded with L. Ryan and B. Young re same. (.5)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/7/2020	3816 Mission Blvd: update with broker re offers and strategy for same. (0.3) 132 Keller: update with L. Ryan re payment for liquor license. (0.1) 140 Keller: update with broker re sales process, coordinated two NDAs for property. (0.3) General ops: approved vendor invoices, temp employee timesheet and discussion with B. Young re SDGE bill and forwarded same to buyer. (0.4) Liquor license: reviewed PSA and provided memo to K. Freitag re same. (1.5) Valle Vista: discussion with broker re court approval and updated prelim statement. (0.1) 812 San Rafael: update from escrow re closing and update with team re confirmation of closing and began transition effort. (0.3) Data Production: coordinated pickup of server duplicate and coordinated delivery of same. (1.7)	4.7	G. Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ 474.30	\$ -	\$ -	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/7/2020	Canceled security services at 3515 Hancock St. (.2), Entered Kim Peterson banking account transaction detail (6.1)	6.3	E. Hughes	\$ 40.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ 244.00
12/7/2020	Continued to work on the Q3 receipts and disbursement report; reconciling bank accounts. (5.0) Reviewed property taxes due and personnel files. (1.6)	6.6	L. Ryan	\$ 135.00	\$ 891.00	\$ -	\$ -	\$ -	\$ 675.00	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/7/2020	Researched Kim Funding accounts. (1.2)	1.2	L. Ryan	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00
12/7/2020	Reviewed documents and provided listing of signed investor sheets as requested by Chicago Title for various periods. (2.2)	2.2	S. Hoslett	\$ 292.50	\$ 643.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 643.50
12/8/2020	Reviewed and signed 10th and J liquor license sale documents. (.7) Met with team on bi-weekly call. (.5) Provided requested materials to parties re: CTC deposits. (.4) Signed Keller NDA. (.1) Followed up on subpoenas. (.2) Responded to investor. (.3) Reviewed crime claim response; (.3) conferred with counsel re: same. (.6) Conferred with counsel on Suntrust matter. (.2) Reviewed and signed earnest money deposit releases (W. Washington). (.3)	3.6	K. Freitag	\$ 315.00	\$ 1,134.00	\$ -	\$ 126.00	\$ 94.50	\$ -	\$ 693.00	\$ 94.50	\$ -	\$ 63.00	\$ -	\$ 63.00
12/8/2020	Attended weekly team conference call. (.5) Notarized documents for 10th Ave. property. (.4)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/8/2020	Liquor license: reviewed revised escrow and purchase and sale agreement for Himmelbergs. (0.8) General Ops: reviewed and approved various vendor invoices. (0.2) Insurance: removed additional property from portfolio and requested update to insurance schedule, confirmed same with broker and confirmed the installment payment on the rental property policy. (0.4) 140 Keller: provided NDA to broker and reviewed tax bill and requested additional information before paying. (0.2) West Washington: update on trash pickup with tenant, and coordinated deposit release to escrow. (0.2) Participated in weekly conference call. (0.5) University Ave: discussion with MLS re details of transaction. (0.3) Data production: provided information to vendor re account type. (0.1) 3816 Mission Blvd: detailed discussion with broker re various offers, update with K. Freitag re same, reviewed revised agreement and discussed same with broker. (0.8) La Mesa SR: update re property tax filing and details of the sale. (0.1)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ 27.90	\$ -	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/8/2020	Delivered key to new owner - 812 San Rafael (1.0), Corresponded with B. Young/A. Castellano re: modem returns (.1), Entered Kim Peterson banking account transaction detail (6.0).	7.1	E. Hughes	\$ 40.00	\$ 284.00	\$ -	\$ -	\$ -	\$ -	\$ 44.00	\$ -	\$ -	\$ -	\$ -	\$ 240.00
12/8/2020	Continued to work on the Q3 receipts and disbursement report. (5.8) Reviewed ANI and property payables and property tax payments with T. Castellano. (.8) Attended weekly conference call. (.5)	7.1	L. Ryan	\$ 135.00	\$ 958.50	\$ -	\$ -	\$ -	\$ 783.00	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/2020	Transferred funds for tax payments. (.2) Began preparation of CA Opp License fund query. (1.4) Conferred re: Endeavor Bank recovery CD (various). (.4)	2.0	K. Freitag	\$ 315.00	\$ 630.00	\$ -	\$ -	\$ 567.00	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/2020	Corresponded with E. Hughes re parking lot. (.2) Prepared and processed Chase bank deposits. (.6) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Scanned and archived 7940 University closing statement, 301 D St. foreclosure notice and property insurance documents; corresponded re same. (.4) Distributed tax forms; corresponded with L. Ryan re same. (.2) Corresponded with B. Young and T. McDonald re employee records. (.1) Scanned EDD claim forms; corresponded with T. McDonald re same. (.4)	2.9	A. Herren	\$ 202.50	\$ 587.25	\$ -	\$ -	\$ -	\$ -	\$ 587.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/9/2020	301 D: reviewed foreclosure notice. (0.1) Insurance: reviewed flood cancellation request for 812 San Rafael and coordinated same, reviewed notice for Windemere, reviewed updated notices for 7940 University. (0.4) Mission Beach SR: update with broker re license application and coordinated additional documents to buyer. (0.2) Ocean Beach SR: update with broker re license application. (0.1) Bella Pacific: update from escrow re refund. (0.1) West Washington: update from tenant re property maintenance, discussion with broker re overbid process and marketing and provided deposit release to escrow with instructions. (0.5) 140 Keller: coordinated NDA, reviewed Telco agreement and corresponded with T. Castellano re same, discussion with broker re offer received and coordinated review of property taxes and ordered new title report. (1.5) Data production: coordinated delivery of server copy to DISCO. (1.0) 140 Keller: reviewed and discussion with L. Ryan re property taxes due. (0.2) 3816 Mission Blvd: conference call with buyer and broker to finalize terms of the PSA, prepared memo to Atty Thiel to review lease and PSA changes. (1.0)	5.1	G. Rodriguez	\$ 279.00	\$ 1,422.90	\$ -	\$ 279.00	\$ -	\$ -	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/2020	Conducted weekly property inspections (1.5), Collected/counted/logged Redondo parking lot money (1.0), Corresponded with L. Ryan/B. Young/A. Castellano re: 3515 Hancock St trash removal (.1), Corresponded with future vacation rental guest/canceled reservation/submitted refund (.5), Entered Kim Peterson banking account transaction detail (3.5).	6.6	E. Hughes	\$ 40.00	\$ 264.00	\$ -	\$ -	\$ -	\$ -	\$ 124.00	\$ -	\$ -	\$ -	\$ -	\$ 140.00
12/9/2020	Researched and conferred with staff re property taxes. (.5) Researched W2 for former employee. (.5) Researched OB rent status. (.2) Continued to work on receipts and disbursement report for Q3. (5.6)	6.8	L. Ryan	\$ 135.00	\$ 918.00	\$ -	\$ -	\$ -	\$ 756.00	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/2020	Reviewed correspondence related to initial investor contributions, researched payments related to the same. (1.0)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
12/10/2020	Finalized CA Opp License query and Houts document research. (2.1) Completed closing accountings for four properties. (.8) Completed wire correspondence for Endeavor funds recovery. (.2) Researched/gathered documents requested by parties; conferred re: potential settlement. (.6) Coordinated posting of docs to website. (.2)	3.9	K. Freitag	\$ 315.00	\$ 1,228.50	\$ -	\$ 189.00	\$ 724.50	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/10/2020	Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Corresponded re employee records. (.2) Scanned and distributed liquor license escrow documents; corresponded with K. Freitag and G. Rodriguez re same. (.3)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
12/10/2020	West Washington: confirmation with escrow re deposit instructions. (0.1) Ocean Beach SR: discussion with K. Freitag re status of the lease negotiations between buyer and landlord. (0.1) Mission Beach SR: update with buyer re status of liquor license and details on the planning for property. (0.2) 3816 Mission Blvd: update with broker re PSA. (0.1) General Ops: brief review of accountings for various closings, discussion with K. Freitag re potential claim from vendor. (0.2) Valle Vista: reviewed latest Order and discussion with broker re same, discussion with broker re potential repair at property and discussion with escrow re draft closing statement and revised closing documents. (1.4) 140 Keller: various updates with A. Castellano re phone systems and cost reduction for alarms and fire systems. (0.3) Yarmouth: reviewed order and coordinated same with Atty Fates, broker and escrow. (0.4) Data production: reviewed chicagotitleescrows domain account and discussion with K. Freitag re same and coordinated discussion re batch collection of emails, and update re server collection. (0.5)	3.3	G. Rodriguez	\$ 279.00	\$ 920.70	\$ -	\$ 139.50	\$ -	\$ -	\$ 781.20	\$ -	\$ -	\$ -	\$ -	\$ -
12/10/2020	Reviewed and submitted invoices to accounting (.3), Corresponded with K. Freitag/G. Rodriguez re: Google drive ANI License fund docs (.1), Corresponded with D. Zvaifler re: 812 San Rafael Ct modem (.2), Corresponded with 4030 Randolph St tenant re: laundry facilities (.3), Updated vacation booking sites (.5), Entered Kim Peterson banking account transaction detail (1.5).	2.9	E. Hughes	\$ 40.00	\$ 116.00	\$ -	\$ -	\$ -	\$ -	\$ 56.00	\$ -	\$ -	\$ -	\$ -	\$ 60.00
12/10/2020	Review, sign and send check run. (.8)	0.8	T. Hebrank	\$ 234.00	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ 187.20	\$ -	\$ -	\$ -	\$ -	\$ -
12/10/2020	Researched checks and property tax payments. (1.2) Researched historical Paycom payroll activity and reports. (1.0)	2.2	L. Ryan	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/10/2020	Researched various issues related to initial investor transactions. (1.2)	1.2	S. Hoslett	\$ 292.50	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351.00
12/11/2020	Met with counsel on Westlink case (c/c). (.5) Coordinated posting of multiple documents to website (7). (.5) Reviewed and signed closing documents for VV and Yarmouth. (.8)	1.8	K. Freitag	\$ 315.00	\$ 567.00	\$ -	\$ -	\$ 157.50	\$ -	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/11/2020	Notarized escrow documents for Yarmouth and Valle Vista and vendor change of account letter. (.7) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Dropped off mail at Mission Beach office. (.5) Requested payoff quote for Valle Vista; corresponded with K. Freitag and G. Rodriguez re same. (.3) Corresponded with G. Rodriguez re W. Washington rent payment. (.1)	1.8	A. Herren	\$ 202.50	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/11/2020	Mission Beach SR: provided additional information to buyer and checked on liquor license status. (0.1) 140 Keller: reviewed PSA revisions and discussion with broker re pre-approval and changes to PSA and reviewed buyer proof of funds. (0.6) Yarmouth: reviewed/revised closing documents and coordinated execution of same. (0.4) 3816 Mission Blvd: update from Atty Thiels re PSA and lease. (0.1) 812 San Rafael: update re cancellation of flood insurance. (0.1) West Washington: update on tenant rent payment and discussion with tenant re sale status, reviewed and approved overbid marketing with broker. (0.4) General sales: discussion with interested buyer in property and provided detailed information for each remaining property, provided K. Freitag an update to Fox Plaza lien. (0.7) Valle Vista: reviewed approval order, discussion with K. Freitag re payoff, and coordinated notice and information to Atty Fates, escrow and broker, coordinated payoffs with escrow, revised 593c. (1.2)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/11/2020	Corresponded with new owner re: cox cable equipment - 812 San Raphael Ct. (.2), Corresponded with B. Young/A. Castellano re: 8x8 phone service (.1), Entered Kim Peterson banking account transaction detail (7.0).	7.3	E. Hughes	\$ 40.00	\$ 292.00	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ 280.00
12/11/2020	Corresponded with staff re personnel schedules, accounts payable and Cox account. (1.0)	1.0	L. Ryan	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/13/2020	3792 Mission Blvd: discussion with potential overbidder. (0.2)	0.2	G. Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -
12/13/2020	Corresponded with new ownership re: keys - 737 Windemere Ct/750 Yarmouth Ct (.3), Entered Kim Peterson banking account transaction detail (2.5).	2.8	E. Hughes	\$ 40.00	\$ 112.00	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ 100.00
12/14/2020	Conferred with lender re: payoff quote. (.2) Worked on Q320 receiver's report. (3.1)	3.3	K. Freitag	\$ 315.00	\$ 1,039.50	\$ -	\$ -	\$ -	\$ 976.50	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/14/2020	Scanned and archived escrow documents for Yarmouth and Valle Vista; delivered to title company. (.8) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Reviewed and scanned vendor invoices; corresponded re same. (.2)	1.2	A. Herren	\$ 202.50	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/14/2020	3816 Mission Blvd: update with broker re PSA, reviewed same and provided feedback, reviewed lease revisions and coordinated execution of same with K. Freitag. (0.8) Ocean Beach: reviewed lease and corresponded with broker to determine whether lease extension is needed. (0.4) 750 Yarmouth: reviewed estimated closing statement. (0.1) Data Processing: update on server collection. (0.1) Claims process: update with Irvine Cos re potential claim. (0.2) 140 Keller: update from broker re PSA. (0.1) West Washington: provided brokers with due diligence package. (0.4) 3792 Mission Blvd: update with potential overbidder and reviewed/revised closing documents and reviewed proof of publication. (0.4) General Ops: update on software subscription, approved vendor invoices, approved temp employee timecard, review of portfolio with K. Freitag. (0.8) Valle Vista: provided payoff to escrow and requested draft closing to update 593c, and prepared same with details of prior transactions. (1.0) Insurance: provided closing statement to cancel flood insurance. (0.1) Camino Degrazia: coordinated closing with Atty Fates, escrow and broker. (0.3)	4.7	G. Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ 27.90	\$ -	\$ -	\$ 1,227.60	\$ 55.80	\$ -	\$ -	\$ -	\$ -
12/14/2020	Corresponded with L. Ryan re: Kim Peterson bank accounts (.2), Corresponded with G. Rodriguez re: 3792 Mission Blvd HOA (.1), Corresponded with 3792 Mission Blvd HOA re: potential repairs (.2), Entered Kim Peterson banking account transaction detail (7.0).	7.5	E. Hughes	\$ 40.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ 280.00
12/14/2020	Researched bank account identifiers for subpoena. (.5)	0.5	L. Ryan	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50
12/14/2020	Worked on responding to W2 notice and other payroll tax notices. (1.2) Received vendor payable updates from T. Castellano. (.5)	1.7	L. Ryan	\$ 135.00	\$ 229.50	\$ -	\$ -	\$ -	\$ -	\$ 229.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/15/2020	Met with team on weekly Zoom call. (.5) Reviewed and signed closing statement for Yarmouth, closing doc for Valley Vista, and lease. (.6) Conferred with counsel re: Suntrust matter accountant. (.2) Reviewed receipts and disbursements, asset schedule and completed draft of Q320 receiver's report. (5.3) Responded to Endeavor bank re: account inquiry. (.1)	6.7	K. Freitag	\$ 315.00	\$ 2,110.50	\$ -	\$ -	\$ -	\$ 1,669.50	\$ 378.00	\$ -	\$ -	\$ 63.00	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
12/15/2020	Attended weekly team conference call. (.5) Dropped off mail at Mission Beach office. (.8) Dropped parking lot cash in box; corresponded with E. Hughes re same. (.2) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Prepared and processed Wells Fargo bank deposits. (.8) Scanned and archived liquor license renewal; corresponded re same. (.2) Scanned and archived 812 San Rafael closing statement; corresponded re same. (.2) Corresponded re SROB rent payment. (.1)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/15/2020	General Ops: update on 301 D foreclosures. (0.1) Data Production: update from DISCO re server capture, follow up with forensic vendor and planned follow up conference call with all. (0.2) Participated in weekly meeting. (0.5) Degrazia: provided payoff quote to escrow for same. (0.1) 812 San Rafael: reviewed final closing statement. (0.1) West Washington: update with broker re potential overbidder, reviewed details of same and coordinated overbidder PSA. (0.5) Ocean Beach SR: update with K. Freitag and broker re sale of property and lease extension. (0.2) Valle Vista: provided updated 593c. (0.1) 140 Keller: update on fire alarm, reviewed PSA and discussion with Atty Lorenzen re same and coordinated execution of the same. (0.6) Bella Pacific: update on utility payment from buyer. (0.1) 3816 Mission Blvd: update with Atty Thiel re PSA and coordinated same with broker, coordinated lease execution and provided same to broker. (0.6)	3.1	G. Rodriguez	\$ 279.00	\$ 864.90	\$ -	\$ 55.80	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -
12/15/2020	Attended Zoom meeting with E3/ANI (.5), Attended conference call with L. Ryan/S. Hoslett (.3), Entered Kim Peterson banking account transaction detail (7.0).	7.8	E. Hughes	\$ 40.00	\$ 312.00	\$ -	\$ -	\$ -	\$ -	\$ 32.00	\$ -	\$ -	\$ -	\$ -	\$ 280.00
12/15/2020	Updated receipts and disbursement. (.5) Reconciled PTO payroll payout. (.6) Tax research with B. Young. (1.0) Attended conference call. (.5)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ -	\$ 67.50	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/15/2020	Conferred with S. Hoslett and E. Hughes re Peterson accounts. (.3)	0.3	L. Ryan	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
12/15/2020	Worked on Kim Funding accounts with L. Ryan and E. Hughes. (0.3) Reviewed various Kim Funding accounts and worked on transactional analysis and testing. (4.2)	4.5	S. Hoslett	\$ 292.50	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,316.25
12/16/2020	Met with team on repository. (.2) Reviewed and signed closing statement for Valle Vista. (.1) Reviewed CTC update; prepared analysis against receiver preliminary accounting. (3.7)	4.0	K. Freitag	\$ 315.00	\$ 1,260.00	\$ -	\$ 63.00	\$ -	\$ -	\$ 31.50	\$ -	\$ 1,165.50	\$ -	\$ -	\$ -
12/16/2020	Processed and recorded numerous change of addresses. (1.0) Corresponded with E. Hughes re cars in parking lot and SROB security. (.4) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Delivered mail to Mission Beach office. (.6) Reviewed vendor termination notice. (.1) Scanned EDD claim forms; corresponded with T. McDonald re same. (.2)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/16/2020	West Washington: reviewed overbid PSA and forwarded same to brokers. (0.5) General Ops: update on refund check from City for Windemere. (0.1) Ocean Beach SR: reviewed assignments and coordinated review with Atty Lorenzen, discussion with brokers re access to property and discussion with Mgr re same, discussion (various) with Atty Lorenzen re lease extension. (0.9) 140 Keller: detailed discussion with broker re marketing and PSA in anticipation of opening escrow, update on title report and update on tenant payments, and further discussion with broker re PSA and potential overbidders. (1.0) 3792 Mission Blvd: revised closing documents. (0.5) Camino Degrazia: update with escrow re closing timing. (0.1) Valle Vista: update with broker and escrow re closing timing, reviewed closing statement and coordinated same with K. Freitag. (0.4) Yarmouth: coordinated disclosures and update with escrow & broker re timing for closing. (0.1) Data Production: participated in call re server and google drive data collection, discussion with vendor re collection of non-priority google accounts and provided requested documents for same. (1.4)	5.0	G. Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ 390.60	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
12/16/2020	Attended accounting conference call (.5), Corresponded with A. Herren re: 2163 Abbott St security (.2), Reviewed and submitted invoices to accounting (.2), Entered Kim Peterson banking account transaction detail (3.5).	4.4	E. Hughes	\$ 40.00	\$ 176.00	\$ -	\$ -	\$ -	\$ -	\$ 36.00	\$ -	\$ -	\$ -	\$ -	\$ 140.00
12/16/2020	Conferred and worked with accounting team re year end closing, bank activity and ANI payables. (2.3) Updated cash flow. (1.0) Researched Keller deposits. (.4) Researched and responded to IRS re Tenth & J 2018 outstanding tax debt. (1.8)	5.5	L. Ryan	\$ 135.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/16/2020	Reviewed tax return status for ANI entities completed to date; updated tax analysis schedule related to the same. (1.0)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/17/2020	Reviewed and signed closing document file for 3792 and Camino DeGrazia. (1.4) Prepared for (1.0) and telephonically attended hearing. (.6) Reviewed and signed various documents, including overbid PSA for W. Washington. (.8) Conferred and attended to Keller sale prep. (.4) Researched clawback numbers. (.3) Conferred re: PR matters. (.2)	4.7	K. Freitag	\$ 315.00	\$ 1,480.50	\$ -	\$ -	\$ 504.00	\$ -	\$ 882.00	\$ -	\$ 94.50	\$ -	\$ -	\$ -
12/17/2020	Reviewed security report for SROB; corresponded with E. Hughes re same. (.1)	0.1	A. Herren	\$ 202.50	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/17/2020	Camino Degrazia: reviewed/revised closing documents and coordinated execution of the same. (0.7) West Washington: coordinated revisions with broker to PSA, coordinated counter execution of the overbid PSA and opening escrow and discussions with K. Freitag re funds on deposit. (0.8) General sales: update from broker re anticipated closings for Valle Vista and Yarmouth and follow up with Mgr re same and coordinated closing of utilities and insurance for same. (1.0) Data production: further review of test download and provided same information to vendor in preparation for proposal, reviewed update on open items. (1.2) 140 Keller: update with accounting re consolidation of phone lines, prepared memo to K. Freitag re same, provided broker information on recent HVAC repairs, discussion with employee re offer received and discussion with K. Freitag re timing for sale motion. (1.0) 3792 Mission Blvd: updated HOA information with escrow. (0.2) Ocean Beach SR: discussion with broker re access to property and coordinated same with Mgr, discussion with Atty Lorenzen re lease extension. (0.3)	5.2	G. Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ 334.80	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/17/2020	Conducted weekly property inspections (1.5), Delivered key to new owner - 312 San Rafael Ct (.5), Collected/counted/logged Redondo parking lot money (1.0), Returned AT&T equipment through UPS (1.0), Entered Kim Peterson banking account transaction detail (3.3).	7.3	E. Hughes	\$ 40.00	\$ 292.00	\$ -	\$ -	\$ -	\$ -	\$ 160.00	\$ -	\$ -	\$ -	\$ -	\$ 132.00
12/17/2020	Researched Surfrider payroll withdrawal. (.4) Updated cash flow. (.5) Worked on closing shut off list with staff. (1.1)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/18/2020	Met with counsel and G. Rodriguez re: repository matters. (.9) Conferred with atty Fates re: various clawback related and other items. (.2) Followed up on various items, to include Bandini next steps, closing item to do list, insurance, etc. (1.0)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ 283.50	\$ 315.00	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -
12/18/2020	Completed notary of escrow documents for 3792 Mission and Camino DeGrazia and vendor change of account letter. (.8) Dropped money in parking lot cash box; corresponded with E. Hughes re same. (.2) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Corresponded with Cosco Fire re inspection at 10th Ave. (.1)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/18/2020	140 Keller: approved expense requests. (0.2) Valle Vista: update from broker re closing, discussion with insurance broker re cancellation of same and further discussion with K. Freitag re same. (0.3) Data Production: update from DISCO re status of work, participated in discussion with Atty Fates, K. Freitag and J. Nittel re remaining work and DISCO requests. (1.4) 3816 Mission Blvd: various discussion with broker re changes to PSA, negotiation with buyer and discussion with Atty Thiel re same. (1.0) 301 D Street: update from broker. (0.1)	3.0	G. Rodriguez	\$ 279.00	\$ 837.00	\$ -	\$ 390.60	\$ -	\$ -	\$ 446.40	\$ -	\$ -	\$ -	\$ -	\$ -
12/18/2020	Corresponded with B. Young/A. Castellano/B. Zambon re: modem returns (.5), Corresponded with D. Zvaifler re: 750 Yarmouth Ct. keys (.2), Corresponded with B. Zambon re: 737 Windemere Ct keys (.4), Entered Kim Peterson banking account transaction detail (6.1).	7.2	E. Hughes	\$ 40.00	\$ 288.00	\$ -	\$ -	\$ -	\$ -	\$ 44.00	\$ -	\$ -	\$ -	\$ -	\$ 244.00
12/18/2020	Review, sign and send check run. (.6)	0.6	T. Hebrank	\$ 234.00	\$ 140.40	\$ -	\$ -	\$ -	\$ -	\$ 140.40	\$ -	\$ -	\$ -	\$ -	\$ -
12/18/2020	Researched entity and Paracorp payments. (.8) Conferred multiple times with T. Castellano re ANI and property payables, closing bills and dates of service. (1.5) Researched terms of Jacmar settlement and provided update. (.4)	2.7	L. Ryan	\$ 135.00	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/18/2020	Conferred with S. Hoslett r credit card summary. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
12/18/2020	Reviewed the credit card accounts tested to date and create a summarized analysis of open issues. (2.3) Prepare for and held conference call with L. Ryan related to the same. (1.0)	3.3	S. Hoslett	\$ 292.50	\$ 965.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 965.25
12/19/2020	Photographed final walk-through pictures of 369 10th Ave (1.0), Delivered key to new owners - 737 Windemere Ct/750 Yarmouth Ct (1.0), Retrieved Cox cable modems from 3816 Mission Blvd for return (.3), Corresponded with K. Freitag/G. Rodriguez re: Himmelbergs (.1), Entered Kim Peterson banking account transaction detail (4.3).	6.7	E. Hughes	\$ 40.00	\$ 268.00	\$ -	\$ -	\$ -	\$ -	\$ 96.00	\$ -	\$ -	\$ -	\$ -	\$ 172.00
12/20/2020	Entered Kim Peterson banking account transaction detail (4.0).	4.0	E. Hughes	\$ 40.00	\$ 160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/21/2020	Scanned and archived escrow documents for 3792 Mission and Camino DeGrazia; delivered to title company. (1.0) Processed and recorded numerous change of addresses. (.5) Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.2) Scanned tax documents; corresponded re same. (.1) Corresponded re rental unit business tax. (.1) Scanned notice for 301 D St.; corresponded re same. (.1) Scanned EDD claim forms; corresponded with T. McDonald re same. (.3) Scanned documents for Bella Pacific property; corresponded re same. (.1)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/21/2020	1775 Diamond: reviewed case file and various documents for filing with the Court and coordinated revisions to same. (0.5) Bella Pacific: reviewed partial reconveyance. (0.1) 3792 Mission Blvd: reviewed signed closing documents. (0.1) Camino Degrazia: reviewed signed documents and update on HOA increase. (0.2) 301 D Street: update on lien placed at property. (0.1) Mission Beach SR: update provided lease information to buyer re license transfer. (0.7) General Ops: coordinated invoice for rental unit tax, discussion with accounting re account closures, approved temp employee timesheet, update on IT infrastructure update. (0.5) West Washington: update re overbid deadline and discussion with broker re same, coordinated overbid, including draft of auction procedures and day of auction script and various discussion with Atty Fates, K. Freitag, broker, buyers and escrow as needed. (1.4) Himmelberg's: reviewed IRS tax lien. (0.1) Valle Vista: update on mortgage payment. (0.1)	3.8	G. Rodriguez	\$ 279.00	\$ 1,060.20	\$ -	\$ -	\$ -	\$ -	\$ 1,060.20	\$ -	\$ -	\$ -	\$ -	\$ -
12/21/2020	Conducted weekly property inspections (1.5), Corresponded with L. Ryan re: Kim Peterson banking (.2), Entered Kim Peterson banking account transaction detail (5.0).	6.7	E. Hughes	\$ 40.00	\$ 268.00	\$ -	\$ -	\$ -	\$ -	\$ 68.00	\$ -	\$ -	\$ -	\$ -	\$ 200.00
12/21/2020	Researched Western Alliance account and updated tracking log. (1.1)	1.1	L. Ryan	\$ 225.00	\$ 247.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247.50
12/21/2020	Conferred with T. Castellano re entity status and researched same. (.8)	0.8	L. Ryan	\$ 135.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/22/2020	Attended call with G. Rodriguez re: various operational and pending closing items. (.5) Met with team on weekly Zoom call. (.4) Reviewed W. Washington auction prep materials; conferred with G. Rodriguez re: same. (.9) Reviewed and completed Surf Rider true-up for first half of December. (.6) Meet and confer on quarterly report (Q320); updated/finalized same. (2.3) Conferred with Endeavor Bank. (.4)	5.1	K. Freitag	\$ 315.00	\$ 1,606.50	\$ -	\$ -	\$ 126.00	\$ 724.50	\$ 756.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/22/2020	Attended weekly team conference call. (.4) Corresponded with E. Hughes re final parking lot cash pick up. (.2) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Corresponded with Aztec Fire re status of payment. (.1) Corresponded with A. Castellano re account password reset. (.1) Scanned EDD claim forms; corresponded with T. McDonald re same. (.2) Corresponded with G. Rodriguez re notice for Randolph St. (.1)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/22/2020	Quarterly Report: reviewed final draft of same. (0.3) 3792 Mission Blvd: update from title re DD request. (0.1) Mission Beach SR: update from liquor license consultant. (0.1) Participated in weekly call. (0.4) General Ops: update rental tax payment, update on insurance policy payments. (0.2) West Washington: discussion with buyer re overbid, coordinated transfer of deposit, discussion with K. Freitag and Atty Fates re same. (1.6) 1775 Diamond: additional review/revisions to motion and coordinated execution of same. (0.2) 140 Keller: discussion with Atty Fates re operations. (0.1) Ocean Beach SR: discussion with K. Freitag re status and corresponded with landlord re lease assignment and sale process and discussion with buyer re early access. (0.7)	3.7	G. Rodriguez	\$ 279.00	\$ 1,032.30	\$ -	\$ -	\$ -	\$ 83.70	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
12/22/2020	Entered Kim Peterson banking account transaction detail (3.2).	3.2	E. Hughes	\$ 40.00	\$ 128.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128.00
12/22/2020	Conferred with T. Castellano re ANI and property payables. (.4) Attended all hands-on call. (.4) Attended conference call re insurance and payroll. (.7)	1.5	L. Ryan	\$ 135.00	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/23/2020	Conferred with Atty Fates re: quarterly report and CTC demands. (.2) Finalized quarterly report. (.2) Coordinated posting of items to website. (.1) Conferred with G. Rodriguez re: CDG closing. (.1)	0.6	K. Freitag	\$ 315.00	\$ 189.00	\$ -	\$ -	\$ -	\$ 63.00	\$ 63.00	\$ -	\$ 63.00	\$ -	\$ -	\$ -
12/23/2020	Scheduled Zoom auction for W. Washington property; corresponded re same. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/23/2020	Ocean Beach SR: update with brokers re occupancy of the property and same discussion with Atty Lorenzen. (0.3) General Ops: reviewed rental tax exemption and coordinated same, discussion with K. Freitag re offer of resolution from vendor. (0.4) Camino Degrazia: reviewed closing statement and discussion with K. Freitag re same. (0.3) 3816 Mission Blvd: reviewed PSA revisions and coordinated same with broker. (0.4) Insurance: reviewed details of payout and approved same for previously paid claim. (0.4) 140 Keller: Discussion with Atty Fates & Bell re operations and prepared memo to staff re same. (0.4) West Washington: coordinated auction call with buyers. (0.2)	2.4	G. Rodriguez	\$ 279.00	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ -
12/23/2020	Reviewed and submitted invoices to accounting (.2), Entered Kim Peterson banking account transaction detail (5.9).	6.1	E. Hughes	\$ 40.00	\$ 244.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ 236.00
12/23/2020	Review, sign and send check run. (.7)	0.7	T. Hebrank	\$ 234.00	\$ 163.80	\$ -	\$ -	\$ -	\$ -	\$ 163.80	\$ -	\$ -	\$ -	\$ -	\$ -
12/24/2020	1775 Diamond: revisions to declaration and coordinated with K. Freitag. (0.2) 3816 Mission Blvd: reviewed PSA revisions and discussion with buyer re same. (0.3) Ocean Beach SR: discussion with landlord re potential assignment of lease. (0.4) 3792 Mission Blvd: reviewed court approval. (0.3) 140 Keller: prepared environmental questionnaire, update on phone lines and cancellation of Directv. (0.8)	2.0	G. Rodriguez	\$ 279.00	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/24/2020	Corresponded with D. Fefferman re: 3792 Mission Blvd inspection (.2).	0.2	E. Hughes	\$ 40.00	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/26/2020	General Ops: update on Chicagotitleescrows.com domain registration. (0.1)	0.1	G. Rodriguez	\$ 279.00	\$ 27.90	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/26/2020	Collected/counted/logged Redondo parking lot money (1.0), Corresponded with D. Fefferman re: 733 Salem Ct keys/viewings (.2).	1.2	E. Hughes	\$ 40.00	\$ 48.00	\$ -	\$ -	\$ -	\$ -	\$ 48.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/27/2020	Corresponded with B. Young/A. Castellano re: invoicing (.2), Entered Kim Peterson banking account transaction detail (6.0).	6.2	E. Hughes	\$ 40.00	\$ 248.00	\$ -	\$ -	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ 240.00
12/28/2020	Prepared for and conducted W. Washington auction. (.7) Conferred with G. Rodriguez and Atty Fates re: same and various other. (.4) Reviewed and signed two listing extensions; reviewed and signed NDA and reviewed draft Keller due diligence document. (.5)	1.6	K. Freitag	\$ 315.00	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/28/2020	Scanned, recorded and deposited checks; corresponded with K. Freitag and L. Ryan re same. (.8) Prepared and processed bank deposits. (.5) Scanned vendor invoices; corresponded re same. (.1) Corresponded with E. Hughes re Redondo parking lot. (.3) Downloaded and archived Zoom auction video for W. Washington property. (.1) Prepared list of entities to dissolve; corresponded with Paracorp re same. (.4) Scanned and archived closing statements for Yarmouth and Valle Vista; corresponded re same. (.3) Reviewed and scanned tax documents, insurance policies and vendor invoices; corresponded re same. (.4) Scanned EDD claim forms; corresponded with T. McDonald re same. (.5)	3.4	A. Herren	\$ 202.50	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/28/2020	1775 Diamond: coordinated declaration and discussed same with Atty Garcia. (0.2) General Ops: reviewed E&O policy update, approved temp employee timesheet, update on Hancock insurance removal. (0.2) 3792 Mission Blvd: update with escrow and broker re Court approval. (0.2) General sales: update on closing for Camino Degrazia, and review of closing statements for Bella Pacific and Yarmouth and updated listing agreements for 3792 and 3816 Mission Blvd. (0.5) 3816 Mission Blvd: discussion with K. Freitag re same, discussion with broker and coordinated PSA review with Atty Thiel. (0.7) 140 Keller: update with broker re environmental questionnaire and coordinated NDA and coordinated both. (0.7) West Washington: participated in auction call and coordinated PSA addendums and coordinated W9 for Phase I report. (0.7) Ocean Beach SR: discussion with K. Freitag re lease assignment, discussion with Atty Lorenzen re same. (0.4)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
12/28/2020	Corresponded with A. Herren re: Redondo parking lot (.3), Updated vacation rental sites (.3), Entered Kim Peterson banking account transaction detail (5.4).	6.0	E. Hughes	\$ 40.00	\$ 240.00	\$ -	\$ -	\$ -	\$ -	\$ 24.00	\$ -	\$ -	\$ -	\$ -	\$ 216.00
12/28/2020	Researched entities, tax return status and payroll with T. McDonald. (1.0) Reviewed cash balances and cash requirements. (.6) Corresponded with staff re vendor items. (.4)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/29/2020	Reviewed CTC draft correspondence; revised same; (1.0) conferred with counsel re: same. (.6) Reviewed prospective Adams settlement documentation; revised same. (1.1) Reviewed prospective Houts counsel correspondence; revised same. (.9) Reviewed and revised clawback demand letter. (.7) Reviewed and signed Diamond legal documents. (.3) Conferred with title to confirm banking information. (.1) Reviewed and signed W. Washington amendment. (.1)	4.8	K. Freitag	\$ 315.00	\$ 1,512.00	\$ -	\$ -	\$ 630.00	\$ -	\$ 157.50	\$ -	\$ 724.50	\$ -	\$ -	\$ -
12/29/2020	Corresponded with E. Hughes re lockbox codes. (.1) Corresponded with Paracorp re entity renewals. (.2) Reviewed and scanned vendor invoices; corresponded re same. (.1)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/29/2020	3816 Mission Blvd: discussion with broker re offer, discussion with Atty Thiel re same and update with K. Freitag and coordinated execution of the same. (0.4) West Washington: coordinated amendments, review and execution for all parties (buyer, seller, escrow). (1.4) 1775 Diamond: coordinated declaration for K. Freitag, including revisions to same. (0.3) 140 Keller: update with broker re marketing and coordinated environmental questionnaire. (0.3) Camino Degrazia: update from broker. (0.1) General Ops: coordinated W9 for vendor, various updates with A/P re insurance payments and cancellations for various policies, and coordinated tax exemption request. (0.5)	3.0	G. Rodriguez	\$ 279.00	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
12/29/2020	Corresponded w/B. Young re: 3515 Hancock St mail (.2), Corresponded with K. Freitag/A. Herren re: lockbox codes (.1), Corresponded with B. Young/A. Castellano re: 3515 Hancock St/Redondo parking lot utilities (.3), Reviewed and submitted invoices to accounting (.2), Entered Kim Peterson banking account transaction detail (6.0).	6.8	E. Hughes	\$ 40.00	\$ 272.00	\$ -	\$ -	\$ -	\$ -	\$ 32.00	\$ -	\$ -	\$ -	\$ -	\$ 240.00
12/30/2020	Reviewed and signed 3816 PSA. (.1) Conferred with Atty Fates re: various, including Houts, Adams, Clawback documents. (.5) Reviewed/revised W. Washington auction results filing; confirmed taxes paid, signed amendment; conferred re: same. (.3) Conferred with Atty Fates re: W. Washington update and call with investor counsel. (.4) Reviewed and signed option exercise (OB). (.2) Reviewed parking lot agreement; reviewed parking lot pictures; conferred with parking lot landlord. (.3) Reviewed and signed rental tax waiver. (.1)	1.9	K. Freitag	\$ 315.00	\$ 598.50	\$ -	\$ -	\$ 157.50	\$ -	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/30/2020	Corresponded with E. Hughes re SROB lockbox code. (.1) Prepared and processed bank deposits. (.6) Corresponded with K. Freitag and A. Castellano re parking lot utilities and turn over. (.3)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/30/2020	General Ops: discussion with accounting re tax exemption form. (0.1) West Washington: revised proposed order for court approval and discussion with Atty Fates and K. Freitag re same. (0.3) 3816 Mission Blvd: coordinated opening escrow. (0.3) Ocean Beach SR: prepared draft extension letter and corresponded with Atty Lorenzen re same and coordinated delivery of the same. (1.0)	1.7	G. Rodriguez	\$ 279.00	\$ 474.30	\$ -	\$ -	\$ -	\$ -	\$ 474.30	\$ -	\$ -	\$ -	\$ -	\$ -
12/30/2020	Conducted weekly property inspections (1.5), Returned Cox cable equipment through UPS (1.0), Entered Kim Peterson banking account transaction detail (4.0).	6.5	E. Hughes	\$ 40.00	\$ 260.00	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ 160.00
12/30/2020	Conferred and worked with B. Young on legal expense project and payroll notices. (1.2)	1.2	L. Ryan	\$ 135.00	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/30/2020	Saved down and reviewed multiple bank productions. (.8)	0.8	L. Ryan	\$ 225.00	\$ 180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180.00
12/31/2020	Worked on USD clawback details; reviewed/revised demand letter. (2.7) Conferred with landlord for parking lot. (.3)	3.0	K. Freitag	\$ 315.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ 850.50	\$ -	\$ -	\$ -
12/31/2020	Scanned and recorded checks; corresponded with K. Freitag and L. Ryan re same. (.3) Scanned tax documents; corresponded re same. (.1) Corresponded with T. McDonald re SSA response letter. (.1)	0.5	A. Herren	\$ 202.50	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/31/2020	140 Keller: discussion with broker re title report. (0.3) Ocean Beach SR: discussion with landlord re lease assignment and lease extension and coordinated mailing of same notice. (1.0) Parking lot: reviewed lease, discussed water leak with K. Freitag and prepared notice to send to landlord re same. (0.3)	1.6	G. Rodriguez	\$ 279.00	\$ 446.40	\$ -	\$ -	\$ -	\$ -	\$ 446.40	\$ -	\$ -	\$ -	\$ -	\$ -
12/31/2020	Reviewed Flores invoices. (.5)	0.5	L. Ryan	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/31/2020	Researched GCC bank statements. (.4)	0.4	L. Ryan	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
Total October 2020 - December 2020 Fees		1,680.6			\$ 327,895.70	\$ -	\$ 13,079.25	\$ 7,877.25	\$ 11,579.40	\$ 148,533.25	\$ 1,284.30	\$ 5,798.25	\$ 126.00	\$ -	\$ 139,618.00

EXHIBIT B

EXHIBIT B

Date	Description	Amount
10/19/2020	Receivership phone number	4.99
10/31/2020	October 2020 - FedEx	74.25
10/31/2020	October 2020 Postage and Change of Address	59.15
10/31/2020	October 2020 website update	255.00
10/31/2020	October 2020 Notary Expense	60.00
11/20/2020	Receivership phone number	4.99
11/30/2020	November 2020 - FedEx	61.56
11/30/2020	November 2020 Postage	1.65
11/30/2020	November 2020 website update	255.00
11/30/2020	November 2020 Notary Expense	75.00
12/11/2020	December 2020 Postage and Change of Address	29.05
12/21/2020	Receivership phone number	4.99
12/31/2020	December 2020 - FedEx	134.62
12/31/2020	December 2020 website update	170.00
12/31/2020	December 2020 Notary Expense	130.00
12/31/2020	Moving Supplies	44.33
12/31/2020	Property Supplies	249.32
12/31/2020	Copies	12.60
12/31/2020	Through December 31, 2020 Special Counsel Fees/Expenses	8,402.60
12/31/2020	2020 Forensic Computer Collection//Data Processing/Storage Costs	60,550.00

\$ 70,579.10

EXHIBIT C

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 10/01/2020 - 12/31/2020

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

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

Reporting Period 10/01/2020 to 12/31/2020

FUND ACCOUNTING (See instructions):				
Line		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 10/01/2020):	14,710,472		14,710,472
	<i>Increases in Fund Balance:</i>			
Line 2	Business Income	216,273		216,273
Line 3	Cash and Securities	-		-
Line 4	Interest/Dividend Income	5,517		5,517
Line 5	Business Asset Liquidation	5,683,447		5,683,447
Line 6	Personal Asset Liquidation	-		-
Line 7	Third-Party Litigation Income	-		-
Line 8	Miscellaneous - Other	2,572		2,572
	Total Funds Available (Lines 1 - 8):	20,618,281		20,618,281
	<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	(799,688)		(799,688)
Line 10c	Personal Asset Expenses	-		-
Line 10d	Investment Expenses	-		-
Line 10e	Third-Party Litigation Expenses			-
	1. Attorney Fees	(443,630)		(443,630)
	2. Litigation Expenses	-		-
	Total Third-Party Litigation Expenses	(443,630)		(443,630)
Line 10f	Tax Administrator Fees and Bonds	-		-
Line 10g	Federal and State Tax Payments	-		-
	Total Disbursements for Receivership Operations			(1,243,318)
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):			(1,243,318)
Line 13	Ending Balance (As of 12/31/2020):			19,374,962

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

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

Reporting Period 10/01/2020 to 12/31/2020

Line 14 Ending Balance of Fund - Net Assets:			
Line 14a Cash & Cash Equivalents			19,374,962
Line 14b Investments			-
Line 14c Other Assets or Uncleared Funds			-
Total Ending Balance of Fund - Net Assets			19,374,962

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)

Krista Freitas

(printed name)

Court Appointed Receiver

(title)

Date:

October 13, 2021