

1 DAVID R. ZARO (BAR NO. 124334)  
MICHAEL R. FARRELL (BAR NO. 173831)  
2 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
3 865 South Figueroa Street, Suite 2800  
Los Angeles, California 90017-2543  
4 Phone: (213) 622-5555  
Fax: (213) 620-8816  
5 E-Mail: dzaro@allenmatkins.com  
mfarrell@allenmatkins.com

6 EDWARD G. FATES (BAR NO. 227809)  
7 ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP  
8 One America Plaza  
600 West Broadway, 27th Floor  
9 San Diego, California 92101-0903  
Phone: (619) 233-1155  
10 Fax: (619) 233-1158  
E-Mail: tfates@allenmatkins.com

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

**RECEIVER'S TWENTY-SECOND  
INTERIM REPORT AND  
RECOMMENDATIONS**

Ctrm: 14A  
Judge: Hon. Todd W. Robinson

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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 her Twenty-Second Interim Report and Recommendations  
5 (“Twenty-Second Report”).

6 **A. BACKGROUND**

7 This equity receivership involved a large, complex, and wide-ranging group  
8 of enterprises and assets which are the subject of the Complaint filed by the  
9 Securities and Exchange Commission. This quarterly report covers the Receiver’s  
10 activities during the fourth quarter of 2024 and reflects the status of certain activities  
11 as of the date of this report, if material action has occurred between  
12 December 31, 2024, and the date of this report.

13 **B. EXECUTIVE SUMMARY**

14 As reported, the receivership estate assets were primarily comprised of cash,  
15 33 commercial and residential properties, 27 restaurant and retail operations, not  
16 including commissary kitchen operations (both owned and leased properties),  
17 voluminous personal property (including restaurant equipment, product inventory,  
18 retail merchandise, liquor licenses and intellectual property associated with the  
19 operations of the enterprise), various notes receivable or equity investments made by  
20 the Receivership Entities, and potential causes of action. During the fourth quarter  
21 of 2024, the Receiver continued to make steady progress in marshalling the  
22 Receivership Entities’ remaining assets, moving towards resolution of ongoing  
23 litigation matters and otherwise discharging her duties.

24 As of the date of this report, all owned real property and nearly all personal  
25 property assets have been monetized or otherwise resolved. The remaining assets  
26 consist of a few items of personal property/office equipment and some investments  
27 summarized as “Other Investments/Loans” in the attached Exhibit A asset chart.  
28

1 The remaining recovery from these assets remains in flux; however, further recovery  
2 is expected to be minimal in relation to the scope of the overall receivership.

3 Since her appointment, the Receiver closed sales of real properties and  
4 leasehold interests (including associated liquor licenses) with an aggregate gross  
5 sale price of over \$40 million, while paying off nearly \$24 million in secured debt  
6 through escrow, resolving those secured claims against the receivership estate. The  
7 remaining work consists of the sale/disposition of a few remaining investment  
8 assets, awaiting resolution of one remaining clawback claim, and completing the  
9 Court-approved distribution process.

10 **C. SUMMARY OF RECEIVER'S ACTIVITIES**

11 Fourth Quarter 2024 Funds Recovered

12 The recovery highlight for the fourth quarter of 2024 includes:

- 13 • \$50,183 of interest income resulting from the receivership estate's  
14 participation in an insured cash sweep program, which not only earns  
15 interest, but also fully protects the funds in FDIC-insured accounts.

16 Additional recovery and expense detail through the fourth quarter of 2024 is  
17 included on the receipts and disbursements schedule attached hereto as Exhibit B.

18 Status of Real and Personal Property Assets

19 Throughout this case, the Receiver took significant steps to implement the  
20 Appointment Order, including previously managing all assets controlled, operated,  
21 leased, or owned by the Receivership Entities. Exhibit A is a schedule of all known  
22 real property, businesses/operations, third-party investments/loans, and liquor  
23 license assets of the Receivership Entities and their disposition.

24 The Receiver recovered over \$16 million from the assets reflected on  
25 Exhibit A. In addition, the Bandini Street Property, which was owned by Defendant  
26 Champion-Cain and her husband Steven Cain, was refinanced with Court approval,  
27 resulting in a \$1.3 million recovery for the receivership estate. The Receiver  
28

1 continues to work on recovery for the assets listed as “Other Investments/Loans” on  
2 Exhibit A.

3 It is important to note that the \$16 million recovered does not and has never  
4 included any amounts associated with recoveries from clawback claims, causes of  
5 action or third-party recoveries not reflected specifically on Exhibit A. Those  
6 efforts are discussed in further detail below. Exhibit A is also reflective of actual  
7 net sales proceeds and does not reflect revenue or expenses associated with the  
8 listed assets leading up to the sale thereof.

9 Loans and Other Investments

10 Through her investigation, meetings, and document review, the Receiver  
11 identified numerous loans and investments made by Champion-Cain and the  
12 Receivership Entities, as well as associated business interests and assets. Based  
13 upon interviews with Champion-Cain and records reviewed by the Receiver, it  
14 appears that millions of dollars were spent in connection with investments in various  
15 enterprises and loans to third parties. The Receiver has recovered certain of these  
16 items to date (see Exhibit A) and will continue efforts to do so in a cost-effective  
17 manner. However, it is important to note that many of these investments or loans  
18 were highly speculative with few cost-effective alternatives for recovery.

19 In previous periods, the investment in BayMedica, a cannabis/pharmaceutical  
20 company, was converted into shares and cash in InMed, a publicly traded Canadian  
21 pharmaceutical company as part of a sale transaction. Pursuant to the sale terms, the  
22 Receiver has recovered over \$10,000 in cash and has shares of InMed that are  
23 available for sale (albeit worth a nominal amount at this time). Those shares, if  
24 deemed cost effective to do so, are expected to be sold to complete the recovery on  
25 that asset.

26 The Court approved the Receiver’s settlement with Illa Designs, LLC (“Illa”)  
27 a company that made the “Dash Wagon”, a startup fitness/maternity product.  
28 Pursuant to that agreement, Illa’s principals recorded a deed of trust in favor of the

1 receivership estate on their property and placed their home for sale. Based upon the  
2 agreement, the receivership estate was expected to recover approximately \$265,000  
3 and modest interim payments were made toward that amount. In the third quarter of  
4 2023, the principals of Illa requested permission to cease marketing their property  
5 for sale. Instead, they intended to pursue a refinance of the home to pay off the  
6 amount due to the Receiver. While pursuing that refinance, various title matters  
7 affecting the property were discovered. On July 16, 2024, the Court entered an  
8 Order staying the Receiver's action against Illa and its principals pending resolution  
9 of the lien matters. Nonetheless, as reported to the Court, the previous efforts to  
10 refinance the property failed. The Receiver has filed several status reports with the  
11 Court to provide updated information regarding the status of Illa's principals' efforts  
12 to make the settlement payment. On December 18, 2024, the Receiver entered into  
13 an amended settlement agreement with Illa and its principals that required the  
14 property to be re-listed by March 15, 2025. In the interim, Illa's principals had the  
15 opportunity to continue to seek a refinance of their property to pay the Receiver the  
16 remaining balance due. This new settlement allows the Receiver some additional  
17 control over the terms of the property listing and sale process, but, depending on the  
18 ultimate sale price, could result in a reduced recovery.

19 The Receiver continued to periodically review the investment in Casa del  
20 Zorro, a boutique hotel located in Borrego Springs, California. Initial interest by the  
21 partnership to purchase the receivership estate's interest was muted. In 2022, a  
22 capital improvement project along with a change in onsite management modestly  
23 improved the property's economics and appeal; however, the asset continues to face  
24 various significant challenges. The hotel has been unable to fund all of its  
25 operations and planned capital improvement projects. A capital call was issued in  
26 2024 and as the receivership did not fund their capital contributions, which diluted  
27 some of the receivership estate's interest. Additional capital calls have been  
28 planned for 2025. Additionally, consolidation within the ownership group has led to

1 significant operating changes in 2025. Recently, the Receiver was able to negotiate  
2 a sale of the receivership estate's interest to the expected majority owner. That  
3 prospective transaction is now documented and payment is anticipated by May 30,  
4 2025.

5 Other loans/investments appear unlikely to lead to a recovery. The  
6 underlying investments are the subject of complex litigation (Trek Partners), a music  
7 festival that needed so much additional capital after the initial capital raise that the  
8 initial investment value has been diluted to a negligible amount that would not be  
9 cost effective to recover (Wonderlust Events, LLC), a liquor distribution investment  
10 that never materialized beyond the startup phase (BSV Group, LLC), and an  
11 investment in a startup fish-based agricultural feed company (Menon Renewable  
12 Energy) that has no near-term exit strategy. As appropriate, the Receiver's staff  
13 continues to follow-up on these investments, and the others, to determine the  
14 prospects for and best approach to securing a recovery, if possible.

15 As previously discussed, the 2Budz Holdings, LLC investment was resolved  
16 via an offset to 2Budz Holdings' claim against the receivership estate.

### 17 Third-Party Claims

18 The receivership estate made significant claims against third parties for the  
19 substantial losses suffered by the Receivership Entities and the amounts owed to  
20 investors and creditors of the Receivership Entities. The Receiver identified certain  
21 third parties who directly or indirectly aided and abetted the principals of the  
22 receivership entities in wrongful conduct resulting in tens of millions of dollars of  
23 losses.

24 All funds associated with two settlements with third-party professionals -  
25 William Adams and Randolph Houts - have been collected as approved by this  
26 Court. Dkt. 682 and 925.

27 In December 2021, the Court conditionally approved the Receiver's request  
28 for authority to pursue the receivership estate's claims against Chicago Title

1 Company (“CTC”). Dkt. 737. After the Receiver reached a settlement with CTC  
2 and various related parties and sought approval thereof, on November 22, 2022, the  
3 Court entered its Order 1) Approving Global Settlement and 2) Entering Chicago  
4 Title Bar order. Dkt. 927. Three (3) separate parties filed appeals of the CTC bar  
5 order and a related bar order in favor of Nossaman, LLP - Ovation Management,  
6 Kim Peterson and his funding entities, and CalPrivate Bank (“CalPrivate”).  
7 Subsequently, the Receiver entered into a settlement agreement with CalPrivate to  
8 resolve its appeal of the order approving the CTC settlement and resolve its disputed  
9 claim in the receivership. A joint motion seeking Court approval of the settlement  
10 was filed (Dkt. 956) and on April 24, 2023, this settlement was approved by the  
11 Court (Dkt. 995). The Court-approved settlement includes an assignment to the  
12 receivership estate of CalPrivate’s claims against Kim Peterson and his entities and  
13 trusts. In exchange, CalPrivate received its allocated share of the CTC Global  
14 Settlement, along with an additional payment of \$500,000, and will receive a  
15 portion of the funds recovered by the Receiver from Kim Peterson and his related  
16 entities. CalPrivate dismissed its appeal. Peterson and his funding entities initially  
17 appealed the order approving the settlement with CalPrivate, but subsequently  
18 withdrew the appeal.

19 With respect to the appeals of the settlement approval and bar orders filed by  
20 the Peterson Parties and Ovation Management, the Ninth Circuit Court of Appeals  
21 recently issued its decision affirming the Court’s orders. Dkt. 1064.

#### 22 Clawback Claims

23 The Court authorized the Receiver to proceed with claims to recover profits,  
24 referral fees, commissions and other amounts paid to profiting investors and other  
25 third parties (“Clawback Claims”). Dkt. 551. The Receiver has signed settlement  
26 agreements for 88 Clawback Claims.<sup>1</sup> The Clawback Claims that have resulted in  
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28 <sup>1</sup> As of the date of this report, approximately \$9.4 million of payments representing  
approximately 88 clawback settlements have been received.



1 lawsuits have been assigned to this Court as related actions. In each of these cases,  
2 an ENE with Magistrate Judge Goddard was held (in some cases, multiple ENE  
3 sessions were held), or a default has been entered against the Clawback Defendants.  
4 All but one of the Clawback cases have now been resolved through settlement,  
5 default judgment, or in one instance, a bankruptcy filed by the clawback defendant.  
6 Only one active Clawback case remains. The Receiver was recently granted  
7 summary judgment as to one of the last two Clawback cases, resulting in a  
8 settlement and anticipated \$300,000 recovery.

9       Regarding the one remaining Clawback Claim, which is against Kim Peterson  
10 and his entities, the Receiver sought and was granted authority by the Court to  
11 expand the claims in her complaint to include additional tort claims for additional  
12 damages. The Receiver's First Amended Complaint was filed on May 18, 2022 and  
13 the Defendants' answer was filed on June 27, 2022. In connection with the Court-  
14 approved settlement with CalPrivate, CalPrivate assigned its claims against Peterson  
15 and his entities and trusts to the receivership and the Receiver filed her Second  
16 Amended Complaint against Peterson and his entities and trusts on May 5, 2023,  
17 adding contract-based claims against one of Peterson's entities (ANI License Fund)  
18 and his irrevocable trust. The Receiver filed a motion for summary judgment,  
19 which was argued at the November 7, 2024 hearing. On January 9, 2024, the Court  
20 issued an order granting in part and denying in part the Receiver's motion for  
21 summary judgment. The order allowed for further briefing on certain discrete  
22 issues. The Receiver filed her supplemental brief on January 30, 2025, and Peterson  
23 filed his on February 20, 2025.

24       The Receiver also substituted in as the plaintiff in a state court action filed by  
25 CalPrivate against Peterson personally that includes contract-based and tort claims.  
26 Peterson filed a cross-complaint in the state court case against the Receiver (on  
27 behalf of the receivership estate) and Gina Champion-Cain. The Receiver moved to  
28 dismiss the cross-complaint as to all claims against the receivership estate and also

1 filed a motion for sanctions due to the frivolous filing. On August 2, 2024, the state  
2 court granted the Receiver's motion to dismiss based on Peterson's violation of the  
3 Barton Doctrine. The state court gave Peterson until August 28, 2024 to seek leave  
4 from this Court to bring claims against the Receiver (*i.e.* the receivership estate) in  
5 state court. Peterson filed that motion on August 28, 2024, (Dkt 1034) which was  
6 argued at the hearing held on November 7, 2024. On November 14, 2024, the Court  
7 denied Peterson's motion for leave. Dkt. No. 1051. On February 7, 2025, the state  
8 court granted the Receiver's motion for sanctions due to the filing of the frivolous  
9 cross-complaint, awarding sanctions in favor of the receivership in the amount of  
10 \$31,042.99 against Peterson and his counsel jointly. Collection of the sanctions has  
11 since been made. The Receiver also filed a motion for summary adjudication,  
12 which motion is set to be heard on July 11, 2025.

13 A summary of third-party settlement collections through December 31, 2024  
14 is below:

Chicago Title Settlement	\$23,805,295
William Adams Settlement	\$703,200
Randolph Houts Settlement	\$290,000
Approximately 88 Clawback settlements	\$9,423,385
<b>Total collected through 12/31/2024</b>	<b>\$34,221,880</b>

15 Receivership Estate Operations

16 The remaining operations of the Receivership Entities are very limited at this  
17 stage. During the period, the Receiver replaced the server that houses the  
18 Receivership Entities network because it was showing strong signs of failure. While  
19 the system had been operational for years, the previous IT administrator noted that  
20 the motherboard was cracked during an installation, years prior, and that at some  
21 point, the equipment was likely to fail. The Receiver reviewed two competing  
22 proposals and selected AMA Networks to complete the work at a modest cost.  
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1 AMA Networks continues to monitor the corporate network operations for a  
2 minimal monthly charge and responds to requests on an as-needed basis. The  
3 remaining general operational work is completed by the Receiver's staff, as needed.  
4 Company servers, remaining personal property and records are held in storage at the  
5 Receiver's San Diego office or in Iron Mountain document storage.

6 Claims Process & Taxes

7 The Receiver filed a Motion to approve claims administration procedures, set  
8 a Claims Bar Date, and approve related notices and forms (Dkt. 681), which the  
9 Court granted on October 14, 2021 (Dkt. 716). Investors and creditors had until  
10 December 31, 2021, to submit claims. After completing the process, the Receiver  
11 filed a Motion on May 31, 2022, to approve claim treatments, distribution  
12 methodology, and a proposed distribution plan (Dkt. 807). In compliance with the  
13 Court's directive, the Receiver submitted a proposed notice plan and briefing  
14 schedule on May 26, 2022 (Dkt. 797), which the Court approved after holding a  
15 hearing on August 31, 2022 (Dkt. 812). The Court issued its final Order approving  
16 the claims treatment, distribution methodology, and plan on February 24, 2023 (Dkt.  
17 958).

18 On March 13, 2023, Kim Peterson, Kim Funding, LLC and ABC Funding  
19 Strategies, LLC ("Peterson Parties") filed a notice of appeal of the denial of their  
20 claims in the receivership and a motion seeking to stay distributions to investors and  
21 creditors from the receivership estate while they pursue their appeal. Dkt. 972, 973.  
22 On April 10, 2023, the stay motion was denied, however a temporary stay was  
23 granted until April 24, 2023, so the Peterson Parties could seek a further stay from  
24 the Ninth Circuit Court of Appeals. Dkt. 987. The Peterson Parties filed an  
25 emergency motion with the Ninth Circuit on April 17, 2023. The Receiver opposed  
26 the emergency motion, and it was denied by the Ninth Circuit on April 24, 2023.  
27 Despite the Peterson Parties' appeal and stay motions, the Receiver proceeded with  
28 the approved Distribution Plan, filing a Notice of Allowed Claim Adjustments on

April 6, 2023 (Dkt. 986) and a Notice of Interim Distribution on April 11, 2023 (Dkt. 988). Both notices were posted online and sent to investors. In May 2023, the Court-approved first interim distribution of \$21 million was issued, bringing total investor recovery to 90.92% of MIMO net losses, with some receiving full recovery through Chicago Title settlements. Trade and tax creditors with allowed claims also recovered 90.92%. The Receiver anticipates seeking authority to make a final distribution of receivership estate funds once the outstanding Clawback claim and related litigation against the Peterson Parties are fully resolved.

Regarding the Receivership Entities' tax returns, the Receiver continues to make progress on the tax returns for 70 separate entities. A significant number of prior year returns (2016, 2017 & 2018) had not been completed at the time of the Receiver's appointment. The Receiver will continue to file Receivership Entity tax returns, as necessary, in the most cost-effective and efficient manner possible.

#### Receipts and Disbursements

The following is a summary of the cash activity in the receivership estate from the inception of the receivership on September 3, 2019 through December 31, 2024.

Bank Balance at 09/03/2019 <sup>2</sup> (accounts listed in Appointment Order)	\$368,614
Additional Bank Account Recoveries post-takeover	\$1,447,947
Chicago Title Funds Received	\$11,311,344
Total Receipts	\$60,521,146
Total Disbursements	(\$21,849,344)
Total Distributions	(\$43,253,603) <sup>3</sup>
<b>Ending Bank Balance at 12/31/2024</b>	<b>\$8,546,104</b>

<sup>2</sup> While September 3, 2019 is the date of the Appointment Order, the order was entered late in the afternoon, and the takeover occurred on September 4, 2019, so certain bank activity occurred (including certain September rents and debt service payments) on September 3rd, prior to the freeze order taking effect.

<sup>3</sup> See the Chicago Title Settlement Distributions and Receivership Estate First Interim Distribution line items in Exhibit B.

1 Outstanding checks at December 31, 2024 totaled \$2,293, resulting in a bank  
2 balance of \$8,548,397. A more detailed summary of the receipts and disbursements  
3 is attached hereto as Exhibit B. As noted above, approximately \$43 million has  
4 been distributed to investors and creditors with allowed claims, as approved by the  
5 Court, bringing total investor recovery up to 90.92% of MIMO net losses (with  
6 some investors having received 100% or more of their MIMO net losses pursuant to  
7 Chicago Title settlements).

8 Investor/Creditor Communications

9 The Receiver continues to maintain a dedicated website which is being used  
10 to provide case information, regular updates, and answers to frequently asked  
11 questions to investors and creditors. The website is not intended to duplicate the  
12 Court's electronic case filing system for this case, but it is intended to provide  
13 investors with important information about the receivership. The Internet address  
14 for the website is: [www.anireceivership.com](http://www.anireceivership.com). In addition, the Receiver maintains a  
15 dedicated e-mail address ([ani@ethreadvisors.com](mailto:ani@ethreadvisors.com)) and telephone line for investor  
16 and creditor inquiries. The Receiver has had her staff attempt to respond to investor  
17 and creditor correspondence to acknowledge receipt of their correspondence (via  
18 email and/or phone).

19 The Receiver has provided communications directing all investors and  
20 creditors to the receivership website for further notices, information, and updates,  
21 and notifies them of the opportunity to subscribe to receive automatic periodic e-  
22 mail updates with links to reports and other relevant documents filed with the Court.  
23 Investors and creditors are reminded of the importance of maintaining current  
24 contact information with the Receiver's office to ensure receipt of important  
25 information relating to the claims approval process, distributions, and other  
26 important updates.

1 **D. CONCLUSION**

2 The Receiver's efforts to marshal and recover assets and complete remaining  
3 litigation matters are ongoing. The Receiver and her professionals recommend that  
4 the receivership continue pursuant to the Appointment Order and supplemental  
5 orders issued by the Court until such time as remaining litigation matters have been  
6 resolved and a final distribution of receivership estate funds has been made.

7  
8 Dated: May 7, 2025

ALLEN MATKINS LECK GAMBLE  
MALLORY & NATSIS LLP

9  
10 By: s/Edward G. Fates

11 EDWARD G. FATES  
12 Attorneys for Receiver  
13 KRISTA FREITAG  
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**EXHIBIT INDEX**

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# EXHIBIT A

# EXHIBIT A



**Updated Asset Schedule (not including FF&E)**

*All values and commentary, unless a transaction has occurred, are preliminary based on the best information available to the Receiver at this time. Nothing contained herein shall be construed as an admission of any values or balances or a waiver of any rights.*

**Properties Sold:**

	Address	Asset Type or Name	Asset Status & Commentary		Net Sale Proceeds
1	4205 Lamont Street, #12, San Diego, CA 92109	Rental Condo	Closed 12/26/19 - Sale Price \$409,000. Payment to Lender \$374,752. Loan cross collateralized with Valle Vista and certain Surf Rider personal property. No net sales proceeds realized in this sale, but are realized in later transactions.		0
2	132 Keller Street, Petaluma, CA 94952	Closed Restaurant (prior to receivership appt)	Closed 12/26/19 - Sale price \$1,800,000. Payment to lender \$1,698,556. Loan cross collateralized with 140 Keller. No net sales proceeds realized in this sale, but are realized in later transactions.		0
3	805 Brighton Court, San Diego, CA 92109	Vacation Rental	Closed 01/31/2020 - sale price \$1,275,000. Payment to lender \$1,223,906 (includes \$67,760.45 of net sale proceeds). Loan cross collateralized with various other properties; excess net sale proceeds was used to pay down overall debt per sale Order.		0
4	1617 Thomas Street Pacific Beach, CA 92109	Vacation Rental	Closed 2/18/2020 - sale price \$985,000. Payment to lender \$675,542. Net sale proceeds were \$224,740.		224,740
5	83 Royal Saint Georges Way, Rancho Mirage, CA 92103	Vacation Rental	Closed 2/10/2020 - sale price \$2,999,000. Payment to lender \$1,588,561. Net sale proceeds were \$1,271,093.		1,271,093
6	SE Corner of Casanova St & Palou Ave Carmel by the Sea 93921	Vacation Rental	Closed 4/1/2020 - sale price \$1,550,000. Net payment to lender \$917,622. Net sale proceeds were \$534,153.		534,153
7	724 Zanzibar Ct., San Diego, CA 92109	Vacation Rental	Closed 5/22/2020 - sale price \$1,875,000. Net payment to lender \$1,524,704. Net sales proceeds were \$258,776.		258,776
8	3833 Mission Blvd., San Diego, CA 92109	Commercial Property Restaurant	Closed 6/4/2020 - sale price \$825,000. Net payment to lender \$610,630. Net sales proceeds were \$129,306 after the July 2020 payment of the \$60,000 UCC.		129,306
9	3735 Mission Blvd., San Diego, CA 92109	Quick Service Restaurant -- Bao Beach	Closed 6/5/2020 - sale price \$28,000. Net sales proceeds were \$19,592.		19,592
10	3768 Mission Blvd, San Diego, CA 92109	Restaurant operation	Closed 6/25/2020 - sale price \$2,300,000. Net payment to lender \$2,044,306. Net sales proceeds were \$54,393. The liquor license escrow closed on August 11, 2020 resulting in \$79,398 of additional net sale proceeds (which is not reflected in this number).		54,393
11	3814 Mission Blvd. San Diego, CA 92109	Redondo Parking Lot Next to Surf Rider Pizza - Mission Beach	Closed 6/25/2020 - sale price \$1,011,000. Lender paid off with sale of Saskas (3768 Mission Blvd). Net sales proceeds were \$965,481.		965,481
12	3445 Ingraham Street, San Diego, CA 92109	Commercial Property Restaurant	Closed 7/21/2020 - sale price \$695,000. Net payment to lender \$272,201. Net sales proceeds were \$400,618.		400,618
13	3415 Mission Blvd., San Diego, CA 92109	Retail store and 3 apartments	Closed 8/19/2020 - sale price \$1,550,000. Net payment to lender \$1,212,627. Net sales proceeds were \$273,811.		273,811
14	3548 Tennyson Street, San Diego, CA	Long term rental - Just purchased 8/20/19	Closed 8/21/2020 - sale price \$885,000. Net payment to lender \$551,269. Net sales proceeds were \$263,184. Also recovered prev. transaction for which buyer did not perform - \$8,450.		271,948
15	809 San Rafael Pl., San Diego, CA 92109	Vacation Rental	Closed 9/14/2020 - sale price \$1,630,000. Net payment to lender \$1,313,047. Net sales proceeds were \$252,962.		252,962
16	7569-7571/7565 University Avenue, La Mesa, CA 91942	ANI, Inc. planned condo Units	Property was pending foreclosure. Closed 10/30/2020 - sale price \$1,400,000. Net payment to lender \$1,047,394. Net sales proceeds were \$261,418.		261,418
17	4829 Bella Pacific #215, San Diego, CA 92109	Rental Condo	Closed 10/30/2020 - sale price \$490,000. Net payment to lender \$414,153. Net sales proceeds were \$41,161.		41,161
18	737 Windemere Ct., San Diego, CA 92109	Vacation Rental	Closed 11/02/2020 - sale price \$1,515,000. Net payment to lender \$142,729 (after \$158.45 refund). Net sales proceeds were \$1,349,216 (after \$158.45 refund).		1,349,216

19	8381 La Mesa Blvd., La Mesa CA	Commercial Property Restaurant	Closed 11/13/2020 - sale price \$2,425,000 (for all assets). Net payment to lender \$2,264,386. Net sales proceeds were \$26,366. The liquor license escrow closed on November 20, 2020 resulting in \$49,193 of additional net sale proceeds (which is not reflected in this number).		26,366
20	4030-4034 Randolph Street, San Diego, CA 92103	Rentals Apt - 5 Units; House - 4 Units	Closed 11/18/2020 - sale price \$1,650,000. Net payment to lender \$1,087,150. Net sales proceeds were \$467,303.		467,303
21	7940 University Avenue #9, La Mesa, CA 91941	Rental Condo	Closed 11/25/2020 - sale price \$351,000. Net payment to lender \$303,332. Net sales proceeds were \$25,450.		25,450
22	812 San Rafael Pl., San Diego, CA 92109	Vacation Rental	Closed 12/08/2020 - sale price \$1,622,000. No payment to lender (paid off with Windemere closing). Net sales proceeds were \$1,552,795.		1,552,795
23	4364 Valle Vista, San Diego, CA 92103	SFR - Long Term Rental	Closed 12/17/2020 - sale price \$1,150,000. Net payment to two lenders \$978,272. Net sales proceeds were \$105,898. Payoff of the second loan frees up 3770 Mission Blvd. net sales proceeds for the receivership estate.		106,736
24	750 Yarmouth Ct., San Diego, CA 92109	Vacation Rental	Closed 12/17/2020 - sale price \$1,350,000. No payment to lender (paid off with Windemere closing). Net sales proceeds \$1,292,325.		1,292,325
25	7243 Camino Degrazia, Unit 59, San Diego, CA 92111	Rental Condo	Closed 12/28/2020 - sale price \$450,000. Lender paid \$381,545. Net sales proceeds \$41,323.		41,323
26	901, 903, 904 W. Washington St., San Diego, CA	Commercial Property 1 Commercial Tenants	Closed 1/22/2021 - sale price \$1,910,000. Lender paid \$1,441,856. Net sales proceeds \$367,551.		367,551
27	3792 Mission Blvd. (Suite A), San Diego, CA 92109	Office space	Closed 1/08/2021 - sale price \$399,000. Lender paid \$15,755. Net sales proceeds \$364,014.		364,014
28	2163 Abbott Street, Ocean Beach, CA 92107	Surf Rider Pizza Cafe	Closed 2/18/21 - sale price \$85,000. A payment was made to a secured vendor for \$27,500. Net sales proceeds \$50,504 (received in Q221).		50,504
29	140 Keller Street, Petaluma, CA 94952	CoWorking Office Business	Closed 5/3/21 - sale price \$2,600,000. Lender paid \$1,121,423 and secured creditor paid \$82,587. Net sales proceeds \$1,272,380 (includes a \$271.22 lender escrow refund received after reporting net proceeds to the Court). An additional \$2,565.08 was received in a post sale true-up in July 2021.		1,274,945
30	3770 Mission Blvd., San Diego, CA 92109	Quick Service Restaurant -- Surf Rider Pizza Mission Beach	Closed 5/7/21 - sale price \$402,500. No payment to lender (paid with sale of various other transactions). Net sale proceeds \$381,618.		381,618
31	3816 Mission Blvd./733 Salem Court, San Diego, CA 92109	Mixed Use - Surf Shop Ground Floor Apartment Loft Rented	Closed 6/3/21 - sale price \$1,360,000. Net sale proceeds are \$826,924.73. Lender paid \$485,616.77. Additionally, the receiver collected \$105,000 in forfeited deposits from two prior approved buyers who failed to close.		931,925
32	1775 Diamond Street, #301, San Diego, CA 92111	Condo	Closed 11/15/2021 - sale price \$425,000. Receiver previously collected \$12,570 in deposit forfeit from the previous buyer.		410,178
<b>Total Net Sales Proceeds (Plus reduction of loans payable of \$3.188 million for Items 1-3)</b>					<b>13,601,701</b>

**Properties Foreclosed/Relief from Injunction Granted:**

	Address	Asset Type or Name	Asset Status & Commentary		Value to be Realized
1	3515 Hancock Street San Diego, CA 92110	Commercial Use - Main Office and Parking Lot	Former HQ office space. Foreclosure was completed in December 2020.		0
2	4437-4445 Lamont Street, San Diego, CA 92109	Commercial Use - Restaurant (4439 is 2-story building used as storage and office for Lamont operations)	Former Patio on Lamont Restaurant; operations closed as a result of COVID. Foreclosure was completed in November 2020.		0
3	369 10th Avenue, San Diego, CA 92101	Real Estate Condo Envelope	Former Himmelberg's restaurant/bar. Foreclosure was completed in December 2020.		0
4	301-317 D Street, Sacramento, CA 95605	Partially constructed 40 unit apartment building.	Partially developed apartment building. Construction ceased just prior to Receiver's appointment. Project secured, insured (insurance transitioning to lender force placed) and weatherized. Project encumbered by a construction loan, mechanic's liens and a stop notice, all of which must be addressed. After significant effort to effectuate a deal, Receiver has agreed to limited relief to allow the lienholders to exercise their limited rights/remedies.		0

**Other Investments/Loans - Recovery to Date:**

1	Tourmaline Equity, LLC		\$300K Investment in real estate development in Bentonville, Arkansas.		347,040
2	Dan Champion		\$275K Loan on single family residence with estimated value of \$686,020 based on online market data only. Additional \$79,338 payment made with no value received in return. To prevent legal costs associated with fraudulent transfer claim, Receiver negotiated settlement of \$330K (93% recovery on payments); the Court approved this transaction and it funded on May 12, 2020.		330,000
3	Pullman Lofts I		Investment in membership interest which was intended to develop a 72 unit apartment complex in Santa Rosa. Invested \$758,273 per company records. Negotiated buyout of nearly \$471K. Transaction closed in third quarter.		470,888
4	JB Resources		Funds advanced pre-Receiver with no value received. Buyout of Pullman Lofts I includes assignment of the rights to collect on this transfer. Transaction closed in third quarter.		25,000
5	Endeavor Bank (CBB Venture Group)		CD, MM Recovered December 2020		234,669
6	Endeavor Bank		Gina Champion Cain's shares sold		271,963
7	Baymedica	Convertible Note	Note converted to equity after sale to a public company. Stock and cash have been recovered. Previous estimated recovery has been reduced due to continued drop in stock valuation. <b>\$10,600 recovered to date with nominal, if any, additional funds anticipated upon sale of stock.</b>		10,600

**Total Other Investments/Loans - Recovery To Date****1,690,160****Other Investments/Loans - General Information and Status:**

	Address/Name	Asset Type or Name	Asset Status & Commentary	Total Invested or Loaned	Current Estimated Recovery
1	3241 Borrego Road Borrego Springs, CA 92004	La Casa Del Zorro	An interest in a desert-area hotel. Recent site and management improvements improved asset marketability, but significant headwinds remain. The receiver accepted a purchase offer from one of the co-owners of the asset. That sale is expected to be completed in the coming months.	1,063,750	225,000
2	Pullman Lofts II	Membership Interest	Investment not expected to proceed.	31,200	0
3	2 Budz Holding	Membership Interest	Purported investment through private placement offering - membership interest owned (6.3025%). The Court has accepted the Receiver's recommendation to resolve this investment as part of the claims process.	0	0
4	Wedge Water	Loan Receivable		25,000	unknown
5	M. Ferguson	Loan Receivable		48,013	unknown
6	H. Misirliogou	Loan Receivable		102,324	unknown

7	Dash Wagon	Convertible Note	Fitness accessory for car seat with minimal sales. The Court approved a settlement that is expected to recover \$265,000. That settlement has been re-negotiated to allow the Receiver to reduce their recovery in exchange for control over the sale of the asset. Estimated recovery has been reduced from previous estimates to account for potential reduced recovery.	200,000	200,000
8	Boermeester	Loan Receivable	Borrower deceased, estate closed.	60,000	0
9	Employee Loan	Loan Receivable		123,000	unknown
10	nGAP	Loan Receivable		5,000	unknown
11	BSV Group, LLC	Membership Interest	Membership interest in member LLC. Underlying product is a New Zealand based vodka distillery. Discussions with managing member indicate that the investment was dissolved with funds going towards startup.	60,000	0
12	Wonderlust Events, LLC	Membership Interest	Membership interest in member LLC - Music and Arts festival. Festival required significant investment from others after entities initial formation. After dilution of the interest, due to additional capital raises, the cash value is negligible and worth less than the recovery efforts.	50,000	0
13	Trek Partners	Investment	Oil/gas related investment, operating a minimal capacity. Recovery unlikely due to various legal challenges.	90,632	0
14	Baymedica	Convertible Note	Note converted to equity after sale to a public company. Stock and cash have been recovered. Previous estimated recovery has been reduced due to continued drop in stock valuation. See above - \$10,600 recovered to date with nominal, if any, additional funds anticipated upon sale of stock.	50,000	0
15	Menon Renewable Energy	Investment	Investment in renewable agricultural feed source. There doesn't appear to be any near term exit strategy for this investment. Recovery is unlikely.	105,000	0
<b>Total Estimated Recovery Remaining for Other Investments/Loans</b>				<b>425,000</b>	

**Liquor License Closed Transactions:**

	Address	Asset Type or Name	Asset Status (for sale, for lease, operating, closed, etc.)		Net Sales Proceeds
1	4020 Goldfinch St.	On-Sale General Eating Place	Sale to landlord approved by the Court on January 24, 2020. Sale closed August 2020.		142,990
2	3768 Mission Blvd.	On-Sale General Eating Place	Included with sale of real property. Sale closed August 2020.		79,398
3	345 S. Coast Highway 101	On-Sale General Eating Place	Sale to landlord approved by the Court on January 24, 2020. Sale closed June 2020; funds received in Q320.		117,145
4	Petaluma	On-Sale General Eating Place.	Included with sale of real property. Sale closed August 2020.		150,000
5	8381 La Mesa Blvd.	On-Sale General Eating Place	Included in the sale of the real property. Sale closed November 2020.		49,193
6	2163 Abbott St.	On-Sale Beer & Wine - Eating Place	Included in the sale of the leasehold interest. Sale closed February 2021		0
7	2163 Abbott St.	Caterer	Included in the sale of the leasehold interest. Sale closed February 2021		0
8	3770 Mission Blvd.	On-Sale General Eating Place	Included in the sale of the leasehold interest. Sale closed May 2021		0
9	369 10th Ave.	On-Sale General Eating Place	Sold in July 2021		52,343
10	2855 Perry Rd.	On-Sale General Eating Place	Sold in August 2021		52,500
11	4445 Lamont St.	On-Sale General Eating Place	Sold in December 2021		156,114
<b>Total Liquor License Closed Transactions Net Sales Proceeds</b>				<b>799,683</b>	

**Other Liquor License Status:**

	Address	Asset Type or Name	Asset Status (for sale, for lease, operating, closed, etc.)		Estimated Market Value
9	4535 Towne Centre Ct.	On-Sale Beer & Wine - Eating Place	To be transferred to new operator or building owner, who previously paid for same.		0
10	8910 University Center Ln.	On-Sale Beer & Wine - Eating Place	To be transferred to new operator or building owner, who previously paid for same.		0
11	400 Spectrum Center Dr.	On-Sale Beer & Wine - Eating Place	Transferred to new operator or building owner, who previously paid for same.		0
12	17877 Von Karman Ave.	On-Sale General Eating Place	Transferred to new operator or building owner, who previously paid for same.		0
11	928 Fort Stockton Dr.	Off-Sale Beer & Wine	Deemed no value.		0
<b>Total Estimated Market Value</b>					<b>0</b>

**Leased Locations Closed/Transitioned:**

	Address	Asset Type or Name	Asset Status (for sale, for lease, operating, closed, etc.)		
1	2855 Perry Road Building 8, San Diego, CA 92106	Full Service Restaurant -- Firesire by the Patio	Closed - Valued FF&E with appraiser and turned over to lender.		
2	345 S Coast Hwy 101 Encinitas, CA 92024	Full Service Restaurant -- Patio 101	Closed prior to Receiver's appointment but remained in possession. Valued FF&E with appraisal. Transaction for liquor license and FF&E received Court approval on January 24, 2020.		
3	4020 Goldfinch Street, San Diego, CA 92103	Full Service Restaurant -- Patio on Goldfinch	Closed. Valued FF&E with appraisal. Transaction for liquor license and FF&E Court approval received on January 24, 2020.		
4	2670 Via De La Valle, Del Mar, CA 92014	Coffee Shop -- Swell Coffee	Closed. Turned over to Landlord. Removed FF&E.		
5	928 Fort Stockton Dr., San Diego, CA 92103	Coffee Shop and Retail -- Patio Express Mission Hills	Closed. Turned over to Landlord. Removed FF&E.		
6	3232 Mission Blvd., San Diego, CA 92109	Retail Store -- Surf Life Mission Beach	Closed. Turned over to Landlord. Removed FF&E.		
7	3731 Mission Blvd., San Diego, CA 92109	Retail Store -- Mission Beach Surf Co.	Closed. Turned over to Landlord. Removed FF&E.		
8	4535 Towne Centre St., San Diego	Patio Marketplace Restaurant	Closed. Turned over to building owner.		
9	8910 University Center Ln., San Diego	Patio Marketplace Restaurant	Closed. Turned over to building owner.		
10	400 Spectrum Center Dr., Irvine CA	Patio Marketplace Restaurant	Transitioned to replacement restaurant operator effective February 1, 2020.		
11	17877 Von Karman Ave.	Patio Marketplace Restaurant	Transitioned to building owner effective February 1, 2020.		
12	3779 Mission Blvd. San Diego, CA 92109	San Jose Parking Lot Across from Saska's Steakhouse	No offers materialized and property transitioned to landlord at the end of the lease term on 12/31/2020		

**SUMMARY OF EXHIBIT A**

Real Property	Total Net Proceeds from Sale of Real Property	13,601,701
Other Investments/Loans	Total Recovery To Date	1,690,160
Liquor Licenses	Total Liquor License Transactions Closings Net Sales Proceeds To Date	799,683
<b>Total Recovery To Date</b>		<b>16,091,544</b>
Real Property	Total Est Net Sales Proceeds for Properties Pending Sale Closings	0
<b>Total Estimated Net Sales Proceeds for Transactions Pending Completion</b>		<b>0</b>
Real Property	Total Estimated Market Value/Contract Sale Price of Unsold Real Property	0
Other Investments/Loans	Total Other Investments/Loans Unresolved (@ least 3 expected to produce recovery)	425,000
Other Liquor Licenses	Total Estimated Market Value	0
<b>Total Recovery Pending Resolution or Sale</b>		<b>425,000</b>
<b>Grand Total (SEE NOTE BELOW)</b>		<b>16,516,544</b>

**NOTE:** The numbers reflected are as noted and are being provided as a courtesy for the reader's reference purposes only. All, except one, of the real properties were encumbered with a mortgage. After taking into consideration brokerage fees, costs of sale, mortgage payoffs and fees, property taxes, potential recovery of other investments/loans, etc., the net sales proceeds from the portfolio reflected on this schedule are (at this time) approximately \$16 million. Notably, other Investments/Loans were highly speculative and recovery is expected to be nominal relative to the overall recovery numbers; at least three (3) are expected to produce a recovery nonetheless.

# EXHIBIT B

# EXHIBIT B

<b>Beginning Balance at 09/03/2019 (accounts listed in Appointment Order)</b>	<b>\$368,614</b>
Additional Bank Account Recoveries post-takeover	\$1,447,947
Line of Credit Withdrawal – 9/3 pre-Receiver	\$80,000
Chicago Title Settlement Recovery Receiver December 2022	\$23,805,295
Chicago Title Funds Received November 19, 2019	\$11,311,344
Rancho Mirage Property Recovery	\$1,271,093
Thomas Avenue Property Recovery	\$224,740
Carmel Property Recovery	\$534,153
Zanzibar Property Recovery	\$258,776
Former Swell Property Recovery [1]	\$129,306
Saska's and Parking Lot Recoveries	\$1,099,272
Bao Recovery	\$19,592
Ingraham Property Recovery	\$400,618
3415 Mission Property Recovery	\$273,811
Tennyson Property Recovery	\$271,948
7569-7571 University Property Recovery	\$261,418
Bella Pacific Property Recovery	\$41,236
809 San Rafael Property Recovery	\$252,962
Former Patio 101 Liquor License, Personal Property Recovery	\$117,145
Former Chicken Pharm Liquor License Recovery	\$150,000
Former Goldfinch Liquor License, Personal Property Recovery	\$142,990
Windemere Property Recovery	\$1,349,216
8381 La Mesa Blvd (SRLM) Property Recovery	\$75,558
University Condo #9 Property Recovery	\$25,450
Randolph Property Recovery	\$467,303
W. Washington Property Recovery	\$367,551
812 San Rafael Property Recovery	\$1,552,795
Valle Vista Property Recovery	\$106,736
Camino Degrazia Property Recovery	\$41,323
Yarmouth Property Recovery	\$1,292,325
3792 Mission Blvd Property Recovery	\$364,014
3816 Mission Blvd Property Recovery	\$931,925
Bandini Property Recovery	\$1,300,000
140 Keller Street Property Recovery	\$1,274,945
Former Mission Beach Surf Rider Recovery	\$381,618
Former Ocean Beach Surf Rider Recovery	\$50,504
Diamond Street Property Recovery (Forfeited Earnest Money plus Net Sale Proceeds)	\$410,178
Former Himmelberg's Liquor License Recovery	\$52,343
Former Fireside Liquor License Recovery	\$52,500
Former Patio on Lamont Liquor License Recovery	\$156,114
Endeavor CD Recovery	\$234,669
Endeavor Bank Share Sale Recovery	\$271,963
Legal Retainer Recovery	\$183,204
Tourmaline Investment Recovery	\$347,040

City National Bank CD Recovery	\$76,296
D. Champion Settlement Recovery	\$330,000
Pullman Lofts Earnest Money Deposit Recovery	\$495,888
Personal Property Recovery	\$377,362
Adams Settlement Recovery	\$703,201
Houts Settlement Recovery	\$290,000
Dash Wagon Settlement Recovery	\$12,000
Clawback Recovery	\$9,423,385
Restaurant Receipts (includes Patio Marketplace pre-opening expense receivables collection)	\$5,305,037
Real Estate Rental Receipts	\$805,739
Keller Street Co-Work Receipts	\$404,118
Retail Receipts (includes post-closing product sales (pre-auction))	\$111,487
ANI Miscellaneous Contract Refunds/Recoveries/Receipts	\$250,439
Settlements	\$216,667
Interest Income	\$1,076,153
D Street Escrow Recovery	\$19,746
Pre-Receiver Expenses (detail in Initial Verified Report)	(\$87,930)
Tax Settlement - Pre-Receiver (paid post)	(\$13,054)
<b>Restaurant Expenses:</b>	
Payroll and Payroll Related Expense	(\$2,217,260)
Operating Expenses	(\$1,243,840)
Cost of Goods Sold	(\$1,255,981)
Management Fees	(\$336,666)
BOE – Sales Tax	(\$341,169)
Rent Expense	(\$191,016)
Merchant and Bank Fees	(\$37,185)
<b>Real Property Related Expenses:</b>	
Debt Service	(\$1,678,780)
Property Tax Expense	(\$419,956)
Operating Expenses	(\$316,044)
<b>Keller Street Co-Work Expenses:</b>	
Payroll and Payroll Related Expense	(\$127,597)
Operating Expense	(\$162,549)
<b>Retail Expenses:</b>	
Payroll and Payroll Related Expense	(\$18,087)
Operating Expense	(\$20,837)
Cost of Goods Sold	(\$1,463)
General & Administrative Expense	(\$2,175)
<b>Corporate Expenses:</b>	
Payroll and Payroll Related Expense (includes real property related operations)	(\$1,983,808)
Payroll - PTO	(\$217,426)
Insurance (includes real property and operations coverages)	(\$378,526)
General & Administrative Expenses	(\$958,382)
IT Expense	(\$506,328)



Rent Expense	(\$104,567)
Operating Expenses	(\$90,443)
Franchise Tax Board Expenses (approximately 40 entities)	(\$162,136)
<b>Holders of Allowed Claim Distributions:</b>	
Chicago Title Settlement Distributions [2]	(\$22,253,874)
Receivership Estate First Interim Distribution [3]	(\$20,999,730)
Suntrust Expense	(\$57,405)
Grant Deed Court-Approved Settlement Payment	(\$100,000)
Vacation Rental Court-Approved Settlement Payment	(\$150,000)
Receiver Fees & Expenses [4]	(\$3,087,212)
Receiver Legal Fees & Expenses [5]	(\$5,581,519)
<b>Ending Book Balance at 12/31/2024</b>	<b>\$8,546,104</b>

[1] In July 2020, a UCC payment was made in the amount of \$60,000, which ultimately offsets this recovery.

[2] Represents \$21,753,873.64 of funds allocated to pay 100% of certain investors' MIMO net loss claims under the Court approved Global Settlement with CTC, plus \$500,000 of funds allocated for payment under the Court-approved settlement with CalPrivate.

[3] Represents the receivership estate's \$21,000,000 First Interim Distribution less one check in the amount of \$270.39 which was not negotiated by a creditor.

[4] Includes credit for Rancho Mirage Property buyer's request for supplemental Court approval (\$4,990) as well as a credit for forensic computer imaging (\$22,260). Total reflects interim fee applications approved through 06/30/2024.

[5] Includes credit for Rancho Mirage Property buyer's request for supplemental Court approval (\$4,990). Total reflects interim fee applications approved through 06/30/2024