

1 DAVID R. ZARO (BAR NO. 124334)  
NORMAN M. ASPIS (BAR NO. 313466)  
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  
naspis@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  
25  
26  
27  
28

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

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

Date: October 13, 2020  
Time: 11:15 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 second interim application for approval and payment of fees and  
5 reimbursement of expenses ("Application"). This Application covers the period from  
6 January 1, 2020 through March 31, 2020 ("Second Application Period"), and seeks  
7 interim approval of \$404,862.75 in fees and \$28,797.93 in expenses, and an order  
8 authorizing the Receiver to pay, on an interim basis, 80% of the fees incurred  
9 (\$323,890.20) and 100% of expenses incurred.

10 **I. INTRODUCTION**

11 This equity receivership involves a large, complex, and wide-ranging group of  
12 enterprises and assets which are subject to an August 28, 2019 Complaint filed by the  
13 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, high-  
17 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 confer 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 of 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 Mallory &  
 6 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. No. 126. This fee application  
 9 should be read in conjunction with the Receiver's Third Interim Report ("Third  
 10 Report") filed on June 10, 2020, which describes in detail the Receiver's and her  
 11 counsel's activities during the Second Application Period. Dkt. No. 328. So as to  
 12 avoid a significant amount of repetition, references are sometimes made to relevant  
 13 portions of the Third Report in the below descriptions of the Receiver's work.

14 This Application seeks interim approval of \$404,862.75 in fees for a total of  
 15 1,641.90 hours worked, and payment on an interim basis of 80% of that amount, or  
 16 \$323,890.20. The work performed is described task-by-task on Exhibit A and is  
 17 broken down into the following categories:

18	General Receivership (002)	\$38,866.05
19	Asset Investigation & Recovery (003)	\$5,077.35
20	Reporting (004)	\$19,416.60
21	Operations & Asset Sales (005)	\$239,092.20
22	Claims & Distributions (006)	\$2,505.15
23	Third Party Recoveries (007)	\$1,008.00
24	Pending Litigation (008)	\$3,293.10
25	Employment/Fees (009)	\$0.00
26	Forensic Accounting (010)	\$95,604.30
27	<b>Total Fees</b>	<b>\$404,862.75</b>

1 The initial phase of a complex equity receivership always involves substantial  
2 work by the Receiver and the Receiver's professionals. During the Second  
3 Application Period, a significant amount of time was spent a) working to preserve  
4 and monetize the real property and other assets, b) investigating and pursuing  
5 recovery of funds disbursed from the Receivership Entities' bank accounts (including  
6 through the forensic accounting process), c) addressing operational and employee  
7 issues, including those impacted by the global COVID-19 pandemic, d) reviewing  
8 and working with interested parties on production of key documents, and e) advising  
9 the Court on the status of the Receiver's activities.

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

13 Through the first quarter of 2020, the Receiver has made substantial progress  
14 in preserving and marshalling the Receivership Entities' assets and otherwise  
15 discharging her duties. Among other accomplishments during the first quarter of  
16 2020, the Receiver managed through the initial stages of the COVID-19 pandemic  
17 crisis, closed on the sale of three real property assets, made progress towards closing  
18 on seven real property assets (six of which closed in the second quarter of 2020, and  
19 the seventh closed in the third quarter of 2020), continued the marketing, sale or  
20 alternative resolution process for nearly all of the unsold real property assets, and  
21 recovered proceeds from various personal property asset sales and miscellaneous  
22 investments. The Receiver's team also made progress on the forensic accounting and  
23 related investigation/recovery and document production efforts.

24 The largest category of work – Operations & Asset Sales – represents 59% of  
25 the fees incurred in the Second Application period. This category required extensive  
26 time associated with managing through the sudden and complicated initial stages of  
27  
28

1 the COVID-19 pandemic crisis as discussed in the Third Report,<sup>1</sup> oversight of the  
2 marketing, sale or alternative resolution process for nearly all of the unsold real  
3 property receivership assets, and oversight of the ongoing operations and tasks  
4 associated therewith. Although it is anticipated to decline considerably, this category  
5 will continue to represent a significant percentage of the Receiver and her staff's  
6 time as they continue to make progress towards the disposition of the receivership  
7 estate's real and personal property assets. Many of these assets have significant  
8 secured debt and, in some cases, are partially constructed and/or have outstanding  
9 mechanic's liens, and thus the work required to achieve a net recovery for the  
10 receivership estate is also significant.

11 The second largest category of work - Forensic Accounting - represents  
12 approximately 24% of the fees incurred in the Second Application Period. This  
13 category is critical in this case for a variety of reasons, including but not limited to  
14 the identification of investor net losses (ultimately the basis of a claims process), and  
15 identification of potential recoverable assets. And while critical documents had yet  
16 to be produced, the Receiver's staff made great progress towards vetting and testing  
17 the operational level accounts, which is discussed further below.

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

26 <sup>1</sup> As detailed therein, the Receiver has continued to push through the new asset sale  
27 landscape despite the pandemic's various effects on the portfolio of assets – from  
28 operations to broker tours to withdrawn offers on pending sales.

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

## 5 **II. SUMMARY OF TASKS PERFORMED AND COSTS INCURRED**

### 6 **A. Categories and Descriptions of Work**

#### 7 **1. General Receivership**

8 The Receiver's work in the General Receivership category focused on working  
 9 through tax matters and on gathering, organizing and producing documents to  
 10 various governmental agencies, investor groups and other interested parties (pursuant  
 11 to the protective order regarding sharing of ANI related documents). This work also  
 12 included cross-checking and identifying the universe of investors from various  
 13 sources (also pursuant to a separate protective order and investor opt-out rights  
 14 associated therewith<sup>2</sup>).

15 This category comprises the third largest part of the Receiver's work during the  
 16 Second Application Period and is largely representative of non-recurring tasks. The  
 17 reasonable and necessary fees for work in this category during the Second  
 18 Application Period total \$38,866.05 (139.80 hours).

#### 19 **2. Asset Investigation and Recovery**

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

25 The Receiver's work during the Second Application Period includes the  
 26 following tasks performed in conjunction with Allen Matkins, as necessary:

27 \_\_\_\_\_  
 28 <sup>2</sup> Note that the actual investor correspondence associated with this opt-out notice was  
 tracked in the Claims and Distribution category.



- 1 • Reviewing Receivership Entity email records and documents obtained;
- 2 • Corresponding with transferees;
- 3 • Through counsel, negotiating and corresponding with various
- 4 transferees and their counsel; and
- 5 • Analyzing proposed settlements and negotiating and reviewing
- 6 settlement agreements with transferees.

7 The Receiver will continue to investigate and attempt to maximize the  
 8 recovery from the Receivership Entities' other investments, loans, and transfers to  
 9 third parties. Thus, the work in this category is ongoing as the Receiver will  
 10 continue searching through e-mails, reviewing volumes of subpoenaed information  
 11 and preparing analysis thereof upon receipt, as appropriate. It is important to note  
 12 that some of this work inherently crosses over into the third-party recovery and  
 13 forensic accounting categories as the receivership and forensic accounting progress.

14 To date, in addition to the recovery of the initial cash and real property assets,  
 15 the combined efforts of the Receiver and Allen Matkins to recover on these  
 16 purported investments, loans, and other transfers have most notably generated the  
 17 \$11.3 million of Chicago Title funds, \$180,000 from an Arkansas real estate  
 18 investment, and are anticipated to generate additional material funds, some of which  
 19 (\$330,000 from the proposed settlement with Dan and Barbara Champion,  
 20 \$495,887.53 from the sale of the Pullman Lofts interest) have been recovered since  
 21 the end of the Second Application Period. The reasonable and necessary fees for  
 22 work in this category during the Second Application Period total \$5,077.35  
 23 (approximately 16.30 hours).

### 24 3. Reporting

25 The Receiver's work in this category during the Second Application Period  
 26 focused on completing her Second Interim Report (Dkt. No. 241). The Second  
 27 Interim Report, filed on February 7, 2020, provide detailed descriptions of the  
 28 Receiver's activities to implement the Appointment Order and carry-out her Court-

1 ordered duties, including remaining business operations, asset sales, receipts and  
2 disbursements, and investor communications. The report also contains the Receiver's  
3 then current assessment of receivership assets and recommendations for the  
4 continued administration of the receivership estate. The reasonable and necessary  
5 fees for work in this category during the Second Application Period total \$19,416.60  
6 (approximately 79.80 hours).

7           4.     Operations and Asset Sales

8           The Receiver's time in this category reflects the volume and complexity of  
9 issues that arose during the Second Application Period in connection with the cash  
10 crisis and initial stages of the COVID-19 pandemic crisis and the real and personal  
11 property owned and operated by Receivership Entities. The Third Report, including  
12 Exhibit A thereto presents a detailed narrative of the status of these assets. The  
13 Receiver's progress through March 31, 2020 in monetizing the assets can be  
14 summarized as follows:

- 15           1. Five (5) properties had sold; and  
16           2. Seven (7) additional properties (one of which was a leasehold interest)  
17           were pending Court approval of sale closing; all of which have closed as  
18           the date of this report.

19           It should also be noted that as of the date of this report, eight (8) of the real  
20 property assets' sales are currently pending Court approval or are under contract in  
21 the due diligence periods. Furthermore, the Receiver has agreed to enter into joint  
22 motions with the lienholders for four (4) real properties, enabling limited relief to  
23 pursue their limited rights/remedies.

24           While the sheer volume of the assets and activities is well documented in this  
25 case, what is important to remember is the level of detailed work necessary to  
26 prepare and market and sell just one real property. It is also important to remember  
27 the amount of work previously performed by approximately 70 corporate level  
28 employees has been performed, necessarily and in large part by the Receiver and her

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

8 Lastly, and while a detailed narrative is presented in the Third Report  
9 regarding the COVID-19 global pandemic's impact on both continuing operations  
10 and asset sales, a few summary items are presented herein. During the Second  
11 Application Period, consistent with the various government orders, the Receiver  
12 promptly ceased all dining room operations at the four remaining restaurants,  
13 resulting in significant personnel reductions. The co-working office rental business  
14 located at 140 Keller Street in Petaluma, California was temporarily closed and  
15 corporate-level employees were set up for and began working from home. Most  
16 customers of the Receivership Entities' vacation rental properties who had booked  
17 stays during March through May canceled their reservations and a few non-vacation  
18 tenants stopped paying rent. The impact on the revenues resulting from the  
19 pandemic will be apparent in the Receiver's next report covering the second quarter  
20 of 2020.

21 The Receiver also investigated whether the Receivership Entities would be  
22 eligible for one or more loans under the recent federal stimulus legislation (including  
23 the Paycheck Protection Program) and spoke to a bank and other contacts in the  
24 lending industry about this possibility. Ultimately it was determined that the  
25 Receivership Entities would not be eligible under such programs due to the pending  
26 SEC claims against their principal and owner, Defendant Gina Champion-Cain.

27 Despite the impact of the COVID-19 pandemic on restaurant, co-working, and  
28 vacation rental operations, as well as interest from buyers and financing available for

1 real properties, the Receiver has continued to make notable progress on the  
 2 disposition of the portfolio of assets as noted above. The Receiver continues to list  
 3 properties for sale, to negotiate offers that are received, and when deals are reached,  
 4 to seek Court approval of sales. As of the date of this report, only one real property  
 5 (due to the COVID-19 eviction moratorium) is not listed for sale.

6 This category was the single largest portion of work done by the Receiver and  
 7 her staff, which is appropriate considering the costs associated with maintaining real  
 8 and personal property assets and the importance of marketing and selling such assets  
 9 in a prompt and efficient manner. The reasonable and necessary fees for work during  
 10 the Second Application Period in this category total \$239,092.20 (approximately  
 11 997.60 hours).

#### 12 5. Claims and Distributions

13 During the Second Application Period, the Receiver worked to respond to  
 14 direct inquiries from investors regarding the receivership and the opt-out notices  
 15 associated with the sharing of investor contact information among the investor  
 16 groups pursuant to the Court's order. Dkt. 238. The reasonable and necessary fees  
 17 for work during the Second Application Period in this category total \$2,505.15  
 18 (approximately 15.60 hours).

#### 19 6. Third-Party Recoveries

20 During the Second Application Period, the Receiver's work in this category  
 21 related primarily to her efforts to recover funds from D. Champion-Cain. The  
 22 reasonable and necessary fees for work during the Second Application Period in this  
 23 category total \$1,008.00 (approximately 3.20 hours).

#### 24 7. Pending Litigation

25 During the Second Application Period, the Receiver's work in this category  
 26 related primarily to her efforts to continue pursuit of recovery associated with the  
 27 SunTrust litigation. The reasonable and necessary fees for work during the Second  
 28 Application Period in this category total \$3,293.10 (approximately 10.50 hours).

1                   8.     Employment/Fees

2             This category is not billed; the hours spent preparing the Receiver's First  
3 Interim Fee Application totaled approximately 12.10 hours.

4                   9.     Forensic Accounting

5             This category focuses on continued preparation of the forensic analysis.  
6 Because the Receivership Entities' books and records did not thoroughly reflect  
7 investor monies paid into and out of the various entities, a forensic accounting is  
8 necessary to determine where the money raised by the Receivership Entities came  
9 from, how it was transferred between and among the Receivership Entities, and to  
10 whom it was disbursed. This is an integral step necessary to be able to confirm  
11 investor claims and identify claims to recover sums from third parties.

12            During the Second Application Period, the Receiver's team continued  
13 organization of Quickbooks data, bank statements, tax returns and detailed items  
14 received and made progress testing the accounting for the funds that flowed through  
15 the Receivership Entities. The accounting for ANI Business Entities (defined below)  
16 were generally maintained by the ANI accounting department. The Receiver located  
17 and began testing on approximately 50 different QuickBook accounting files for  
18 these entities. However, this testing ultimately includes a minimum of 75 different  
19 entities consisting of well in excess of 150 individual bank accounts and over  
20 30 credit card accounts during the period the scheme was in existence (2011 to  
21 2019). It is important to note that as the testing procedures progress, additional  
22 entities and bank accounts are continually being identified. Thus, critical bank  
23 records and other records held by third parties are obtained as the accounting  
24 progresses.

25            The categories being tested including the following: (1) investor deposits and  
26 disbursements that flowed through Chicago Title, (2) investor deposits and  
27 disbursements that flowed directly to or from various ANI related entities ("ANI  
28 Scheme Entities"), (3) investor deposits and disbursements that flowed through

1 various third-party recruiter/aggregator entities to either Chicago Title or the ANI  
2 Scheme Entities directly (“Third-Party Aggregator Entities”), (4) the ANI businesses  
3 which operated legitimate operations such as the restaurants, specialty shops, rental  
4 properties or commercial buildings (“Business Entities”), and (5) the personal use of  
5 investor funds benefiting Gina Champion-Cain and other individuals.

6 The forensic accounting for investor receipts and disbursements to and from  
7 Chicago Title will consist of analyzing approximately 2,700 transactions flowing  
8 through ten (10) separate escrow accounts that were created between 2011 and 2019.  
9 During the Second Application Period, the Receiver had begun the preliminary  
10 analysis of testing the investor deposits and disbursements to and from Chicago Title  
11 but had not received a complete listing from Chicago Title of all of the investor  
12 transactions. The missing Chicago Title escrow accounting records have  
13 subsequently been produced (in late July) and the Receiver’s team is in the process  
14 of testing these receipts and disbursements as of the date of this report.

15 The ANI Scheme Entities acted as a conduit to transfer funds to and from  
16 Chicago Title, the Third-Party Aggregator Entities and individual investors either to  
17 the ANI Business Entities or for use by Gina Champion-Cain or other individuals  
18 personally. The accounting for these transactions was not accurately maintained by  
19 the ANI accounting department. The Receiver is in the process of recreating and  
20 testing the accounting for these ANI Scheme Entities. The Third-Party Aggregator  
21 Entities include various entities that accumulated investor deposits for submission to  
22 either Chicago Title or the ANI Scheme Entities directly. The Receiver is in the  
23 process of obtaining the bank and accounting records to accurately account for these  
24 transactions.

25 Due to the complexity and scope of the alleged scheme, the number of  
26 affiliated entities and bank accounts used, the high volume of transfers to, from, and  
27 between Receivership Entities, and the lack of a thorough and centralized accounting  
28 system for investor data, the forensic accounting project is taking time to complete.

The reasonable and necessary fees for work during the Second Application Period in this category total \$95,604.30 (approximately 367.00 hours).

10. Summary of Expenses Requested for Reimbursement

The Receiver requests the Court approve reimbursement of \$28,797.93 in out-of-pocket costs. The itemization of such expenses is attached hereto as Exhibit B and is summarized below by category. The majority of the expenses incurred relate to work performed to secure and preserve the intellectual property associated with the Receivership Entities for the entire receivership period to date (20% of this expense reflects hard costs); it is not anticipated much more expense will be incurred.

The Receiver also incurred expenses associated with updating the project website for investor access to information, and other miscellaneous transportation and operational costs.

The total reasonable and necessary costs incurred by the Receiver during the Second Application Period is \$28,797.93 and is broken out by category as follows:

<b>Category</b>	<b>Total</b>
Intellectual Property Fees/Costs	\$25,537.50
Website/Phone Maintenance/Updates	\$2,092.47
Travel (for northern California asset tour)	\$688.09
Duplication & Postage	\$291.55
Packing/Moving/Office Supplies	\$94.57
Other Miscellaneous	\$93.75
<b>TOTAL</b>	<b>\$28,797.93</b>



1 **III. STANDARDIZED FUND ACCOUNTING REPORT**

2 Attached hereto as Exhibit C is a Standardized Fund Accounting Report,  
3 which includes information on receipts and disbursements since the inception of the  
4 receivership.

5 **IV. THE FEES AND COSTS ARE REASONABLE AND SHOULD BE**  
6 **ALLOWED**

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

14 In allowing fees, a court should consider "the time, labor and skill required,  
15 but not necessarily that actually expended, in the proper performance of the duties  
16 imposed by the court upon the Receiver, the fair value of such time, labor and skill  
17 measured by conservative business standards, the degree of activity, integrity and  
18 dispatch with which the work is conducted and the result obtained." *United States v.*  
19 *Code Prods. Corp.*, 362 F. 2d 669, 673 (3d Cir. 1966) (internal quotation marks  
20 omitted). In practical terms, receiver and professional compensation thus ultimately  
21 rests upon the result of an equitable, multi-factor balancing test involving the  
22 "economy of administration, the burden that the estate may be able to bear, the  
23 amount of time required, although not necessarily expended, and the overall value of  
24 the services to the estate." *In re Imperial 400 Nat'l, Inc.*, 432 F.2d 232, 237 (3d Cir.  
25 1970). Regardless of how this balancing test is formulated, no single factor is  
26 determinative and "a reasonable fee is based [upon] all circumstances surrounding  
27 receivership." *SEC v. W.L. Moody & Co., Bankers (Unincorporated)*, 374 F. Supp.  
28 465, 480 (S.D. Tex. 1974).



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

9 The Receiver has submitted a detailed fee application which describes the  
10 nature of the services rendered, and the identity and billing rate of each individual  
11 performing each task. *See* Exhibit A. As previously noted, due to the enormous  
12 amount of tasks necessarily addressed in the initial months of this case as well as  
13 from an operational standpoint on an ongoing basis, it was and is not feasible to track  
14 each operational task on the basis of each six minute increment of time. As such,  
15 certain of the time descriptions on Exhibit A reflect the total time spent on business  
16 operations for that day, with general descriptions of the types of operational tasks  
17 handled. The Receiver endeavors to staff matters as efficiently as possible, while  
18 remaining cognizant of the complexity of issues presented. The request for fees is  
19 based on the Receiver's customary billing rates charged for comparable services  
20 provided in other matters, less a 10% discount.

21 The work performed by the Receiver was critically essential to carrying out  
22 her Court-ordered duties and preserving the net asset value of the assets in the  
23 receivership estate. The Receiver and Allen Matkins have worked diligently since  
24 the Receiver's appointment to preserve and protect the assets of receivership estate.  
25 Moreover, the Receiver seeks payment of only 80% of fees incurred on an interim  
26 basis in recognition of the fact that her work is ongoing. Payment of the proposed  
27 20% holdback will be sought at the conclusion of receivership. The Receiver's fees  
28 are fair and reasonable and should be approved and paid on an interim basis.

1 **V. CONCLUSION**

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

3 1. Approving the Receiver's fees, on an interim basis, of \$404,862.75;

4 2. Authorizing and directing the Receiver to pay 80% of approved fees, or  
5 \$323,890.20, from the assets of receivership estate;

6 3. Approving the Receiver's costs in the amount of \$28,797.93, and  
7 authorizing and directing reimbursement of such costs in full; and

8 4. For such other and further relief as the Court deems appropriate.

9  
10 Dated: August 7, 2020

By: 

KRISTA L. FREITAG  
Court-appointed Receiver

**EXHIBIT INDEX**

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# EXHIBIT A

# EXHIBIT A

SEC v. ANI, et al.

January 2020 - March 2020 Fees

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/1/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/2/2020	Reviewed payables and attended various other operational matters. (2.4) Prepared lender payments (for several months). (2.0) Prepared year-end reporting, min wage increase email to HR and Accounting. (.4) Finalized drafts of PSA (two versions), confidentiality, access and sale instruction documents (restaurant sales). (.5) Reviewed complaint and motion for approval to pursue litigation; conferred with counsel re: same. (1.7) Prepared closing accounting information for Keller and Lamont for filing. (.6)	7.6	K. Freitag	\$ 315.00	\$ 2,394.00	\$ -	\$ -	\$ -	\$ -	\$ 1,858.50	\$ -	\$ 535.50	\$ -	\$ -	\$ -
1/2/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Recorded and prepared Randolph and parking lot cash for deposit; deposited same. (1.0) Reviewed vendor invoices; forwarded to accounts payable. (.3) Corresponded with L. Ryan and A. Castellano re returned vendor check. (.2)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -
1/2/2020	Reviewed ANI and restaurant payroll, corresponded with Flores re same, researched payroll tax returns and researched vendor payments, Marketplace payables and restaurant payables. (6.5) Researched bank activity and sent Wells Fargo ACH rejection forms. (.4)	6.9	L. Ryan	\$ 135.00	\$ 931.50	\$ -	\$ -	\$ -	\$ -	\$ 931.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/2/2020	Corresponded with Counsel regarding the document production. (0.3)	0.3	S. Hoslett	\$ 292.50	\$ 87.75	\$ -	\$ -	\$ 87.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/3/2020	Researched emails. (3.0) Reviewed OM for restaurants; conferred with G. Rodriguez re: same. (1.8) Conferred re: mortgage payments. (.2) Reviewed year end payroll communications. (.4) Reviewed and signed Rancho Mirage disclosures and Windemere cancellation. (.3) Conferred with G. Rodriguez re: various, including Randolph tenant eviction, IT transition (various), OM comments. (1.2) Participated in IT transition meetings. (2.0) Reviewed and revised draft property sale procedures. (1.7) Conferred with landlord in Mission Beach. (.2) Conferred with liquor license broker. (.2) Addressed various operation matters, including payables, payroll, rent payments, etc. (1.0) Reviewed Pullman analysis. (1.1)	13.1	K. Freitag	\$ 315.00	\$ 4,126.50	\$ -	\$ -	\$ 945.00	\$ -	\$ 3,181.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/3/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Reviewed and forwarded vendor invoices to accounts payable. (.1) Corresponded with K. Freitag and G. Rodriguez re Mosley rent. (.2) Updated property lockbox information; corresponded with E. Hughes re same. (.4) Reviewed and secured employee W-2s; corresponded with K. Freitag and L. Ryan re same. (.4) Conferred re mortgage payment for Valle Vista; setup online access; processed monthly mortgage payment; corresponded re same. (.6)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
1/3/2020	Reviewed and downloaded December bank statements, researched Marketplace payables and corresponded with M. Hill re final payroll items. (1.1) Corresponded and conferred multiple times with accounting team re payroll, final checks, PTO and corresponded with Flores re current payroll registers. (2.8)	3.9	L. Ryan	\$ 135.00	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/3/2020	Site visit to review and sign check run. (.4)	0.4	T. Hebrank	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/3/2020	Reviewed and revised property sale motion. (2.3) Continued work re sale of residential properties, including discussion with broker re changes to listing agreements and provided additional information re same. (0.2) Continued work on HR related transition, including discussion with staff re changes and confirmed information requested and coordinated transition with IT. (0.4) Corresponded with broker re BOV for 301 D Street property. (0.1) Coordinated payment for the 3515 Hancock appraisal. (0.1) Reviewed update on the retail sale of personal property. (0.1) Continued work on the sale of the restaurants, including discussion with K. Freitag and brokers re revisions to OMs. (2.4) Continued work on the IT transition, including giving IT contractor logins/passwords and participating in onsite meeting with contractor and leaving IT admin. (2.2) Reviewed update from NV5 re Phase I report for Surf Rider La Mesa. (0.1)	7.9	G.Rodriguez	\$ 279.00	\$ 2,204.10	\$ -	\$ -	\$ -	\$ -	\$ 2,204.10	\$ -	\$ -	\$ -	\$ -	\$ -
1/4/2020	Reviewed and conferred with landlord re: comments to draft lease assignment documents. (.7) Attended call with Atty Zaro re: Bank Direct and Pullman. (.4) Conferred with G. Rodriguez re: various including IT transition. (.1) Conferred with D. Cohn. (.2)	1.4	K. Freitag	\$ 315.00	\$ 441.00	\$ -	\$ -	\$ 126.00	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/4/2020	Coordinated further IT transition. (0.1)	0.1	G.Rodriguez	\$ 279.00	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -
1/5/2020	Reviewed offering memoranda for the sale of Surf Rider and Bao Beach concepts and provided revisions for K. Freitag review/approval. (0.4) Prepared memo to Atty Seltzer re evictions for Randolph and Washington St. properties. (0.3) Reviewed property management update including two detailed rental applications and corresponded with property manager re same. (0.7) Continued work on the sale of the Carmel property, including review of buyer extension request and request for repairs and reviewed associated due diligence documents. (0.5) Continued work on listing agreements for vacation homes and reviewed including providing updated listings to broker and reviewing new listings. (0.2)	2.1	G.Rodriguez	\$ 279.00	\$ 585.90	\$ -	\$ -	\$ -	\$ -	\$ 585.90	\$ -	\$ -	\$ -	\$ -	\$ -
1/6/2020	Reviewed and added to task list for IT transition; attended several hour meeting re: same. (1.3) Reviewed and made final comments to OM for Next Wave; conferred with G. Rodriguez including Carmel sewer. (.4) Conferred with staff re: Patio Marketplace operations' termination; conferred with parties' to agreements as well. (1.2) Dealt with various accounting and other operational matters, including homeless at property, HOA payment, payroll, Chase checks. (.5) Reviewed and sent on draft of Valle Vista proposal. (.4) Reviewed and provided Pullman documentation; conferred with counsel re: same. (.6)	4.4	K. Freitag	\$ 315.00	\$ 1,386.00	\$ -	\$ -	\$ 189.00	\$ -	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/6/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Collected parking lot cash; counted, recorded and deposited parking lot, Randolph laundry and warehouse sale cash; processed additional check deposits. (2.6) Corresponded with vendor re claims. (.1) Corresponded with A. Morton re supply order; researched same. (.2) Corresponded with G. Rodriguez re security for rental properties. (.1) Reviewed and forwarded vendor invoices to accounts payable. (.3)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -
1/6/2020	Worked on ANI and restaurant payroll reconciliations, reviewed Marketplace payables and downloaded check registers from QuickBooks. (4.3) Corresponded with Flores re final payroll checks and PTO balances. (.5) Corresponded with Wells Fargo re bank activity and ACH. (.4)	5.2	L. Ryan	\$ 135.00	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/6/2020	Calls and correspondence with Chase on clearing checks (.3) Reviewed and approved payroll; transferred funds (.2)	0.5	T. Hebrank	\$ 315.00	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/6/2020	Reviewed HR Update on closing Chicken Pharm entity with EDD (CA Employer Taxes). (0.1) Reviewed update on Cultivate sales. (0.1) Corresponded with broker re remediation items to sell property. (0.2) Cont work on the sale of the vacation rentals, including discussion with buyer re timing for closing of Thomas St. sale, review of payment for HOA, reviewed notice re title reports, reviewed additional listing information. (0.6) Coordinated conference call with Atty Stelzer re evictions. (0.2) Corresponded with Atty Fates re potential overbid for Rancho Mirage. (0.1) Continued discussions with IT vendor re files and continued discussions about transition including providing access to various websites and administrative IT tools. (2.8) Coordinated security vendor to Swell coffee shop to reduce homeless population. (0.1) Met with property manager to discuss status of all properties. (0.9) Made further revisions to restaurant OMs. (2.8) Reviewed details of new inspection report for Carmel property and discussion with K. Freitag re sewer inspection. (0.2) Approved temporary employee timesheet. (0.1)	8.2	G.Rodriguez	\$ 279.00	\$ 2,287.80	\$ -	\$ -	\$ -	\$ -	\$ 2,287.80	\$ -	\$ -	\$ -	\$ -	\$ -
1/7/2020	Conferred with G. Rodriguez re: various operational matters. (.2) Conferred with Flores re: various HR matters. (.3) Met with E. Hughes on retail item sale progress and next steps. (.6) Reviewed closing statement summary filings. (.2) Researched email accounts. (1.5) Researched, reviewed and conferred with counsel re: miscellaneous investments and briefly re: production matter. (1.4) Handled numerous operational matters (e.g., payables, vendor contacts, consignment agreements, employment, SETEC, etc.). (2.5) Coordinated docs for website posting. (.1)	6.8	K. Freitag	\$ 315.00	\$ 2,142.00	\$ -	\$ -	\$ 472.50	\$ -	\$ 1,669.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/7/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Downloaded employee documents from Paycom. (4.5) Corresponded with numerous vendors re claims. (.3) Researched vendor contact information; corresponded with K. Freitag re same. (.2) Corresponded with Cosco re scheduling quarterly fire inspection at Himmelberg's. (.1) Corresponded with Paracorp re status of change of registered agent. (.1)	5.6	A. Herren	\$ 202.50	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/7/2020	Updated cash flow, outstanding checks, reconciled ANI payroll checks and corresponded with Flores re payroll. (3.0) Continued to correspond with Wells Fargo re activity. (.4) Began to work on Receipts and Disbursement report for November. (5.0)	8.4	L. Ryan	\$ 135.00	\$ 1,134.00	\$ -	\$ -	\$ -	\$ 675.00	\$ 459.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/7/2020	Provided tracking log to K. Freitag re data acquired by SETEC for SEC. (0.2) Continued sale of Carmel including discussion with broker re inspection reports and repairs needed. (0.3) Continued sale of Rancho Mirage including discussion with potential overbidder, broker and Atty Fates re open matters and coordinating further pickup of items for Defendant. (0.7) Conferred with Atty Stelzer re evictions for delinquent tenant, provided requested information and conferred with prop mgr re same. (1.0) Continued work on HR matters including updates on work in progress and discussion with IT vendor. (0.4) Continued sale of vacation homes including discussions with broker re inspection and repairs and coordinated same with prop mgr. (0.4) Followed up with IT consultant re transition support. (0.1) Prepared 3 day notices for 2 delinquent renters, and further discussion with prop mgr re open matters. (1.0)	4.1	G.Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ -
1/8/2020	Attended call with the Irvine Co. re: the transition. (.3) Prepared draft of contractor agreement. (.2) Prepared IT contact information for entire team; conferred with B. Young re: same. (1.0) Reviewed and prepared SunTrust litigation arrangement proposal for other two plaintiffs; sent email re: same. (.9) Conferred with insurance re: windshield repair. (.1) Met with J. Pastore to review trademark items and options for potential sale; reviewed and responded to Maria re: same. (.3) Conferred with G. Rodriguez re: forensic. (.3) Researched various emails re: Google accounts and other matters. (2.2) Reviewed and categorized various payment detail for quarterly receipts and disbursements. (1.0)	6.3	K. Freitag	\$ 315.00	\$ 1,984.50	\$ -	\$ 693.00	\$ -	\$ 315.00	\$ 598.50	\$ -	\$ -	\$ 283.50	\$ -	\$ 94.50
1/8/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Downloaded employee documents from Paycom - necessary for transition and to retain records. (7.0) Conferred and corresponded with B. Young re cash deposit register. (.1) Corresponded with S. Coleman re check for coffee bean purchase. (.1) Corresponded with City Wide Maintenance re outstanding invoices; reviewed and forwarded to accounts payable. (.4) Processed monthly mortgage payment for Carmel property. (.4)	8.4	A. Herren	\$ 202.50	\$ 1,701.00	\$ -	\$ -	\$ -	\$ -	\$ 1,701.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/8/2020	Continued to work on Receipts and Disbursements report for November and December, reconciling bank accounts. (6.6) Corresponded with East West re access and Wells Fargo re bank items and activity. (.6) Worked with accounting team re reconciliations and with Flores re payroll and new hire docs. (1.5)	8.7	L. Ryan	\$ 135.00	\$ 1,174.50	\$ -	\$ -	\$ -	\$ 891.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/8/2020	Corresponded with T. Cady re sale of Lamont and Keller Street properties. (0.1) Restaurant sales, including discussion with interested buyers, providing requested information to brokers and revising documents as requested. (0.3) Resolution on vehicles including discussion (various) w/Atty Bahr re payments on Mercedes van. (0.2) SEC production request review of various hard drives. (3.4) Evictions work, including review of update from counsel on lease review and further discussions with Atty De Blast re residential eviction. (0.3) Vacation home sales, including review of two preliminary title reports. (0.3) General prop mgmt work including preparation of 3-day notice and discussion with mgr re tenant matters. (0.6) Corresponded with B. Young re access to billing account. (0.1) Reviewed invoice for Carmel power & gas and corresponded with broker re costs. (0.1)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ 948.60	\$ -	\$ -	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/8/2020	Work on investor listing. (1.3)	1.3	S. Hoslett	\$ 292.50	\$ 380.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380.25	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/9/2020	Conferred with T. MacDonald and B. Young re: Paycom and other HR year-end items (and prior three years. (.6) Attended call with Atty Fates, G. Rodriguez and A. Johnson re: production of documents. (.3) Conferred with Atty Fates re: various updates and Pullman details. (.2) Conferred with S. Hoslett re: investor list. (.3) Reviewed and spoke with G. Rodriguez and Tri-Corp and SFG on D Street. (.9) Met with potential tax accountant for 2018 and 2019 pre-receivership returns. (.2) Conferred with Atty Lorenzen re: PSA and lease related document revisions. (.4) Reviewed and revised PSA and lease related documents. (1.7) Dealt with various operational items (e.g., insurance declaration pages and updates, health insurance correspondence). (1.0) Conferred with parties on SunTrust litigation. (.8) Reviewed financials. (.8)	7.2	K. Freitag	\$ 315.00	\$ 2,268.00	\$ -	\$ 252.00	\$ 63.00	\$ -	\$ 1,701.00	\$ -	\$ -	\$ 252.00	\$ -	\$ -
1/9/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Met gardener at Goldfinch. (.6) Corresponded with H. Rossi re liquor inventory. (.1) Scanned, archived and deposited check for Swell Coffee. (.6) Corresponded with numerous vendors re claims. (.3) Corresponded with S. Coleman re Ohio worker's comp online access. (.1) Corresponded with G. Rodriguez re Carmel property loan. (.1) Corresponded with realtor re scheduling tour at Goldfinch. (.1)	2.3	A. Herren	\$ 202.50	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ -
1/9/2020	Corresponded with S. Hoslett re investor list. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/9/2020	Continued to work on receipts and disbursements report. (4.8) Worked on manual paycheck issues and reconciliations. (2.0)	6.8	L. Ryan	\$ 135.00	\$ 918.00	\$ -	\$ -	\$ -	\$ 648.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/9/2020	Reviewed escrow documents for Carmel, CA and corresponded with broker re repairs request. (0.3) Worked with prop mgr to provide addenda to leases for Randolph and discussion re offer to lease terminated tenant and provided lease addendum to short term lease. (0.7) Conferred & corresponded with brokers re restaurant sales interest and provided additional information requested. (0.6) 301 D Street analysis and strategy discussion with K. Freitag and coordinated meetings with developer re same. (0.3) Corresponded with E. Hughes re repairs at Himmelbergs. (0.1) Work on evictions, including discussion with Atty Stelzer re notice posted on address, discussion with K. Freitag re offer for lease terminated tenant and revisions to notice for same tenant terminating lease. (0.4) Participated in conference call with SEC re data production and followed up with forensic IT vendor re detailed log. (0.6)	3.0	G. Rodriguez	\$ 279.00	\$ 837.00	\$ -	\$ 167.40	\$ -	\$ -	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ -
1/9/2020	Continued work investor listing. (.5) Worked on forensic overview. (1.0)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ 146.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
1/10/2020	Conferred with T. MacDonald and D. Cohn re: benefits. (.2) Conferred with Atty Lorenzen re: PSA and lease related document revisions. (.4) Reviewed Pullman documents. (1.5) Worked with G. Rodriguez re: Google account information. (.3) Conferred with D. Oates re: upcoming activity and requests. (.3) Reviewed D. Champion agreement draft. (.4) Reviewed and signed two Randolph leases. (.6) Conferred with Atty Fates re: Suntrust litigation; conferred with B. Young re: same. (.7) Attended call with G. Rodriguez and T. Moyead re: D Street next steps and VE. (1.0) Worked on EDD issues and cleanup, and other operational matters (events, insurance). (1.1)	6.5	K. Freitag	\$ 315.00	\$ 2,047.50	\$ -	\$ -	\$ 567.00	\$ -	\$ 1,134.00	\$ -	\$ 126.00	\$ 220.50	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/10/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Updated prospective buyer list. (.2) Collected, counted and recorded parking lots and warehouse sale cash. (1.5) Processed deposits for Chase and Wells Fargo. (1.0) Corresponded with numerous vendors re claims. (.4)	3.5	A. Herren	\$ 202.50	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ -
1/10/2020	Continued to work on receipts and disbursements report. (3.8) Researched manual payroll check with payroll team, worked on Marketplace interco reconciliation with accounting team. (1.7)	5.5	L. Ryan	\$ 135.00	\$ 742.50	\$ -	\$ -	\$ -	\$ 513.00	\$ 229.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/10/2020	Investor and property correspondence. (.2)	0.2	T. Hebrank	\$ 315.00	\$ 63.00	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/10/2020	Provided broker with requested info on income and conferred with same re status of listings. (0.2) Continued revisions to asset schedule. (0.4) Sale of 140 Keller, including reviewing income statement for business and providing to broker and coordinating additional information requested. (0.6) Reviewed Bella Pacific listing agreement and coordinated execution of same and additional addendum for Tennyson and provided same to broker. (0.6) Discussion with K. Freitag re Google access and corresponding with Atty Apsis re access to domain registration for same. (0.3) Reviewed appraisal for Hancock property and corresponded with potential interested party. (0.3) Participated in conference call with K. Freitag and T. Moayed re status of 301 D, repairs, potential sale and strategy. (1.0) Restaurant operations, including working through access to employee management system. (1.0) Rancho Mirage sale, including discussion with broker re next steps and coordinating pick up of items left by defendant and offer for golf cart. (0.3) Restaurant sales including discussion with brokers re tours and buyer interest and coordinated execution of agreements and provided additional documents for due diligence. (0.8) Carmel sale efforts including discussion with broker re request for repairs and coordinating same response and discussion with escrow re lender contact. (1.0)	6.5	G. Rodriguez	\$ 279.00	\$ 1,813.50	\$ -	\$ -	\$ 83.70	\$ -	\$ 1,729.80	\$ -	\$ -	\$ -	\$ -	\$ -
1/13/2020	Followed up on various items (D. Street, health ins., Univ. insurance, E. Hughes, marketplace financials and payable correspondence). (1.4) Reviewed and signed MEC documents; conferred re: same (various). (.6) Conferred with G. Rodriguez and worked to consolidate indices for SETEC forensic production. (1.6) Reviewed and signed numerous confidentiality agreements for Next Wave. (.7) Redacted and provided JB Resource transfer docs to Atty Fates. (.4) Researched Yahoo and Google accounts; conferred with G. Rodriguez and Atty Fates re: same. (1.4) Conferred with Atty Fates and partners re: Suntrust litigation. (.3)	6.4	K. Freitag	\$ 315.00	\$ 2,016.00	\$ -	\$ 945.00	\$ 126.00	\$ -	\$ 850.50	\$ -	\$ -	\$ 94.50	\$ -	\$ -
1/13/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Recorded, scanned and archived mechanics liens and preliminary notices. (2.0) Met realtor at Goldfinch to show to prospective tenants. (1.0) Researched warehouse inventory; conferred with E. Hughes re same. (.6) Conferred with E. Hughes re fire inspection at Himmelberg's. (.2) Prepared and distributed Google notification letter via FedEx. (.4) Corresponded with T. Askey re long term renter parking. (.1) Setup shared folder for personal property inventory; corresponded with E. Hughes re same. (.2) Corresponded with S. Greene re vendor correspondence for pre-receiver invoices. (.1) Scanned, archived and recorded mechanic's liens. (2.0)	7.0	A. Herren	\$ 202.50	\$ 1,417.50	\$ -	\$ 81.00	\$ -	\$ -	\$ 1,336.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/13/2020	Continued to work on receipts and disbursement report. (6.1) Worked on Marketplace payroll, reconciled checks with S. Greene, conferred multiple times with East West re access and statements. (3.4)	9.5	L. Ryan	\$ 135.00	\$ 1,282.50	\$ -	\$ -	\$ -	\$ 823.50	\$ 459.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/13/2020	301 D St sale including discussion with broker and updated analysis of the same and coordinated meeting with City re same. (0.3) West Washington lease up, including discussions with tenants re leasing space. (0.4) University sale, including discussion with potential buyer re LOI for property. (0.2) Continued work on IT investigations for google and specific domains, including discussion with K. Freitag re review of account information and downloading files. (1.0) Reviewed and approved temporary employee timesheet. (0.2) Conferred with AMA Networks re requests for data for trial production. (0.2) Reviewed and approved invoices for payment of restaurant due diligence. (0.2) Reviewed Phase I report and ordered same for W. Washington. (0.4) Provided SEC with additional information re forensic IT work, including preparation of additional documents to assist with review. (2.0) Continued property management work, including preparation of lease addendums for tenants at 4030 Randolph and discussion with prop mgr re status of tenant evictions and discussion re potential tenant at 3415 Mission Blvd. (0.7) Restaurant sales including updates with broker re Phase I and discussion with Mgr re timing of restaurant tours. (0.3)	5.9	G.Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ 837.00	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -
1/14/2020	Reviewed and signed numerous restaurant confidentiality agreements; conferred with G. Rodriguez re: sales (various). (7) Conferred with A. Herren re: golf tourney. (1) Conferred with team re: Westlink research. (3) Followed up on various insurance items with S. Coleman and re: the MEC plan; drafted correspondence re: same. (5) Reviewed mechanic's lien schedule. (4) Reviewed and signed Carmel contingency waiver. (1) Conferred with broker on Chicken Pharm liquor license; followed up with escrow. (2) Conferred (numerous) with HR on year-end items; prepared W2 cover letter language; EDD closure follow-up. (1.6) Reviewed Cal Private response. (1) Prepared package and conferred with Atty Klinger re: marketplace liquor license transfer docs needed. (6) Reviewed and coordinated domain renewal package and request. (3) Performed initial review of draft auction contract; conferred with E. Hughes re: same. (8) Conferred with Atty Fates re: former employee tenancy. (1) Conferred with personal property appraiser. (2) Conferred with Goldfinch landlord. (1)	6.1	K. Freitag	\$ 315.00	\$ 1,921.50	\$ -	\$ -	\$ -	\$ -	\$ 1,827.00	\$ -	\$ -	\$ 94.50	\$ -	\$ -
1/14/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (4) Researched and posted Farmer's Open tickets for resale; corresponded with K. Freitag re same. (9) Corresponded re renewal of loan management software. (2) Conducted and recorded photo room inventory. (3.0) Conferred with SPS and L. Ryan re Carmel by the Sea loan payoff; corresponded with escrow re same. (4) Corresponded with vendor re claims. (1) Scanned, archived and recorded mechanic's liens. (2) Corresponded with B. Young re invoice. (1)	5.3	A. Herren	\$ 202.50	\$ 1,073.25	\$ -	\$ -	\$ -	\$ -	\$ 1,073.25	\$ -	\$ -	\$ -	\$ -	\$ -
1/14/2020	Conferred with Sandra at Wells Fargo re fraud filter and Tenth & J account. (4) Corresponded multiple times with Flores re payroll and W2s and worked with and supported accounting team re payroll reports. (1.8) Continued to update receipts and disbursement report. (1.0)	3.2	L. Ryan	\$ 135.00	\$ 432.00	\$ -	\$ -	\$ -	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010	
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee											
1/14/2020	Corresponded with broker re sale of the rental office and listing terms. (0.2) Corresponded with broker re interest in University and provided general info. (0.3) Reviewed update re domain renewals. (0.1) Reviewed CalPrivate response to sale motions and reviewed receiver's response to same. (0.4) Conferred with Atty Fates re Google account data and provided brief memo to K. Freitag. (0.2) Corresponded with broker re apt leasing efforts. (0.1) Sale of Rancho Mirage including discussion with broker re escrow extension. (0.1) Sale of vacation homes incl discussion with buyer of Thomas St re loan and timing closing, review of sales report for and discussion with broker re same, discussion with buyer re closing for Brighton, buyer request for inspection, and review of fumigation approval and corresponded with prop mgr re same. (0.7) Carmel, CA sale including review of Contingency release and coordinated execution of the same, planned sale motion with K. Freitag. (0.4) Corresponded with K. Freitag re investor database and pymt of related invoices. (0.2) Reviewed ANI corp website and prepared for changes needed to system. (0.2) 301 D St sale, incl coordinating mtg with the City (various). (0.2) Reviewed response from Google re preservation request. (0.1) Restaurant sales, including review of confi agts and coordinating restaurant times with mgrs and discussions with broker, discussion with K. Freitag re appraisals for restaurant equip. (0.6)	3.8	G.Rodriguez	\$ 279.00	\$ 1,060.20	\$ -	\$ 139.50	\$ -	\$ -	\$ -	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ -
1/15/2020	Attended call with SEC re: production reference schedules. (.4) Met with G. Rodriguez re: various, including auction contract, University and W. Washington, Hancock appraisal and mechanic's liens, reporting, etc. (1.1) Conferred with Atty Fates re: auction, hard drives and Hancock. (.2) Conferred with IP counsel and Atty Fates re: Swell and other IP status and potential sale information. (.3) Reviewed and followed upon additional PSA templates needed. (.4) Made revisions to prospective auction agreement and estimated net results on two alternatives. (1.4) Reviewed correspondence and conferred with HR re: W2 and payroll matters. (.4) Conferred with L. Ryan re: various operational matters. (.4) Reviewed reconciliation of new and old bank accounts for restaurants; conferred with L. Ryan re: same forwarded same to Flores. (.9) Conferred with Atty Lorenzen re: PSA templates. (.2) Reviewed and signed several confidentiality agreements. (.3)	6.0	K. Freitag	\$ 315.00	\$ 1,890.00	\$ -	\$ 126.00	\$ -	\$ -	\$ 1,764.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/15/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded re and distributed vendor check. (.2) Corresponded with L. Ryan re vendor contact. (.1) Corresponded with numerous vendors re claims. (.4) Reviewed and forwarded vendor invoices to accounts payable. (.3) Requested loan payoff for Carmel property; forwarded same to escrow company. (.2) Corresponded with L. Ryan and vendor re reissue of check. (.2) Reviewed boxes for stamp. (.4)	2.2	A. Herren	\$ 202.50	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/15/2020	Researched multiple corrections to ANI and Marketplace payroll, corresponded with Flores re same, conferred multiple times with Marketplace employees re prior payroll, worked on December Flores reconciliation and worked with payroll team on 2019 payroll corrections and taxes. (6.3) Worked with and supported accounting team with 1099 review. (1.5)	7.8	L. Ryan	\$ 135.00	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/15/2020	Prepared for and conf call with S Hoslett and V Liguzinski re: forensic accounting; provided accesses and request addn information. (1.1)	1.1	T. Hebrank	\$ 315.00	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/15/2020	Restaurant sale, including discussion with broker re Saskas and the parking lots. (0.1) Corresponded with broker re listing access to vacation rental that is booked up for months. (0.1) Corresponded and conferred with IT vendor, re open matters including creating personal networks at co-work location after request from manager, repair at Surf Rider La Mesa and backup of server software. (0.2) Sale of Tennyson and Bella Pacific, including revisions to listing agreement and discussion with broker re status update and coordinated clean-up and turn over of keys. (0.6) Prop mgr meeting to review each property and discuss status of leases. (1.5) Reviewed payoff for Carmel property and coordinated delivery of same to escrow. (0.2) General minor IT matters, including discussion with vendor re access to GSuite accounts, account access for webmaster and updates on domain name registrations. (0.3) Coordinated property tour with broker University property. (0.2) Site visit to review the Tennyson property and further discussions with the broker re same. (0.7) Participated in conference call re data transferred to SEC for review. (0.5) Conferred with Web developer re changes to the corporate website. (0.2) Reviewed prelim notices and liens filed for Hancock property. (.3) Discussed sales strategy and auction contract and terms with K. Freitag. (1.1)	6.0	G.Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ 139.50	\$ -	\$ -	\$ 1,534.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/15/2020	Reviewed forensic accounting documents and held conference call with S. Hoslett. (1.1)	1.1	V. Liguzinski	\$ 225.00	\$ 247.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247.50
1/15/2020	Downloaded and organized documents related to various entities. (2.5) Held conference call with V. Liguzinski, T. Hebrank regarding the same. (1.1)	3.6	S. Hoslett	\$ 292.50	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,053.00
1/16/2020	Conferred with Atty Zaro re: Pullman. (.4) Conferred, reviewed and signed agreement re: MEC plan. (.2) Conferred with E. Hughes re: auction contract comments. (.3) Conferred with G. Rodriguez re: various. (.2) Attended call with G. Rodriguez and City of West Sacramento. (.7) Conferred with Atty Zaro re: D Street litigation, 1099s. (.3) Worked to draft second interim report and prepare updates to related exhibits. (7.0) Reviewed and signed confidentiality agreements. (.2) Coordinated website postings; conferred re: same. (.1) Addressed various operational matters, including tax notices, hardware software vendor communications, payroll, Valle Vista offer follow-up, etc. (1.5)	10.9	K. Freitag	\$ 315.00	\$ 3,433.50	\$ -	\$ -	\$ 126.00	\$ 2,205.00	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/16/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Conducted inventory at Lamont. (1.5) Corresponded with numerous vendors re claims. (.4) Forwarded vendor invoices to accounts payable. (.2)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ -
1/16/2020	Reviewed ANI payroll with Flores. (1.0) Conferred with Amex and worked on changing bank accounts, began to work on 1099s, worked on EDD and payroll issues with payroll team. (4.7) Conferred with S. Hoslett re Lamont tax return. (.3)	6.0	L. Ryan	\$ 135.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/16/2020	Reviewed amended leasehold PSA and landlord consent. (0.9) Corresponded with broker re sale of the of the Surf Life office. (0.2) Conferred with IT vendor re server backup, backup of key personnel files, repairs to the La Mesa store IT usage. (0.8) Conference call with the City of Sacramento re 301 D Street project. (1.1) Co-Work sale, including discussion with broker re interest in the co-work and began coordinating requested due diligence items and executing confidentiality agrmt. (0.7) Bella Pacific sale, including meeting with broker and providing keys and direction re same. (0.5) Prop mgmt work including coordinating showing for leased vacation rental unit on Saturday (including approving compensation for same) review of the application for rent for 3415 Mission Blvd and preparation of Move In/Move Out documentation. (0.8)	5.0	G.Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/16/2020	Reviewed and organized documents related to the forensic analysis. (0.5)	0.5	V. Liguzinski	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50
1/16/2020	Met with ANI accountants regarding current financial status of various entities and worked on forensic accounting issues. (4.5)	4.5	S. Hoslett	\$ 292.50	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,316.25
1/17/2020	Met with counsel and S. Hoslett on protective order issues. (.7) Conferred with D. Howe and Atty Klingler re: liquor license transfers. (.2) Conferred on MEC plan. (.1) Conferred with J. McGrorey re: various. (.1) Coordinated website posting. (.1) Conferred with prospective cbd interested person. (.5) Conferred with G. Rodriguez re: draft report and various other. (.6) Began review of receipts and disbursements and worked on asset update for second interim report. (6.7)	9.0	K. Freitag	\$ 315.00	\$ 2,835.00	\$ -	\$ 220.50	\$ -	\$ 2,299.50	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/17/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited up parking lot cash. (2.0) Conferred and corresponded re Patio Marketplace checks. (.5) Checked on lights at SRMB. (.2) Scanned, archived and recorded mechanic's liens. (.2) Corresponded with K. Freitag re Farmer's Open ticket sales; updated listings for same. (.4) Scanned and archived refund checks received; corresponded with L. Ryan re same. (.2) Recorded Lamont inventory; corresponded with E. Hughes re same. (1.3)	5.2	A. Herren	\$ 202.50	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/17/2020	Reviewed payroll and followed up on outstanding items with Flores, reviewed SDGE accounts and cash activity. (1.4)	1.4	L. Ryan	\$ 135.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/17/2020	Sale of University, including discussion with broker re potential offer. (0.2) Conferred with IT vendor and cable internet provider re access problem at SurfRider La Mesa. (0.2) Participated in conference call re sale of Cultivate brand and discussion with K. Freitag re same. (0.5) Revised Receiver's Interim Report and conferred with K. Freitag re same. (5.3) Continued coordination of site visit for 809 and 812 San Rafael between property manager and broker. (0.4) Prepared computer for new employee. (0.7)	7.3	G.Rodriguez	\$ 279.00	\$ 2,036.70	\$ -	\$ -	\$ -	\$ 1,478.70	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/17/2020	Conferred with S. Hoslett re forensic project testing procedures. (0.3)	0.3	V. Liguzinski	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
1/17/2020	Reviewed Chicago Title documents and held conference call regarding the same. (1.8) Held conference call with V. Liguzinski regarding testing procedures. (0.3)	2.1	S. Hoslett	\$ 292.50	\$ 614.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614.25
1/19/2020	Sale of Tennyson and Bella Pacific, including update from broker re open house, clean up & expectations on offer. (0.2)	0.2	G.Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -
1/20/2020	Followed up on domain renewals. (.2) Worked on quarterly report. (1.0) Reviewed accounts payable. (.4)	1.6	K. Freitag	\$ 315.00	\$ 504.00	\$ -	\$ -	\$ -	\$ 315.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/20/2020	Worked on fee application. (do not bill)	9.0	K. Freitag	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/20/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Continued updating personal property inventory. (2.8) Scanned and archived bank deposit receipts; corresponded re same. (.4) Researched correspondence re Royal St. George utilities (.1) Checked lights and replaced key at SRMB; corresponded re same. (.6) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.4)	4.7	A. Herren	\$ 202.50	\$ 951.75	\$ -	\$ -	\$ -	\$ -	\$ 951.75	\$ -	\$ -	\$ -	\$ -	\$ -
1/20/2020	Corresponded with investor re numerous investors contact list; court hearings and documents; status of claims process and other general receivership questions. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
1/20/2020	Reviewed weekly restaurant payables from Flores and worked with and supported accounting team re utilities and deposits. (1.5)	1.5	L. Ryan	\$ 135.00	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/20/2020	Restaurant sales, including review of appraisal for Crown Point FF&E, discussion with brokers re marketing efforts, & continued production of documents. (1.0) Operations support, including review and approval of temp employee payroll. (0.1)	1.1	G.Rodriguez	\$ 279.00	\$ 306.90	\$ -	\$ -	\$ -	\$ -	\$ 306.90	\$ -	\$ -	\$ -	\$ -	\$ -
1/21/2020	Worked on exhibits for Second Interim Report; conferred with Atty Fates re: same. (3.6) Conferred with G. Rodriguez re: broker press releases (PR re: same), and numerous sale related matters. (1.0) Met with T. Castellano re: go forward plan. (1.0) Met with B. Young re: go forward plan. (.7) Conferred re: MEC plan. (.2) Reviewed payables and reviewed/signed several short-term lease agreements. (.6) Reviewed and signed counter offer on a vacation rental. (.3)	7.4	K. Freitag	\$ 315.00	\$ 2,331.00	\$ -	\$ -	\$ -	\$ 1,134.00	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/21/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Completed draft of personal property inventory; corresponded re same. (.6) Forwarded vendor invoices to accounts payable. (.1) Finalized personal property inventory; corresponded with K. Freitag re same. (1.5) Corresponded with potential buyers re sale of Farmer's Open tickets; corresponded with K. Freitag re same. (.4)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/21/2020	Met with accounting team re status; worked with and supported accounting team with Marketplace payables, outstanding checks and corresponded with Flores re payroll. (2.6)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/21/2020	Set up Chase bank account accesses; approve Chase transactions. (.4)	0.4	T. Hebrank	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/21/2020	301 D Street disposition, including review of correspondence from the City of Sacramento re meeting plans and requests, discussion with broker re status of property and provided information to same. (0.4) Brief update with IT on status of backups. (0.1) Reviewed options for listing Camino Degrazia, including lease termination and standard CAR forms for termination. (0.3) Prop mgmt work, including preparation of lease and various addendums for 3415 Mission Blvd. (2.5) West Washington sale and leasing including revision to Phase I contract and provide same to vendor and discussions with tenant re new lease. (0.6) Interim Report and asset list revisions. (0.6) Residential home sales including discussion with broker re offer received for 812 San Rafael and discussion with K. Freitag re same and revisions to counter offer and coordinated execution of the same and discussion with broker re offers received on Tennyson. (1.2) Continued work on restaurant sales, including discussion with broker re status of sales and questions on details of process, review of press releases and provided same to brokers for release and instructions re same. (1.1)	6.8	G.Rodriguez	\$ 279.00	\$ 1,897.20	\$ -	\$ -	\$ -	\$ 167.40	\$ 1,729.80	\$ -	\$ -	\$ -	\$ -	\$ -
1/22/2020	Conferred with PR and counsel to address questions (various) and audit issue. (.8) Followed up on website domains and IP. (.4) Conferred with escrow agent re: various. (.6) Reviewed and revised personal property auction agreement. (.5) Reviewed and revised draft psa for Patio Marketplace transition (Irvine Co.). (1.1)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/22/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Completed entity LPs transfer of registered agent forms; corresponded re same. (1.0) Scanned mechanics liens; updated spreadsheet. (.2) Corresponded with E. Hughes re property access (.2) Recorded liquor/wine transfers. (1.4) Archived Dobron correspondence; forwarded same to K. Freitag. (.2) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.2) Scanned, archived and recorded mechanic's liens. (.5) Corresponded with City Wide Maintenance re cleaning at Patio Express; corresponded with E. Hughes re same. (.2)	4.3	A. Herren	\$ 202.50	\$ 870.75	\$ -	\$ -	\$ -	\$ -	\$ 870.75	\$ -	\$ -	\$ -	\$ -	\$ -
1/22/2020	Revised receipts and disbursement report. (1.8) Made deposits at Wells Fargo and Chase, worked on Marketplace payables and SDGE with S. Coleman. (3.6)	5.4	L. Ryan	\$ 135.00	\$ 729.00	\$ -	\$ -	\$ -	\$ 243.00	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/22/2020	Rancho Mirage sale, including review of art appraisal and discussion with broker re golf cart and art. (0.3) 140 Keller sale, including review of proposal for replacement of AC units, review of inventory report and research re due diligence items requested by broker. (0.5) Final review of auction agreement. (0.1) West Washington sale, including completeing Phase I questionnaire and providing same and previous reports to the inspector and coordinating onsite meeting with inspector. (0.4) Reviewed update on employee workers comp claim. (0.1) Residential sales, including review of counter offers on Tennyson and coordinating same. (0.3) Continued work on restaurant sales, including researching due diligence items requested by brokers, discussion with broker re overbid process and provided answers re interest from Defendant in sale and various discussions with K. Freitag and D. Oates re answers to press release. (1.6)	3.3	G.Rodriguez	\$ 279.00	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ -
1/22/2020	Reviewed and summarized the financial information for ANI CA III tax returns. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/22/2020	Reviewed and organized the tax returns for numerous entities. (2.0)	2.0	S. Hoslett	\$ 292.50	\$ 585.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585.00
1/23/2020	Sent documents to open escrow for Pullman transaction. (.2) Conferred with ANICO counsel and Atty Fates re: Hancock appraisal and proposed next steps; provided follow-up documentation. (.5) Conferred with E. Hughes re: apparel and coffee pod removal. (.4) Followed up on liquor license status. (.1) Prepared for and attended call with Irvine Co. re: transition. (.3) Attended call with Rita with holding escrow co. for Pullman. (.2) Reviewed and signed AP for Marketplace and other real estate. (.4) Signed Paracrop documents (.2) Reviewed and signed Tennyson contract. (.4) Conferred with S. Hoslett re: forensic accounting. (.3) Worked on draft second interim report. (4.5) Attended call with Flores re: payroll co. onboarding. (1.0)	8.5	K. Freitag	\$ 315.00	\$ 2,677.50	\$ -	\$ -	\$ -	\$ 1,417.50	\$ 1,260.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/23/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Updated liquor/wine transfers. (.5)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
1/23/2020	Conferred with S. Hoslett re tax returns and entity list. (.4) Responded to emails from accounting team re QuickBooks. (.2)	0.6	L. Ryan	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/23/2020	Reviewed asset schedule for Receiver's report (0.3) 140 Keller sale, including discussion with manager and broker re inventory and discussion with broker re potential offers, changes to marketing strategy and collection of additional due diligence items requested. (0.7) Residential sales, including discussion with broker re Rancho Mirage and provided additional requested documents and review and acceptance of offer for Tennyson, including preparation of addendum to agreement and discussion with broker re changes to locks for Bella Pacific. (2.4) Restaurant sales, including providing contact information to broker and review, review of news media surrounding sales, review of title report for parking lot and requesting update to same and continuing to gather due diligence items requested by brokers. (1.0)	4.4	G.Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ 83.70	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ -
1/23/2020	Continued review and analysis of ANI tax return files. (1.2) Held conference call with S. Hoslett to strategize testing procedures. (0.5)	1.7	V. Liguzinski	\$ 225.00	\$ 382.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382.50
1/23/2020	Work on forensic accounting testing procedures and tracking log. (6.8) Held conference call with V. Liguzinski related to testing process. (0.5)	7.3	S. Hoslett	\$ 292.50	\$ 2,135.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135.25
1/24/2020	Met with HR re: 2018 941 matter and 2019 updated W2 matter. (.5) Met with Irvine Co. re: the transition of operations. (.5) Reviewed payables, signed checks and dealt with various other operational items, including funds transfers. (.6) Reviewed and signed Champion settlement agreement. (.2) Conferred with Atty Fates re: various, including Pullman, Chicago Title, etc. (.3) Prepared for and attended hearing. (1.8)	3.9	K. Freitag	\$ 315.00	\$ 1,228.50	\$ -	\$ -	\$ -	\$ -	\$ 1,165.50	\$ -	\$ 63.00	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/24/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Met appraiser at Himmelberg's. (.2.0) Updated liquor/wine transfers; corresponded with H. Rossi re same. (.5) Collected, counted and recorded parking lot cash. (.1.7) Processed bank deposits at Chase and Wells Fargo. (.8) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.4) Conducted site inspection at Goldfinch. (.5) Corresponded with T. McDonald re employee change of address. (.1) Scanned and archived signed transfer of registered agent forms; corresponded with Paracorp re same. (.2) Formatted and finalized consignment agreement; corresponded re same. (.6) Corresponded with potential buyers for Farmer's Open tickets. (.4)	7.6	A. Herren	\$ 202.50	\$ 1,539.00	\$ -	\$ -	\$ -	\$ -	\$ 1,539.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/24/2020	Worked with accounting team on SDGE, ANI payables, QuickBooks reports, W2 reissues and researching payroll checks. (.3.3) Reviewed Flores payables for Lamont, Saska's and Surfrider. (.8)	4.1	L. Ryan	\$ 135.00	\$ 553.50	\$ -	\$ -	\$ -	\$ -	\$ 553.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/24/2020	Conferred with S. Hoslett and V. Liguzinski re QuickBooks and forensic outline. (.1.1)	1.1	L. Ryan	\$ 225.00	\$ 247.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247.50
1/24/2020	Weekly meeting with property manager. (.8) Commercial properties with liens sale, including discussion with K. Freitag re strategy and preparations to discuss same with lien holders, correspondence with buyer and discussion with T. Askey, discussions with potential buyer for University property and began research into each property. (.1.5) Operations support, including beginning search for additional temporary help. (.0.2) 140 Keller operations, including approving fire inspection repairs. (.0.1) West Washington sale, including meeting with tenant and discussion of terms for new lease. (.0.9) IT review, including taking possession of Last Pass account. (.0.3) Residential sales, including finalizing offer on Tennyson and discussion with accounting and broker re utility invoice for Rancho Mirage. (.0.4) Restaurant sales, including discussion with broker re sale of Surf Rider brand and timing for property tour and ordering updated PTR. (.0.2)	4.4	G.Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
1/24/2020	Conferred with S. Hoslett regarding the forensic project and QuickBooks files.(1.1) Reviewed and worked on analysis of tax return balance sheets. (1.0)	2.1	V. Liguzinski	\$ 225.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472.50
1/24/2020	Review bank records and tax returns and create an testing overview summary and worked on investor listing. (.6.3) Held conference call with V. Liguzinski related to the same. (1.1)	7.4	S. Hoslett	\$ 292.50	\$ 2,164.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,164.50
1/25/2020	Reviewed documents produced by Chicago Title, corresponded with Counsel regarding additional documents needed. (3.2)	3.2	S. Hoslett	\$ 292.50	\$ 936.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 936.00
1/26/2020	Worked on second interim report and exhibits. (2.0) Reviewed accounts payable, and followed up on various other operational items. (.2)	2.2	K. Freitag	\$ 315.00	\$ 693.00	\$ -	\$ -	\$ -	\$ 630.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/27/2020	Reviewed and conferred with counsel on Patio Marketplace amendment. (.2) Prepared for in person meeting on D Street (had to reschedule), other operations. (.7) Conferred with Pullman buyer; arranged for earnest money wire. (.2) Worked to finalize ANI Draft report (2nd Interim). (1.1)	2.2	K. Freitag	\$ 315.00	\$ 693.00	\$ -	\$ -	\$ -	\$ 346.50	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
1/27/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Met cleaners at Patio Express. (1.4) Corresponded with vendor re claims. (.1) Corresponded with potential buyer re Farmer's Open tickets. (.2) Reviewed and forwarded vendor invoices to accounts payable. (.2) Corrected transfer of registered agent forms; corresponded with K. Freitag for signature. (.6)	2.9	A. Herren	\$ 202.50	\$ 587.25	\$ -	\$ -	\$ -	\$ -	\$ 587.25	\$ -	\$ -	\$ -	\$ -	\$ -
1/27/2020	Corresponded multiple times with Flores re ANI and Marketplace payroll. (1.2) Reviewed and downloaded Chicago Title production and conferred with S. Hoslett re same. (.8)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/27/2020	West Washington sale, including discussion with property manager re preparation of CAM report and discussion with tenant re new lease. (0.1) 140 Keller sale & operations, including reaching out to vendor for Property Condition Assessment and discussion with manger re fire inspection. (0.3) 3515 Hancock, including discussion with interested brokers. (0.3) Reviewed and revised Receiver's Interim Report (1.2) Corresponded with Atty Apsis re Chicagotitleescrow.com domain. (0.1) Restaurant operations, including review of login data to resolve problem with Doordash orders and discussion with H. Rossi re grease trap clean-up and related review of the vacant Mission Beach location. (0.8) Approved temporary employee timesheet. (0.1) Residential sales, including review of the order, and coordinating with Atty Fates, escrow and brokers re sales and update on the sale of Thomas Street. (1.1) Restaurant sales, including discussion with broker re PTR for parking lots and update on sales. (0.1)	4.1	G.Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ 27.90	\$ -	\$ 334.80	\$ 781.20	\$ -	\$ -	\$ -	\$ -	\$ -
1/27/2020	Reviewed and worked on analysis of various restaurant tax returns. (2.1)	2.1	V. Liguzinski	\$ 225.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472.50
1/27/2020	Reviewed documents produced by Chicago title and worked on Chicago Title subpoena issues. (4.6) Call with Counsel regarding the same (1.2)	5.8	S. Hoslett	\$ 292.50	\$ 1,696.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,696.50
1/28/2020	Met with team and Hines re: transition. (.6) Reviewed December financials. (.4) Reviewed, followed up on and prepared numerous transition documentation; conferred with accounting re: same. (2.1) Conferred with Atty Fates re: various matters, including Suntrust, document production, interim report, potential ex parte re: sales, etc. (.6) Conferred with multiple landlords; provided draft sale documentation to same. (1.2) Finalized draft of interim report. (.3) Conferred with escrow and lenders re: court approvals and in preparation for closing (liquor license and real property). (.6) Reviewed and signed Pullman dec. (.2) Conferred with A. Herren re: personal property exhibit. (.2) Reviewed and signed Paracorp docs. (.1) Reviewed FF&E appraisal and conferred with auctioneer re: same and court approval. (.4) Reviewed and signed counter on vacation home. (.1) Reviewed various payroll correspondence. (.2) Conferred with American Ethenol re: Suntrust litigation. (.2) Attended to various operations and sale questions. (.3) Coordinated website posting. (.1)	7.6	K. Freitag	\$ 315.00	\$ 2,394.00	\$ -	\$ -	\$ 63.00	\$ 94.50	\$ 1,984.50	\$ -	\$ -	\$ 252.00	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/28/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Checked parking lots; distributed warnings to vehicles. (1.0) Reviewed vendor invoices; forwarded to accounts payable. (.3) Corresponded with Paracorp re corrected transfer of registered agent forms. (.2) Revised personal property inventory; corresponded with K. Freitag. (1.5) Corresponded with K. Freitag re status of sale of Goldfinch. (.2)	3.6	A. Herren	\$ 202.50	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/28/2020	Corresponded multiple times with accounting team and Flores re payroll, Payality access, QuickBooks access and researching La Mesa vendor checks and bank activity. (2.2) Prepared wire request forms. (.3)	2.5	L. Ryan	\$ 135.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/28/2020	Restaurant sales, including discussion with brokers re additional items requested, discussion of potential sale of OB fee simple and coordinating repairs to Mission Beach restaurant, coordinating updates to escrow/PSA and review of appraisal for Himmelberg's equipment. (1.0) Discussion with Atty Fates re production requests and provided PST files for GCC. (0.4) Reviewed potential replacement accounting staff and corresponded with K. Freitag re same. (0.2) West Washington sale, including update with K. Freitag re Phase I and coordinating with vendor re same and review of CAM worksheets (0.7) Residential sales, including review with title and escrow re timing for Court approved sales, review of offer for 812 San Rafael and discussion with broker re strategy and discussion with property manager re showings and coordinated response to the same. (0.9) 140 Keller sale including review of the PCA proposal, coordination of same and discussion with broker re sales strategy and providing additionally requested materials. (1.3)	4.5	G.Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ 111.60	\$ -	\$ -	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ -
1/28/2020	Worked on Chicago Title City National bank wire analysis and created a schedule related to transfers to Cal Private Bank. (7.0)	7.0	S. Hoslett	\$ 292.50	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,047.50
1/29/2020	Prepared and attended call with Atty Fates re: document production and CA Opportunity License Fund. (.6) Reviewed proposed email from Atty Fates; conferred re: same. (.3) Reviewed and signed two NDA's. (.1) Conferred with G. Rodriguez, escrow and lenders re: closings. (.6)	1.6	K. Freitag	\$ 315.00	\$ 504.00	\$ -	\$ 189.00	\$ -	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/29/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Picked up keys for Goldfinch. (.5) Processed bank deposits at Wells Fargo and Chase. (1.0) Corresponded with T. Askey re parking violators at lots. (.2)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
1/29/2020	Worked on 1099s spreadsheets for 46 entitles. (3.5) Corresponded multiple time with Flores re payroll, conferred re PTO reconciliation, worked on BOE list, ANI outstanding check reconciliation, bank list, access to bank accounts and worked with accounting team re same. (3.3)	6.8	L. Ryan	\$ 135.00	\$ 918.00	\$ -	\$ -	\$ -	\$ -	\$ 918.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/29/2020	Review and approve Chase check holds (.1) Discuss investor records project with K Freitag (.2)	0.3	T. Hebrank	\$ 315.00	\$ 94.50	\$ -	\$ 63.00	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
1/29/2020	Residential sales, including update re Tennyson sale and discussion with broker re overbid process, update re Rancho Mirage sale and discussion with buyer re change to order and discussion with Atty Fates and K. Freitag re same and discussion with broker re vacation rentals. (1.2) Property management work, including discussion with mgr re vacation rental terms and discussion re CAM for the property. (0.2) Restaurant operations, including coordinating repairs for air curtain with property manager. (0.2) 3515 Hancock sale, including reaching out to lien holders to begin resolution of the same and opening discussions with same. (1.5) West Washington sale, including discussion with tenant re timing for meeting. (0.2) 140 Keller sale, including review and approval of fire inspection proposal. (0.2) Restaurant sales, including review of parking lot prelim and requested revisions to same and discussion with brokers re landlord approval for properties. (0.5) Data production work, including discussion with IT vendors re status of large email boxes, production of all users and discussion with Atty Fates and K. Freitag re same, searching through drives and beginning coordination of data for processing. (3.0)	7.0	G.Rodriguez	\$ 279.00	\$ 1,953.00	\$ -	\$ 837.00	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/30/2020	Reviewed email re: various; conferred with Atty Fates re: same. (.2) Conferred with Spectrum team re: liquor license transfer. (.2) Conferred with S. Hoslett re: forensic. (.3) Conferred with D. Howe re: liquor license transfers approved (101 and Goldfinch). (.2) Worked on review of guidance for forensic accounting work. (1.3) Met with counsel and G. Rodriguez re: restaurant call for offers prep. (.4) Worked with G. Rodriguez, escrow and lenders on payoff demands and closing paperwork for Thomas and Brighton property transactions. (1.4) Prepared transition agenda and met with team re: transition of two locations in Orange County tomorrow. (.7) Began culling and/or reviewing informal discovery production documents; conferred with Atty Fates re: same. (2.1) Conferred with G. Rodriguez and Atty Lorenzen re: sale matters. (.5)	7.3	K. Freitag	\$ 315.00	\$ 2,299.50	\$ -	\$ 661.50	\$ 63.00	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 504.00
1/30/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Met landlord at Goldfinch to turnover keys; took photo inventory. (1.4) Met T. Askey to inspect parking lots; distributed parking warnings and towed unauthorized vehicle. (1.5) Corresponded with S. Coleman re status of employee 1099. (.1) Revised personal property inventory; corresponded with K. Freitag re same. (.5) Requested updated loan payoff for Carmel property; corresponded with G. Rodriguez re same. (.2) Corresponded with G. Rodriguez re restaurant health inspections. (.1) Corresponded re glass pickup for Goldfinch. (.2)	4.4	A. Herren	\$ 202.50	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/30/2020	Continued to review and file 1099s with accounting team for 46 entities. (4.0) Reviewed ANI payroll, conferred with accounting team re Marketplace closing. (2.2) Troubleshoot 2016 Enterprise QuickBooks and access to files and gathered bank documents per subpoena request. (4.0)	10.2	L. Ryan	\$ 135.00	\$ 1,377.00	\$ -	\$ 540.00	\$ -	\$ -	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/30/2020	Met with team re bank records and forensic work. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
1/30/2020	Met onsite with forensic accounting team. (1.0) Met with B Young re: investor files and information; review and box up investor documents to take to office (1.4) Review accumulated investor files and information; organize into Dropbox folder for further analysis (2.0) Follow up on records inventory details (.1)	4.5	T. Hebrank	\$ 315.00	\$ 1,417.50	\$ -	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315.00

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
1/30/2020	Residential property sales, including discussion with broker re timing on closing of Brighton Court and discussion with K. Freitag and escrow re same and coordinating closing documents with escrow on Thomas Street and discussion with broker re Tennyson and Atty Aspis re notice from Bella Pacific re condo. (1.5) Sale of restaurants, including discussion with Atty Fates and Lorenzen re incoming offers, and various detailed discussions with broker re status of offers and further instructions. (2.4) 3515 Hancock disposition including discussion with GC re unpaid fee app and proposal to resolve liens. (0.4) West Washington, including onsite meeting with Phase I inspector and meeting with tenants re status of the property and potential for revised leases. (3.0)	7.3	G.Rodriguez	\$ 279.00	\$ 2,036.70	\$ -	\$ -	\$ -	\$ -	\$ 2,036.70	\$ -	\$ -	\$ -	\$ -	\$ -
1/30/2020	Reviewed and summarized tax returns for entities 3833 Mission, Swell Coffee and Patio on Lamont. (2.1) Attended meeting at ANI office regarding the forensic analysis. (1.0)	3.1	V. Liguzinski	\$ 225.00	\$ 697.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 697.50
1/30/2020	Worked on various QuickBooks related forensic accounting issues, extracted data for the same. (6.5) Attend meeting at ANI office regarding the forensic accounting analysis. (1.0)	7.5	S. Hoslett	\$ 292.50	\$ 2,193.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,193.75
1/31/2020	Worked on informal discover production requests; conferred with Atty Fates re: same. (1.1) Conferred with team re: various, including Brighton close, Patio Marketplace closures, etc. (.7) Completed Bandini forensic (including pulling all certified bank records). (2.5) Reviewed and signed Brighton closing statement. (.1) Reviewed and revised vendor notice for Patio Marketplace. (.3)	4.7	K. Freitag	\$ 315.00	\$ 1,480.50	\$ -	\$ 346.50	\$ -	\$ -	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ 787.50
1/31/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited up parking lot cash. (2.0) Prepared and distributed vendor letters for Spectrum and Intersect; corresponded re same. (3.0) Corresponded with Carlton Management re vendor contact information for Goldfinch. (.2) Notarized, scanned and archived liquor transfer documentation for Goldfinch; dropped of same at Heritage Escrow. (.8) Corresponded with L. Ryan re status of employee 1099s and reissue of employee payroll check. (.2) Forwarded vendor contact for Goldfinch to Carlton Management. (.2) Notarized, scanned and archived documents for Brighton. (.2)	7.0	A. Herren	\$ 202.50	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ -
1/31/2020	Conferred multiple times and worked with team re Marketplace vendors, vendor letters, Marketplace closing, term payroll checks and finalized 1099s. (3.0)	3.0	L. Ryan	\$ 135.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/31/2020	Assemble and review records related to investor database (1.6)	1.6	T. Hebrank	\$ 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
1/31/2020	140 Keller St operations, including discussion with manager re potential need for new janitorial company. (0.3) Residential sales, including various detailed discussions with title, escrow and Atty Fates to resolve Brighton Ct closing and amended Orders, along with discussion with broker re Tennyson sale, and discussion with broker and buyer re update on Rancho Mirage. (2.0) Property mgmt work, including meeting with mgr to discuss portfolio and strategies re the same. (0.7) IT data production, including coordinating information requested by Atty Fates and discussion with Atty Apsis re securing CT&E domain and updated same. (1.4) Restaurant sales, including review of OB BOV and forwarded same to brokers, discussions with brokers re additional site visits and additionally requested DD items and discussion with title and Atty Fates re recording Order on parking lots. (1.0)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ 390.60	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
1/31/2020	Reviewed, organized and summarized bank records for numerous entities. (5.8)	5.8	V. Liguzinski	\$ 225.00	\$ 1,305.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305.00
1/31/2020	Continued review of Chicago Title transactions. (6.0)	6.0	S. Hoslett	\$ 292.50	\$ 1,755.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755.00
2/3/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Counted, recorded and deposited closing cash for Spectrum and Intersect. (1.0) Corresponded with former employees re status of 1099s. (.2) Corresponded with vendor re claims. (.1) Scanned, archived and recorded mechanic's liens. (.4) Printed stamps; corresponded re same. (.3) Forwarded vendor invoices to accounts payable; corresponded re status of same. (.3)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
2/3/2020	Corresponded with Flores re W2s, payroll, reviewed Flores payables for Lamont, Surfrider and Saska's and reviewed checks clearing. (4.2) Corresponded and worked with accounting team re Marketplace and bank rec for same. (1.0)	5.2	L. Ryan	\$ 135.00	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/3/2020	Review license fund documents for investor summary. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/3/2020	3515 Hancock sale, including review of preliminary title report and update on lien holder complaint. (0.2) Thomas St sale including update on Thomas St. loan. (0.2) Carmel sale, including update on sale and discussion with broker re various documents requested. (0.3) Prop Mgmt, including discussion with B. Taylor re rent payments for 1775 Diamond, various discussion with Mgr re status of emergency repairs at Randolph property. (0.5) Data production, including providing further data on the ANI entity email accounts. (0.2) Approved HR invoice for temp employee. (0.1) Restaurant sales, including update on offers from potential buyer and discussions with broker re asset list for Ocean Beach and discussions with brokers re offers received on call for offers deadline and provided additional requested documents. (2.0) Tennyson sale, including update on preliminary title report and discussion with broker re listing. (0.4)	3.9	G.Rodriguez	\$ 279.00	\$ 1,088.10	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,032.30	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/4/2020	Prepared for and met with auctioneer and E. Hughes to tour first tranche of equipment for auction. (.8). Met with counsel for ANICO on Hancock property. (.3) Conferred with counsel on various reports, motions, document discovery, etc. (.3) Reviewed ex parte motion on Rancho Mirage. (.2) Reviewed and signed checks. (.3) Coordinated docs for website posting. (.1) Began review of restaurant offers. (.6) Reviewed draft re: Adams and CT subpoena response. (.3) Reviewed Champion draft motion. (.2) Met with E. Hughes re: Patio Marketplace closure and wrap-up items (inventories). (.4) Reviewed payables. (.2) Briefly reviewed financials and conferred with G. Rodriguez re: sales. (.7)	4.4	K. Freitag	\$ 315.00	\$ 1,386.00	\$ -	\$ -	\$ -	\$ -	\$ 1,228.50	\$ -	\$ 157.50	\$ -	\$ -	\$ -
2/4/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited up parking lot cash. (2.0) Corresponded with vendor re claims. (.1)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ -
2/4/2020	Corresponded with US Bank re leased equipment, with Flores re term employees and multiple times with accounting team re Marketplace and payroll reports. (2.0)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/4/2020	Organize investor fund records. (1.2) Review QuickBooks files for up to date investor list. (.8) Download QuickBooks Enterprise for fund versions. (.2) Request addn documents and file information. (.3) Access saved shared files. (.3) Discuss project with K Freitag. (.2)	3.0	T. Hebrank	\$ 315.00	\$ 945.00	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/4/2020	Restaurant sales, including review of results of the sales and discussion with brokers and K. Freitag. (1.0) Operations, including providing employee with access to mailing list for Swell Coffee. (0.2) IT data production, including transferring files to allow for review of data. (0.4) 140 Keller, including discussion with PCA vendor, review of operational invoice, and discussion with Atty Lorenzen re. (0.3) Property mgmt, including discussion with mgr re repairs at 3415 Unit C washing machine, repairs at Randolph re gas leak and flooring and repairs to sprinklers at 3816 Mission Blvd. (1.0) Residential sales, including discussion with loan broker for Thomas St, review & coordination of Tennyson disclosures, review and coordination of Carmel disclosures and revisions to Amended Order re Royal St. George & Thomas St and various discussions with K. Freitag strategy for same. (3.0)	5.9	G. Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ 111.60	\$ -	\$ -	\$ 1,534.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/4/2020	Continued review and organization of bank records for numerous entities. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
2/5/2020	Reviewed and signed Declaration re: Rancho Mirage. (.1) Conferred with L. Ryan re: various accounting task list items. (.4) Met with entire accounting team re: go forward plan, task lists, priorities. (.9) Initiated mortgage payments. (.2) Conferred with G. Rodriguez re: Thomas, Washington, and other closing items. (.3) Met with Atty Farrell and Fates re: document production process and status. (.6) Reviewed and signed Bella Pacific, Tennyson and Champion Dec. (.6) Researched emails for various. (3.0)	6.1	K. Freitag	\$ 315.00	\$ 1,921.50	\$ -	\$ 189.00	\$ 945.00	\$ -	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/5/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Updated chain of custody file log. (.2.6) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.4) Processed monthly mortgage payments for Carmel and Valle Vista properties. (.5) Corresponded with E. Hughes and Carlton Management re glass pickup for Goldfinch. (.1) Corresponded with T. Askey re parking violators at lots. (.2)	4.2	A. Herren	\$ 202.50	\$ 850.50	\$ -	\$ 526.50	\$ -	\$ -	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/5/2020	Met with payroll team re PTO, W2 and open payroll reconciling items, sent Marketplace documents to Flores, met with accounting team re duties and task list and worked on same. (.7.5)	7.5	L. Ryan	\$ 135.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/5/2020	Review files for investor documents (.7) Obtain QuickBooks for ANI Development; accounting, and generate and save detail reports for all transactions. (.2.4) Request and discuss obtaining ANI QuickBooks file containing addn investor data. (.3)	3.4	T. Hebrank	\$ 315.00	\$ 1,071.00	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/5/2020	University Ave sale, including research to show lot combination to lender and difficulties in selling. (.0.8) Operations, including discussion with IT vendor re employee changes. (.0.3) IT data protection, including taking possession of chicagotitleescrows.com account and paying to renew domain. (.0.4) Prop Mgmt, including approval to terminate lease, discussion with Atty Fates re same and planning with Mgr re repairs needed for the unit, further discussion with insurance carrier re deductible, status update on gas leak and update on HVAC repair at rental unit and follow up with insurance broker re breakout of the properties for CAM charges. (.0.8) 140 Keller Street sale, including providing Atty Lorenzen required documents for preparation of the PSA (.0.7) Residential sales, including (various) discussion with loan officer for Thomas, and review of Bella Pacific offer and coordinated response to same including addendum and reviewed and revised additional disclosures for Tennyson, review of the contingency release for Carmel and prepared memo to Atty Fates re same and review of Order approving buyer change to Rancho Mirage and corresponded with escrow and agent re same. (.2.0)	5.0	G.Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ 1,283.40	\$ -	\$ -	\$ 111.60	\$ -	\$ -
2/5/2020	Continued review and organization of bank records for numerous entities. (.2.7)	2.7	V. Liguzinski	\$ 225.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607.50
2/5/2020	Worked on forensic accounting testing procedures and tracking log. (.1.8) Continued review and analysis of the Chicago Title transactions. (.4.4)	6.2	S. Hoslett	\$ 292.50	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,813.50
2/6/2020	Met with Hines and successor operator re: liquor license transfer. (.1.1) Conferred with counsel re: investor order. (.2) Provided Brighton Ct. closing information for Court filing. (.2) Provided Carmel data and analysis for draft Motion for sale approval. (.5) Worked to finalize updates and drafting of second interim quarterly report and exhibits. (.5.2) Conferred with T. Hebrank re: physical file document production. (.3) Conferred with Atty Zaro re: loan document assessment; provided documentation re: same. (.3) Began detailed review of restaurant offers; summarized same. (.3.6)	11.4	K. Freitag	\$ 315.00	\$ 3,591.00	\$ -	\$ -	\$ -	\$ 1,638.00	\$ 1,953.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/6/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Updated chain of custody file log; corresponded with K. Freitag re same. (4.0) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.5) Corresponded with B. Young re Ohio worker's compensation login information. (.2) Corresponded with Atty Fates re return of personal property to S. Amayo; corresponded with K. Freitag re same. (.3)	5.4	A. Herren	\$ 202.50	\$ 1,093.50	\$ -	\$ 810.00	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/6/2020	Reviewed Marketplace, ANI and Keller payables, prepared reconciliation of Northwest Mutual payments and worked on reviewing copier leases and prepared summary of same. (4.6)	4.6	L. Ryan	\$ 135.00	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/6/2020	Review QuickBooks and data files for CA Opportunity Fund and ANI License Fund I. (1.0) Generate various financial and data reports and organize same. (1.6) Review database for addn investor information. (.5) Organize data and coordinate with other project team members. (.7) Review and duplicate folder data. (.4)	4.2	T. Hebrank	\$ 315.00	\$ 1,323.00	\$ -	\$ 1,323.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/6/2020	Prop Mgmt, including preparation of pet addendum for vacation rental and approval of two vacation rentals, approval of minor repairs needed for fire inspection and reviewed costs for repair of window at MB Surf Rider. (0.9) Auction item sales, including review of auction website and updating marketing access for E. Hughes. (0.3) Asset investigation, including review of GCC insurance policy at Northwestern Mutual, discussion with same and corresponded with same, providing order to request additional information. (0.6) Continued work on quarterly report, including discussion with K. Freitag and review of asset list. (1.6) IT Data production, including preparing final PST files for review. (0.3) Residential sales, including discussion with Atty Fates re details of Carmel sale for inclusion in the sale motion, review of funds received for Rancho Mirage sale and coordinated execution of disclosure for that sale, further review of La Mesa lot combination and discussion with broker re offer for same, review of Tennyson PTR and correspondence with Atty Fates re tax lien. (1.8)	5.5	G. Rodriguez	\$ 279.00	\$ 1,534.50	\$ -	\$ 83.70	\$ 167.40	\$ 446.40	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/6/2020	Review documents provided by Chicago Title on January 25, 2020 subpoena. (4.5)	4.5	S. Hoslett	\$ 292.50	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,316.25
2/7/2020	Met with prospective D Street buyers. (1.0) Reviewed files for production and conferred with T. Hebrank re: same. (1.4) Reviewed payables and signed checks, transferred funds. (.4) Coordinated posting of several documents and revised notice to go out on Monday. (.8) Attended call with ANICO and Atty Fates re: Hancock. (.2) Coordinated liquor license renewal; signed documents. (.3) Prepared Brighton accounting for Court filing. (.2) Prepared action items for restaurant offers. (1.0) Conferred with PR re: quarterly report. (.4) Reviewed Rancho closing statement; conferred with G. Rodriguez re: same. (.1)	5.8	K. Freitag	\$ 315.00	\$ 1,827.00	\$ -	\$ 441.00	\$ -	\$ -	\$ 1,386.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/7/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Collected parking lot cash. (.6) Researched liquor license renewals; updated spreadsheet re same. (.6) Met with representative at ABC re Fireside license renewal. (1.5) Met with S. Amayo re pickup of personal property and signed release. (.5) Corresponded with T. Askey re vacation home alarm and power failure. (.2) Corresponded with T. Askey re parking violators at lots. (.2)	4.0	A. Herren	\$ 202.50	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/7/2020	Worked on Marketplace bank reconciliation with accounting team, worked on payables for ANI and reviewed QuickBooks files for investor names. (3.4) Reviewed C. Torres and other date files with T. Hebrank and G. Rodriguez. (.8)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/7/2020	Site visit to review Logmein server and C Torres files. (1.5) Reviewed order and met with K Freitag on investor data requirements; review accumulated data and files, and information in boxes. (1.3) Worked with G Rodriguez and L Ryan on C Torres and other data files obtained. (.8)	3.6	T. Hebrank	\$ 315.00	\$ 1,134.00	\$ -	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/7/2020	Reviewed data for C. Torres and coordinated copies of same for data production to Atty Fates and to T. Hebrank for review. (2.0) Restaurant Sales, including various discussions with brokers re items needed for review and detailed review of redlines in anticipation of selection of highest and best offers (3.5) 140 Keller sale, including various discussions with Atty Lorenzen re items needed for PSA, research of the subscription agreements and provided additional information to Atty Lorenzen. (0.6) West Washington sale, including review of Phase I and discussions with potential buyer. (0.3)	6.4	G.Rodriguez	\$ 279.00	\$ 1,785.60	\$ -	\$ 558.00	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
2/7/2020	Continued review of Chicago Title transactions. (2.3) Review and organize tax returns for approximately 30 entities. (5.3)	7.6	S. Hoslett	\$ 292.50	\$ 2,223.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,223.00
2/8/2020	Met with GC for 301 D St. (1.0) Revised investor notice. (.2)	1.2	K. Freitag	\$ 315.00	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -
2/8/2020	Continued review and organization of bank records for numerous entities. (1.5)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
2/9/2020	Worked on redline review for restaurant portfolio. (1.6)	1.6	K. Freitag	\$ 315.00	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/10/2020	Worked on fee application. (do not bill)	2.3	K. Freitag	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/10/2020	Communicated re: posting of notice on website and eblast. (.2) Reviewed and signed golf cart sale documents, Rancho Mirage closing statement and Carmel closing package. (.9) Attended to various operational matters, including payables, flood notice on 3833 Mission, etc. (.3) Prepared analysis, conferred with G. Rodriguez and conferred with three lenders on preliminary restaurant offer results. (2.2) Conferred with PR, prepared responses to same. (.5) Reviewed and signed Windemere offer/counter offer. (.2) Met with counsel and G. Rodriguez re: restaurant portfolio PSA review; conferred with G. Rodriguez re: min overbid and POF information needed. (.9) Reviewed and revised ex parte motion for Thomas Ave. sale order. (.6) Worked on redline review for restaurant portfolio; began sending to counsel. (1.5)	7.3	K. Freitag	\$ 315.00	\$ 2,299.50	\$ -	\$ -	\$ -	\$ -	\$ 2,299.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/10/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Counted and recorded parking lots and Randolph laundry cash. (1.5) Processed deposits for Chase and Wells Fargo. (1.0) Served order Postal Annex; corresponded with K. Freitag re same. (.6) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.4) Requested loan payoff for Carmel property; forwarded same. (.2)	4.1	A. Herren	\$ 202.50	\$ 830.25	\$ -	\$ -	\$ -	\$ -	\$ 830.25	\$ -	\$ -	\$ -	\$ -	\$ -
2/10/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (1.9)	1.9	A. Herren	\$ 135.00	\$ 256.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256.50	\$ -	\$ -	\$ -	\$ -
2/10/2020	Corresponded multiple times with accounting team re 1099s, Payality and ANI payables. (1.0) Reviewed and researched Flores open ap for Lamont, Saska's and Surfrider. (1.2)	2.2	L. Ryan	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/10/2020	Follow up correspondence and review of investor data and QuickBooks files. (.6)	0.6	T. Hebrank	\$ 315.00	\$ 189.00	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/10/2020	301 D. St sale, including research appraisers in Sacramento and sought proposal for same. (.04) University Ave retail/multifamily sale, including further research into property and ordering appraisal for same. (.03) Coordinated e-mail to investors. (.01) Prop Mgmt, including discussion with mgr re lease termination and discussion with Atty Stelzer re UD action against tenant, status update from insurance broker re expense for West Washington. (.04) Continued discussions with Phase I vendor re additional recommended work. (.02) General operations, including review and approval of timesheet for temporary employee, updates on co-work operations and approval of repairs. (.01) Restaurant sales, including review of health inspections for OB Surf Rider and providing same to brokers, discussion with title re new title report for Saskas, (.11) Residential sales, including, providing additional documents requested by Thomas St. loan broker, discussion with K. Freitag and auctioneer re sale of personal property at Carmel and coordinating documents requested by same escrow, review of Bill of Sale for Rancho Mirage and coordinating same with K. Freitag, reviewing buyer request on Tennyson, discussion with the broker and review of title lien on property and discussion with Atty Fates re same, update on the escrow for Bella Pacific, reviewed offer on Windemere and prepared addendum for same. (.4.0)	6.6	G.Rodriguez	\$ 279.00	\$ 1,841.40	\$ -	\$ -	\$ -	\$ -	\$ 1,813.50	\$ 27.90	\$ -	\$ -	\$ -	\$ -
2/10/2020	Continued review and organization of bank records for numerous entities. (.4.2)	4.2	V. Liguzinski	\$ 225.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945.00
2/10/2020	Continued work on Cal Private Bank transaction analysis. (.2.5)	2.5	S. Hoslett	\$ 292.50	\$ 731.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 731.25
2/11/2020	Prepared number for Lamont lender. (.7) Reviewed/revised Abamex agreement; conferred with G. Rodriguez and Atty Fates re: same. (.6). Reviewed and attended to various real property sale matters (Windemere counter, Rancho Mirage payoff, Thomas payoff, etc.). (.8) Researched several transfers pre-receiver; conferred with Atty Fates re: same. (.1.5) Conferred with Atty Fates re: various (document production estimated costs, real property sale documents, subpoena response status, etc.). (.1.0) Reviewed, revised and signed Declaration re: Thomas Ave. update; conferred with AXOS Bank re: same. (.3) Attended to various operational items including payables, worker's comp, etc. (.1.0) Conferred with Atty Fates re: various, including CT, credit card, legal contact review, and LOC research. (.6) Reviewed and revised Carmel draft Motion for sale approval. (.8) Worked on proof of funds analysis for prospective restaurant buyer; continued sending offer docs to counsel; conferred with G. Rodriguez re: same. (.8)	8.1	K. Freitag	\$ 315.00	\$ 2,551.50	\$ -	\$ -	\$ 472.50	\$ -	\$ 2,079.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/11/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.2) Corresponded with former employee re 1099; corresponded with S. Coleman re same. (.2) Corresponded with K. Freitag and G. Rodriguez re Brighton closing statement. (.1) Corresponded with T. McDonald re employee W-2 and updated mailing address. (.1)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/11/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (1.3)	1.3	A. Herren	\$ 135.00	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175.50	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/11/2020	Researched C. Torres google drive and QuickBooks, reviewed payables from Flores for Saska's, Lamont and Surfrider and researched PlatelQ access and prepared credit card form for HOA payment. (2.0) Conferred with accounting team re task list, closings and Marketplace payables and conferred with former employee re SS number and address correction, emailed with Jacob re same. (1.3)	3.3	L. Ryan	\$ 135.00	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/11/2020	Prepared reports and QuickBooks file for ANI Property Management for forensic review and conferred with S. Hoslett re same. (.8)	0.8	L. Ryan	\$ 225.00	\$ 180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180.00
2/11/2020	Site visit - Review boxes for investor data; review for addn C Torres files not already obtained. (1.5) Download and transfer data. (.5)	2.0	T. Hebrank	\$ 315.00	\$ 630.00	\$ -	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/11/2020	Continued research and transferring of file from ANI to working folders for forensic accounting. (1.2) Prop Mgmt, including, detailed review of all properties in rental portfolio, approval of various maintenance requests and discussion re leasing strategies and discussion with Atty DiBlasio re tenant eviction. (1.6) 301 D Street preparations, including discussion with broker re process and strategy. (0.3) Residential sales, including detailed discussion with broker re strategy on Windemere sale and coordination of same documents, discussion with K. Freitag re buyer request for repairs on Tennyson & coordination of same documents, review of PTR for same and coordinated payment of lien, review of Rancho Mirage payoff and coordinating closing re same, updated Atty Fates on marketing efforts for Carmel property, updated information for sale of Bella Vista and discussed closing for Thomas Street with (4.0)	7.1	G. Rodriguez	\$ 279.00	\$ 1,980.90	\$ -	\$ -	\$ -	\$ -	\$ 1,646.10	\$ -	\$ -	\$ -	\$ -	\$ 334.80
2/11/2020	Reviewed and tested the transactions for Chicago Escrow and T bank accounts. (2.8) Conferred with S. Hoslett regarding the same. (0.5)	3.3	V. Liguzinski	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
2/11/2020	Reviewed and prepared files to be tested for numerous entitles including Chicago Escrows and T and ANI Property Management. (2.8) Held conference call with V. Liguzinski related to testing procedures. (0.5) Continued review of Chicago Title document production. (2.5)	5.8	S. Hoslett	\$ 292.50	\$ 1,696.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,696.50
2/12/2020	Reviewed, signed and corresponded on payroll related matters. (.2) Reviewed and conferred with G. Rodriguez re: directing broker to speak with Lamont buyer re: loan assumption. (.1) Reviewed counsel comments on first restaurant PSA; conferred with G. Rodriguez re: same. (.8) Attended to satisfying requests from two restaurant property lenders. (.4) Prepared agenda and prepared for meeting with City of West Sacramento. (1.3) Reviewed payables; conferred with L. Ryan re: same. (.6) Reviewed and signed Carmel declaration. (.1)	3.5	K. Freitag	\$ 315.00	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/12/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous vendors re claims. (.2) Served court order to Postal Annex via email. (.1)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
2/12/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (1.0)	1.0	A. Herren	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -
2/12/2020	Reviewed and researched payables for Saska's, Lamont and Surfrider, approved timecards, reviewed payroll for Lamont, Saska's and Surfrider and coordinated workers comp reporting. (7.0)	7.0	L. Ryan	\$ 135.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/12/2020	Prepared reports and QuickBooks file for ANI CA Commercial I and ANI CA Commercial II for forensic review and conferred with S. Hoslett re same. (1.2)	1.2	L. Ryan	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00
2/12/2020	Call with K Freitag on scanning project; review boxes and follow up on quotes (.4)	0.4	T. Hebrank	\$ 315.00	\$ 126.00	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/12/2020	Prop Mgmt, including review of retainer for eviction Atty for Randolph tenant and coordination for eviction on Salem Ct with Atty. (0.3) 301 D Street sale, including review of agenda and discussion with GC re same. (0.2) Asset investigations, including discussion with Atty Fates re life insurance policy and discussion with insurance carrier re additional instruction. (0.3) General operations, including providing additional information to IT vendor to troubleshoot staff requests. (0.3) Residential sales, including final revisions to sale motion for Carmel & began coordination for legal notice & reviewed return of funds held on deposit by vacation rental manger, correspondence re closing on Rancho Mirage and check for sale of golf cart, various discussions with agent, broker and escrow re new order and confirmation of the same. (1.0) Personal property sales, including discussion with potential buyer re coffee truck and roaster. (0.2) 140 Keller sale and operations, including update on repairs for fire sprinklers, and correspondence with PCA vendor. (0.2) Restaurant sales, including detailed discussion with K. Freitag re status of each transaction, review of updates from Atty Lorenzen re PSAs, detailed discussion and memo with brokers re status and provided guidance on next steps. (3.3) West Washington sale, including discussion with potential buyer re overbidding process. (0.5)	6.3	G.Rodriguez	\$ 279.00	\$ 1,757.70	\$ -	\$ -	\$ 83.70	\$ -	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/12/2020	Continued review and testing of the transactions for Chicago Escrow and T bank accounts. (2.8) Conferred with S. Hoslett regarding the same. (0.5)	3.3	V. Liguzinski	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
2/12/2020	Worked on reconciliation of Cal Private Bank transactions to Chicago Title, summarized key differences and continued review of Chicago Title document production. (6.0) Held various calls with V. Liguzinski and L. Ryan. (0.5)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25
2/13/2020	Continued review and testing of the transactions for ANI Property Management bank accounts. (1.5) Conferred with S. Hoslett regarding the same. (0.5)	2.0	V. Liguzinski	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
2/13/2020	Prepared for and met with City of West Sacramento. (1.1) Toured D Street site with general contractor. (1.0) Attended to various items, including Thomas Street paydown demand and other closing documents, lender correspondence, Keller IT matter, 10th and J liquor license correspondence. (.9) Met with prospective broker. (.5)	3.5	K. Freitag	\$ 315.00	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/13/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Researched and contacted on-site scanning companies; corresponded with T. Hebrank and K. Freitag re same. (1.0) Reviewed mailbox agreement from Postal Annex; corresponded with K. Freitag re same. (.3) Reviewed files and updated chain of custody file log; scanned pertinent documents. (1.0) Corresponded with Paracorp re change of registered agent forms. (.2)	2.9	A. Herren	\$ 202.50	\$ 587.25	\$ -	\$ 202.50	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -
2/13/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (1.6)	1.6	A. Herren	\$ 135.00	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216.00	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/13/2020	Worked on ANI account payables, researched Flores payables for Saska's, Lamont and Surfrider, performed tax return research with S. Hoslett and B. Young, dealt with timecard issues with Flores and approved ANI and Marketplace payroll. (4.4)	4.4	L. Ryan	\$ 135.00	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/13/2020	Prepared reports and QuickBooks file for Fireside, 3445 Ingraham and Marketplace, researched Fireside Balance Sheet and Profit & Loss and general ledger with S. Hoslett. (2.0)	2.0	L. Ryan	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
2/13/2020	Correspondence on scanning and investor projects. (.3)	0.3	T. Hebrank	\$ 315.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -
2/13/2020	140 Keller sale and operations, including further discussion re internet disruptions, and coordinating PCA with broker. (0.3) Reviewed offer for coffee truck. (0.1) Discussion with broker re 3816 Mission Blvd. (0.2) Restaurant sales, including update on the value of liquor license for Himmelbergs, updated information from buyer POF for Bao Beach, review of PSA for parking lot and discussion with Atty Fates re same, discussion with broker re plans for financing Lamont, requests for property tours by likely buyers and coordinated same. (1.3) Residential sales, including additional review of Carmel sale motion & coordinated legal notice, updates on the closing for Thomas St. & review of closing statement for same, review of updated Windemere offer, reviewed correspondence re tax lien at Tennyson. (1.3) 301 D Street, including site visit and meeting with the City of West Sacramento and contractor to discuss concessions to the fees. (2.1)	5.3	G.Rodriguez	\$ 279.00	\$ 1,478.70	\$ -	\$ -	\$ -	\$ -	\$ 1,478.70	\$ -	\$ -	\$ -	\$ -	\$ -
2/13/2020	Reviewed and organized various financial accounting records for testing including ANI Commercial CA I, ANI Commercial CA II and various restaurant entities. (3.8) Held various calls with V. Liguinski and L. Ryan related to testing procedures. (0.5)	4.3	S. Hoslett	\$ 292.50	\$ 1,257.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,257.75
2/14/2020	Continued review and testing of the transactions for ANI Property Management bank accounts. (2.7) Conferred with S. Hoslett regarding the same. (0.5)	3.2	V. Liguinski	\$ 225.00	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720.00
2/14/2020	Conferred with SFG re: University. (.2) Conferred with G. Rodriguez re: various real property matters. (.2) Followed up on Symetra potential loan assumption. (.1) Briefly reviewed HELOC data; requested more data; prepared prelim summary for counsel. (.8) Prepared thorough ask of City of West Sac. (1.1) Conferred with ins (ACA), auction, sale status and various other operational matters. (1.2)	3.6	K. Freitag	\$ 315.00	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ 882.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00
2/14/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Scanned, archived and forwarded check for purchase of golf cart. (.2) Collected, counted and recorded parking lot cash. (1.4) Corresponded with T. Askey re parking violators at lots. (.2)	2.2	A. Herren	\$ 202.50	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/14/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (.7)	0.7	A. Herren	\$ 135.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -
2/14/2020	Updated ANI Homes QuickBooks and ran reports for B. Young. (1.0) Conferred with Bonnie re Flores accounts payable procedures and corresponded multiple times with accounting team re bank access and cash activity. (1.5)	2.5	L. Ryan	\$ 135.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/14/2020	Correspondence on scanning project. (.2)	0.2	T. Hebrank	\$ 315.00	\$ 63.00	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/14/2020	Continued discussion with B. Young re negotiations for CBD product. (0.2) 301 D. St resolution, including review of memo to City of West Sacramento. (0.2) Corresponded further with Northwestern Mutual re legal contact and provided the same to Atty Fates. (0.2) Prop Mgmt, including updates on eviction for Salem Ct, preparation of move out checklist for Randolph, updates with Mgr re status of various open repairs. (0.5) Residential sales, including review of Tennyson contingency release and prepared memo to Atty Fates for sale motion, discussion with K. Freitag and broker re offer on Windemere and provided direction re same, conferred with Monterey Herald re legal notice, detailed review and preparation of letter to EDD to request lien removal for Tennyson property. (2.3) Restaurant sales and operations, including discussion with E. Hughes re clean up at Himmelbergs, providing information to Atty Lorenzen re preparation of the PSAs, coordination of additional site visits with brokers and likely buyers and discussion with K. Freitag re same, discussion with broker re overbid process. (2.2)	5.6	G.Rodriguez	\$ 279.00	\$ 1,562.40	\$ -	\$ -	\$ 55.80	\$ -	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ -
2/14/2020	Reviewed ANI accounting files for various investor spreadsheet summaries and documents and continued review of Chicago Title productions. (6.0)	6.0	S. Hoslett	\$ 292.50	\$ 1,755.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755.00
2/15/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/16/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/16/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
2/16/2020	Reviewed fee app. (do not bill)	0.7	G.Rodriguez	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/17/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (.5)	0.5	A. Herren	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -
2/17/2020	Approved temporary employee timesheet. (0.1) Coordinated laborers for warehouse sale. (0.2) Prepared memo to Atty Lorenzen re University Ave apartments and provided relevant documents to same. (0.3)	0.6	G.Rodriguez	\$ 279.00	\$ 167.40	\$ -	\$ -	\$ -	\$ -	\$ 167.40	\$ -	\$ -	\$ -	\$ -	\$ -
2/17/2020	Continued work on Cal Private Bank transaction analysis and prepared various entities for testing for V. Liguzinski. (3.5)	3.5	S. Hoslett	\$ 292.50	\$ 1,023.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,023.75
2/18/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
2/18/2020	Conferred with S. Hoslett re Fireside financials for forensic. (.6)	0.6	L. Ryan	\$ 225.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00
2/18/2020	Reviewed payroll, accounts payables, corresponded with Flores re same, reviewed and revised SSA letter. (1.4)	1.4	L. Ryan	\$ 135.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/18/2020	Review files for investor documents. (1.0)	1.0	T. Hebrank	\$ 315.00	\$ 315.00	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/18/2020	301 D. Street, incl update from City of West Sac re reduction in costs. (0.2) General ops, incl discussion re security at whse, review of equip held in storage at Keller St. Co-work, assisted with install of software and other IT related. (0.6) Restaurant sales incl discussions with Atty Lorenzen re status of PSAs and discussion with brokers re same. (0.3) University Ave, La Mesa sale incl review of PSA and discussion with buyer's broker re comp and coordinated appraisal inspection and requested docs. (0.7) Prop Mgmt, incl discussion with Atty DiBlase re eviction of Salem Ct and confirmation of pymt, coordination with Mgr re site tour for University Ave apartments, review of eviction counsel engagement and negotiation; discussion with Atty Fates and discussion with Mgr re threats made through vacation rental site; review of complaint for W Washington eviction and corresponded with K. Freitag re same. (1.3) Cultivate sale, incl discussion re negotiations on sale and release of product held by vendor. (0.2) 140 Keller sale and ops, incl update re repair to sprinklers, review of personal prop tax filing deadline and approval re locksmith. (0.3) Residential sales, including review of title report and disclosures for Bella Pacific, reviewed and revised motion for approval of Tennyson, coordination with broker for Carmel re escrow addendum, confirmation that escrow closed on Thomas. (0.9) Corresponded with S. Coleman re flood ins, reviewed relevant data and provided to same. (0.4)	4.9	G.Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ -
2/18/2020	Prepared for and held a conference call with L. Ryan regarding entity financial statement status of various entities. (0.6) Review status of the tax returns for numerous entities and held call with CPA. (6.4)	7.0	S. Hoslett	\$ 292.50	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,047.50
2/19/2020	Conferred with Atty Hosp re: Hancock property. (.3) Attended call with prospective buyer and lender. (.6) Conferred with Atty Fates re: various (.2) Reviewed and revised Tennyson Motion for sale. (.4) Reviewed and responded to Reviewed scanning options. (.2) Reviewed and signed Windemere and Carmel docs. (.2) Attended to numerous items, including operations, tax return follow-up, insurance, auction, restaurant operations, co-work ops and OM, payables, IP, escrow, liquor licenses, landlord, Patio Marketplace transaction, Westlink, old payroll, doc production payments, etc. (4.6)	6.5	K. Freitag	\$ 315.00	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/19/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Inspected parking lots; distributed parking warnings. (1.0) Notarized, scanned and archived license transfer for Intersect; delivered to Heritage Escrow. (1.3) Continued reviewing files and updating chain of custody file log; scanned pertinent documents. (1.5) Corresponded with S. Coleman re former employee 1099. (.1) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.2) Scanned, archived and recorded mechanic's liens. (.2) Collected quotes and corresponded with vendor, T. Hebrank and K. Freitag re on-site scanning of documents. (.4) Corresponded with Atty Fates and Atty Friedrichs re liquor license for Patio Marketplace. (.2) Scanned, archived and forwarded escrow documents for Carmel property; corresponded with G. Rodriguez re same. (.4)	5.7	A. Herren	\$ 202.50	\$ 1,154.25	\$ -	\$ 303.75	\$ -	\$ -	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/19/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (.4) Conferred with investor re case information. (.2)	0.6	A. Herren	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/19/2020	Researched and paid SDGE accounts, troubleshoot and open old QuickBooks files for B. Young, reviewed Flores accounts payable for restaurants and Plate IQ invoices and corrected 1099s. (7.5)	7.5	L. Ryan	\$ 135.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/19/2020	Prepared reports and QuickBooks files for multiple entities including ANI License Fund and 4030 Randolph St entities. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
2/19/2020	Search and review G Drive docs; download same. (2.6)	2.6	T. Hebrank	\$ 315.00	\$ 819.00	\$ -	\$ 819.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/19/2020	Restaurant sales, including discussion with Lender re assumption of loan for Lamont & discussion with K. Freitag re closing same location, rejection of offer for leased parking lot & discussion with broker and K. Freitag re same and discussion with Atty Lorenzen re PSAs. (0.8) Updated GSuite credentials for T. Hebrank and review of promissory notes with same. (0.8) Residential sales, including confirmation of Thomas St. transition. (0.1) Reviewed update on the domains being renewed for the entities. (0.1) Tennyson sale, including updated revisions to motion for sale and discussion with K. Freitag re same. (0.2) West Washington operations, including discussion with Atty Stelzer re UD complaint, review/approval of invoice for UD action and coordinated execution of the same. (0.4) 140 Keller sale, including review of co-work offering memo, brief memo to K. Freitag re same and discussion with manager re timing for PCA inspection, and detailed discussion with broker re sale details. (1.0) University Ave sale, including meeting with appraiser to review property, met with tenant at commercial space and coordinated change of locks for commercial units A&B. (2.0)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ 223.20	\$ -	\$ -	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ -
2/19/2020	Reviewed issues related to ANI Property Management and ANI License Fund as raised during testing. (1.0)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
2/20/2020	Reviewed and signed Carmel extension. (.1) Reviewed/approved eviction contract. (.1) Reviewed/approved Windemere contract. (.2) Conferred with auctioneer. (.1) Conferred with escrow agent. (.2) Researched payment and conferred with lender. (.2) Conferred re: SunTrust litigation. (.2) Coordinated documents for website posting. (.1) Reviewed Keller OM. (.6)	1.8	K. Freitag	\$ 315.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/20/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Inspected parking lots; towed vehicles in violation. (1.2) Updated liquor/wine transfer list; corresponded with H. Rossi re same. (1.4) Reviewed vendor invoices; forwarded to accounts payable. (.3) Continued reviewing files and updating chain of custody file log; scanned pertinent documents. (.8) Corresponded with vendor, T. Hebrank and K. Freitag re schedule of on-site document scanning. (.3) Updated interested buyer list; corresponded with E. Hughes re same. (.5) Collected parking lot cash; towed violators; corresponded with T. Askey re same. (1.0)	5.9	A. Herren	\$ 202.50	\$ 1,194.75	\$ -	\$ 162.00	\$ -	\$ -	\$ 1,032.75	\$ -	\$ -	\$ -	\$ -	\$ -
2/20/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same; corresponded with Atty Fates re same. (.8)	0.8	A. Herren	\$ 135.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ -	\$ -	\$ -	\$ -
2/20/2020	Prepared reports and QuickBooks files; conferred with S. Hoslett re reconciling Profit and Loss reports to cash; and researched 4030 Randolph financials to tie to cash. (2.0)	2.0	L. Ryan	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/20/2020	Met with accounting team re task list, prepared W9, researched Randolph invoice and accounts payable with accounting team. (.5.0)	5.0	L. Ryan	\$ 135.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/20/2020	Schedule document copying. (.2) Review G Drive files for investor documents; download same. (1.4) Review various sources for file paths and attempts to avoid duplications. (.6)	2.2	T. Hebrank	\$ 315.00	\$ 693.00	\$ -	\$ 693.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/20/2020	Restaurant sales, including review of PSA for MB Surf Rider and forwarded same to brokers and discussion with broker re liquor license for Lamont. (0.6) University Ave Apartments sale, including discussion with Atty Fates re sales plan, discussion with K. Freitag re same, review of various files to provide appraiser with requested information and discussion with appraiser re timeline for completion of project. (1.5) Hancock sale, including discussion with mechanics lien holders and further discussion with K. Freitag re same. (1.7) West Washington operations and sale, including update of CAM and discussion with B. Young re same and follow up on the preparation for a Phase II analysis. (0.6) General operations, including update on the movement of equipment at Hancock, update on HR staffing and discussion with former employee re access to computer. (0.2) Prop mgmt, including coordinating engagement of KTS for Randolph St., approving invoice for repairs at Randolph, discussion of security needs at parking lots and Swell. (0.2) Residential sales, including discussion with Atty Fates re Tennyson EDD lien, declined offer to rent space at Tennyson from buyer, and coordinated legal notice for Tennyson sale, coordinated escrow extension for Carmel, discussion with broker re Windemere offer status and discussion with broker re update on Bella Pacific sale. (0.6)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ -
2/20/2020	Continued review and testing of the transactions for ANI License Fund and ANI Property Management bank accounts. (2.1) Conferred with S. Hoslett regarding the same. (0.5)	2.6	V. Liguzinski	\$ 225.00	\$ 585.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585.00
2/20/2020	Continued work on issues related to ANI Property Management and ANI License fund. (1.2) Held discussions with V. Liguzinski and I. Ryan related to the same. (0.5)	1.7	S. Hoslett	\$ 292.50	\$ 497.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497.25
2/21/2020	Reviewed, revised and signed Tennyson dec and escrow instructions. (.7) Conferred re: SunTrust litigation. (.3) Addressed various operational matters, including City's gas leak at Randolph, payables, W9, researched tenant A/R, etc. (1.9) Conferred with G. Rodriguez re: various sale related items. (.4) Conferred with escrow agent re: various; reviewed/provided template liquor license transfer document, escrow instructions (for Patio Marketplaces). (1.3) Reviewed and signed Bella Pacific sale docs. (.9) Coordinated term sheet for prospective sale of Lamont; conferred re: same. (.4) Reviewed commercial eviction complaint; conferred re: same. (.8) Reviewed and followed up on subsequent Pullman items needed (based on order). (.3) Followed up on ACA letters. (.2)	7.2	K. Freitag	\$ 315.00	\$ 2,268.00	\$ -	\$ -	\$ 94.50	\$ -	\$ 2,079.00	\$ -	\$ -	\$ 94.50	\$ -	\$ -
2/21/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Counted and recorded parking lot and warehouse cash. (1.6) Mailed A/P checks. (.4) Met T. Askey at the Randolph property to drop off lockbox. (.5) Continued reviewing files and updating chain of custody file log; scanned pertinent documents. (1.0) Corresponded with T. Askey re parking violators at lots. (.2)	4.1	A. Herren	\$ 202.50	\$ 830.25	\$ -	\$ 202.50	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
2/21/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same; corresponded with Atty Fates and K. Freitag re same. (.5)	0.5	A. Herren	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -
2/21/2020	Researched Ft Stockton purchase, researched QuickBooks and documents for transactions, troubleshoot and open QuickBooks files for B. Young, worked on ANI and Marketplace accounts payable with accounting team. (6.4) Corresponded with Union Bank re accounts and statements and with Andre re Plate IQ access. (.6)	7.0	L. Ryan	\$ 135.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/21/2020	Review and sign A/P checks (.2) Receive Atty Aguirre check (.1) Perform searched for investor documents. (2.5)	2.8	T. Hebrank	\$ 315.00	\$ 882.00	\$ -	\$ 819.00	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/21/2020	140 Keller sale & operations, including revisions to OM, and discussions with AMA Networks re repairs to internet access at location. (1.0) Data production, including discussion with Atty Fates re potential email address for Defendant. (0.3) University Ave sale, including discussion with appraiser re timing for appraisal and provided additional requested information. (0.6) Prop Mgmt, including site visit to Randolph property to review work performed and plans for repairs in unit. (2.0) Restaurant sales, including discussion with Attys Fates, Lorenzen & Thiel re revisions to PSA, discussions with K. Freitag re same, research on company files for leases and addenda for SF Crown Point and OB and provided additional information to same attys and discussion with brokers re timing for remaining PSAs. (2.0) Tennyson sale, including review/revisions to sale motion. (0.5)	6.4	G.Rodriguez	\$ 279.00	\$ 1,785.60	\$ -	\$ 83.70	\$ -	\$ -	\$ 1,701.90	\$ -	\$ -	\$ -	\$ -	\$ -
2/22/2020	Reviewed and executed property condition report engagement. (.2) Reviewed and executed sale cancellation (Bella Pacific). (.1) Conferred re: investor list re: opt out. (.2) Coordinated website posting. (.1) Researched payments and reviewed Special FL counsel motion, revised same; conferred re: same. (1.2) Addressed Thomas amended request. (.2) Conferred with auctioneer; reviewed, revised draft agreement. (.5) Reviewed City of W. Sac correspondence. (.1) Prepared lender correspondence (Lamont). (.2) Reviewed and followed up on account subpoenas. (.2)	3.0	K. Freitag	\$ 315.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 441.00	\$ 63.00	\$ -	\$ 378.00	\$ -	\$ 63.00
2/22/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Deposited warehouse sale and parking lot cash. (.8) Continued reviewing files and updating chain of custody file log; scanned pertinent documents; corresponded with K. Freitag re same. (3.6)	4.8	A. Herren	\$ 202.50	\$ 972.00	\$ -	\$ 729.00	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/22/2020	Conferred and corresponded with investor re protective order and claims. (.4) Updated investor protective order "opt out" list. (.5) Corresponded with S. Hoslett re investor list. (.1)	1.0	A. Herren	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -
2/22/2020	Search files for investor docs and download to new folder. (3.0) Review folder for duplicates; remove same. (1.0)	4.0	T. Hebrank	\$ 315.00	\$ 1,260.00	\$ -	\$ 1,260.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/22/2020	Discussion with broker re details of San Rafael and Zanzibar offers and provided approval for counter offers. (0.3)	0.3	G.Rodriguez	\$ 279.00	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ -
2/23/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Continued reviewing files and updating chain of custody file log; scanned pertinent documents; corresponded with K. Freitag re same. (5.5)	5.9	A. Herren	\$ 202.50	\$ 1,194.75	\$ -	\$ 1,113.75	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/23/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -
2/23/2020	Review investor files; remove duplicates/irrelevant documents. (3.0)	3.0	T. Hebrank	\$ 315.00	\$ 945.00	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/23/2020	Hancock sale, including discussion with vendor re settlement on lien. (0.2)	0.2	G.Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -
2/23/2020	Work on converting numerous Chase Credit Cards from PDF format to Excel for testing. Prepare files for L. Ryan to test. (7.8)	7.8	S. Hoslett	\$ 292.50	\$ 2,281.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,281.50
2/24/2020	Provided revisions to escrow agent for escrow instructions. (.3) Conferred re: SunTrust litigation. (.1) Finalized and sent correspondence to lender (Lamont).(.3) Conferred re: investor list (opt outs, list, etc.). (.6) Completed Thomas amended request for order; prepared closing proceeds summary for court. (.5) Conferred with counsel re: IP Matter (coffee). (.3) Researched CBD options. (1.1) Conferred with team re: sale PSAs (restaurant portfolio); provided interco. leases. (1.0) Reviewed and signed liquor license transfer documents. (.4) Researched and provided due dil docs for Sac. (2.0) Reviewed and forwarded W. Washington interested party. (.1) Reviewed and signed 809 offer documents. (.4) Conferred with L. Ryan re: payroll related. (.6) Conferred with Atty Zaro re: various (.5)	8.2	K. Freitag	\$ 315.00	\$ 2,583.00	\$ -	\$ -	\$ -	\$ -	\$ 2,394.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -
2/24/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with vendor re claims. (.1) Corresponded with Carlton Management re vendors at Goldfinch. (.2) Forwarded vendor invoices to accounts payable. (.2)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
2/24/2020	Recorded Caldarelli investor "Opt Out" list information; updated other investors requesting to "Opt Out"; finalized list; corresponded with K. Freitag, Atty Fates and Atty Zaro re same. (1.8)	1.8	A. Herren	\$ 135.00	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -
2/24/2020	Met with team re payroll outstanding items and worked on BOE filings and accounts payable for Randolph. (3.5)	3.5	L. Ryan	\$ 135.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/24/2020	Prepared reports and QuickBooks files for multiple entities including 3515 Hancock, 4445 Lamont and Patio Front Porch. (2.0)	2.0	L. Ryan	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
2/24/2020	Prepare and assist with scanning project; review each box of documents to identify relevant investor files for copying (3.5) Call with K Freitag on G Drive and document search issues; locate addn documents (.7)	4.2	T. Hebrank	\$ 315.00	\$ 1,323.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,323.00	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/24/2020	Reviewed closing statement for Thomas St and reviewed revisions to 593C for same. (0.1) Restaurant sales, incl discussions with K. Freitag re remaining PSAs, communications with buyers and brokers and various discussions with Atty Thiel and Lorenzen. (1.5) Keller St. Co-Work ops and sales, including discussion with AMA and K. Freitag re IT connectivity problems, discussion with manager re troubleshooting for same and requested fire inspection report and discussion with broker re OM and timing for sales DD. (1.6) Operations, incl discussion re HR transition and discussion with temp staffing company re same. (0.5) Personal property sale, incl coordinating site visit by buyer. (0.2) Reviewed and approved temp employee timesheet. (0.1) West Washington sale, including review of environmental proposal and prepared memo to K. Freitag re same. (0.3) Prop Mgmt, including preparation of MIMO form for 733 Salem Ct, coordinating payment of invoice to proceed with UD action on Randolph St, and discussion with prop mgr re status of repairs (gas & flooring), coordinated termite repairs at 812 San Rafael, and review of new tenant for Randolph St, including bank statements and information from reference. (1.2) Residential sales, including review of closing statement for Rancho Mirage, review of offer for San Rafael and Zanzibar and prepared addendum for San Rafael, discussion with broker re re-listing Bella Pacific. (1.0)	6.5	G.Rodriguez	\$ 279.00	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/24/2020	Worked on cash receipts and disbursement analysis of ANI Commercial CA I. (3.0)	3.0	V. Liguzinski	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
2/24/2020	Reviewed issues related to ANI Commercial CA II and CA I and prepare file for testing. (2.3)	2.3	S. Hoslett	\$ 292.50	\$ 672.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 672.75
2/25/2020	Conferred with Atty Fates re: document production status and next steps. (.6). Conferred with T. Hebrank re: same. (.2) Reviewed loan doc. (.2) Reviewed and signed closing doc for Carmel, Thomas. (.2) Coordinated various, including auction item pickup, Phase II; attended to various operational items. (1.1) Reviewed and provided comments for Pullman joint motion. (.3) Reviewed and signed Zanzibar offer docs. (.2) Prepared letter to EDD re: \$42K refund for Chicken Pharm. (.7) Conferred with Atty Zaro re: Symetra loan. (.5)	4.0	K. Freitag	\$ 315.00	\$ 1,260.00	\$ -	\$ 252.00	\$ -	\$ -	\$ 1,008.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/25/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Contacted vendor re on-site scanning files and invoice. (.1) Prepared draft letter for Chicken Pharm tax refund request; corresponded with K. Freitag re same. (.5)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/25/2020	Recorded investor's requests to "opt out" of release of contact information; corresponded re same. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -
2/25/2020	Responded to accounting team emails and researched Patio at Ballpark documents. (.8)	0.8	L. Ryan	\$ 135.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/25/2020	Provide status update on investor document search; discuss with K Freitag (.4) Follow up on scanning project details (.1) Perform searches for investor data. (3.0)	3.5	T. Hebrank	\$ 315.00	\$ 1,102.50	\$ -	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
2/25/2020	Prop Mgmt, including review of communication with tenant in Randolph apartment. (0.1) Restaurant sales, including discussion with broker for buyer of three assets, review of request for PSA changes by same buyer and communication with broker and review of PSA for La Mesa SF and provided same to broker. (0.7) EDD resolution, including discussion with T. McDonald re status update, and updates from EDD and K. Freitag re pending resolution of the same. (0.2) 3415 Mission Blvd sale, including review of listing agreement with broker and discussion with same. (0.9) Operations update, including discussion with staffing vendor re continued temp employee work. (0.2) 3515 Hancock sale, including various discussions with vendors re reduction in amounts due and coordinating PCA report. (0.9) 140 Keller sale and operations, including discussion with broker re remaining items to release the flyer, and discussion with manager re internet repairs and coordinated same. (0.3) Residential sales, including review of Zanzibar offer and preparing addendum to same, discussion with broker re 809 San Rafael and Zanzibar offers, review of Thomas St. 2020 593c, preparation of 593c for Carmel property and discussion with broker re hearing date for Tennyson. (1.6)	4.9	G.Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ -
2/25/2020	Continued review and analysis of ANI Commercial CA I. (3.2)	3.2	V. Liguzinski	\$ 225.00	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720.00
2/25/2020	Continued organization of tax returns for CPA extensions. (2.0)	2.0	S. Hoslett	\$ 292.50	\$ 585.00	\$ -	\$ 585.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2/26/2020	Had call with G. Rodriguez to discuss restaurant PSA status, Hancock lien status, 3415 listing, etc. (.5) Had call with G. Elderkin. (.1) Met with T McDonald re: outstanding HR related clean-up. (.4) Met with E. Hughes to walk through personal property auction items for next two auctions. (.9) Met with prospective buyer for D Street. (.9) Reviewed and responded to various lender correspondence; conferred with Atty Fates re: same. (.8) Reviewed accounts payable and tended to various operational items with team. (.7) Reviewed Keller OM and DD. (.7) Met with J. Pastore re: trademark items. (.2) Reviewed restaurant PSA and associated IP. (.3) Prepared EDD letter re: ANI lien - refund and lien release request. (.9)	6.4	K. Freitag	\$ 315.00	\$ 2,016.00	\$ -	\$ -	\$ -	\$ -	\$ 2,016.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/26/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Notarized, scanned and archived license transfer for Spectrum; delivered to Heritage Escrow. (1.0) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.3) Corresponded with City Wide Maintenance re cleaning at Himmelberg's and outstanding invoices. (.3)	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/26/2020	Corresponded with rep at Plate IQ and obtained invoices to date; reviewed same for Lamont, Surfrider and Saska's payables, researched warehouse lease agreement and researched COBRA and corresponded with Flores re same, reviewed ANI payroll and corrected same with Flores. (7.7)	7.7	L. Ryan	\$ 135.00	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/26/2020	Complete removal of duplicate documents; share file and provide details as to process and procedures. (1.7) Prepare and share investor fund schedules with forensic team. (.4)	2.1	T. Hebrank	\$ 315.00	\$ 661.50	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/26/2020	West Washington, including update from K. Freitag re discussion with lender and coordinating Phase II report and edits to same report. (0.7) 140 Keller sale and operations, including discussion with accounting re adding contact to internet account, and discussion with onsite manager re same and fire inspection. (0.2) Operations, including approving request to remove IT devices from our account so that purchaser can access the devices. (0.2) Prop Mgmt, including update on the repairs to Randolph, discussion with Atty Fates re repairs to same property, update on move out for tenant at Salem Ct and coordinated repairs for Surf Rider Crown Point based off of City Code Compliance. (0.5) Restaurant sales, including discussion with K. Freitag re strategy, various correspondence with broker re status of Lamont term sheet, correspondence with Attys Lorenzen and Thiel re status of PSAs and discussion with broker re strategy on OMG, review of signed OMG PSAs for Saskas and La Mesa SF, review of Swell PSA and discussion with K. Freitag re same. (2.9)	4.5	G.Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ -	\$ -	\$ -	\$ 1,255.50	\$ -	\$ -	\$ -	\$ -	\$ -
2/26/2020	Worked on cash receipts and disbursement analysis of ANI Commercial CA II. (4.2)	4.2	V. Liguzinski	\$ 225.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945.00
2/26/2020	Review documents provided by T. Hebrank related to the forensic accounting. (0.8)	0.8	S. Hoslett	\$ 292.50	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234.00
2/27/2020	Had call with T. Moyaed. (.5) Researched emails; conferred with Atty Fates re: same. (.8) Reviewed payables and signed IRS responses (for ESRP). (.8) Reviewed and provided Lamont response; conferred with Atty Fates re: same. (.4) Worked on EDD lien research and correspondence. (.3) Researched and provided Adams Law emails to counsel. (.8) Conferred with counsel on IP matters. (.1) Prepared for and attended call with Talley (12 entities - 2018 and 2019). (.3) Attended to various operational matters, including payables, funds transfer, IP, CBD research, auction contract, conflicts counsel and property management matters. (1.5)	5.5	K. Freitag	\$ 315.00	\$ 1,732.50	\$ -	\$ 346.50	\$ 252.00	\$ -	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/27/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Met cleaners at Himmelberg's. (.8) Processed deposits at Wells Fargo. (.7) Forwarded vendor invoice to accounts payable. (.1) Corresponded with B. Young re personal property inventories. (.3) Updated real property key turnover list. (.1)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/27/2020	Worked on Chase historical credit card reconciliation and conferred with S. Hoslett re forensic. (5.8)	5.8	L. Ryan	\$ 225.00	\$ 1,305.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305.00
2/27/2020	Worked on payroll items for T. McDonald. (1.2)	1.2	L. Ryan	\$ 135.00	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/27/2020	3415 Mission Blvd sale, including discussion with broker re listing agreement and preparation of notices to tenants re sale and reviewed and revised listing agreement and addendum to the same. (0.7) 140 Keller sale and operations, including update on the internet connectivity problem and update from broker on the OM and corresponded with Mgr re same. (0.2) Prop Mgmt, including discussion with Mgr re various open plumbing repairs and approval for the same, updated review of tenant application for Randolph and brief discussion with K. Freitag re same and prepared lease. (1.7) Data production, including review of domain, brief search for data and providing additional information to Atty Fates re status of domain, reviewed data identified by K. Freitag and ordered equipment to offload same data for storage. (0.7) West Washington sale, including review of Phase II proposal revisions and forwarded same to vendor. (0.2) Restaurant sales, including further review of the Swell PSA and discussion with K. Freitag and Atty Lorenzen re changes to the PSA, reviewed Saskas PSA and forwarded same to Atty Lorenzen for review, discussion with broker re status update and discussion with K. Freitag re status of Lamont and Himmelberg. (2.2)	5.7	G.Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ 195.30	\$ -	\$ -	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/27/2020	Worked on cash receipts and disbursement analysis of 3515 Hancock. (2.3) Conferred with S. Hoslett regarding the same. (0.5)	2.8	V. Liguzinski	\$ 225.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630.00
2/27/2020	Worked tax return filing issue with CPA and ANI staff including tax return schedule of returns filed and still open. (4.6) Prepared numerous files for testing including 4445 Lamont, 3515 Hancock and Patio Front Porch. (3.2) Worked with L. Ryan on credit card testing. (1.0)	8.8	S. Hoslett	\$ 292.50	\$ 2,574.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,574.00
2/28/2020	Coordinated liquor license renewal with transferee. (.1) Reviewed parking lot PSA; organized and conferred with counsel re: PSA priorities. (2.3) Prepared responses to PR questions. Researched vendor notices re: mechanic's lien filing. (1.0) Handled flood premium inquiry, Valle Vista Property inquiry, CA Opportunity License Fund taxes, auction agreement review, payables, historical tenant rent payment (Tony) and other operations review. (3.3) Met re: forensic. (.5) Conferred with authorities as requested (with S. Hoslett). (.8)	8.0	K. Freitag	\$ 315.00	\$ 2,520.00	\$ -	\$ 252.00	\$ -	\$ -	\$ 2,110.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50
2/28/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited parking lot and warehouse sale cash. (2.5) Corresponded with K. Freitag and L. Ryan re cleaning company expense. (.2) Researched vendor notification to architect; corresponded with K. Freitag and G. Rodriguez re same. (.1)	3.2	A. Herren	\$ 202.50	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ -
2/28/2020	Made Wells Fargo and Chase deposits, worked on September to February payroll summary and accounts payable and attended status meeting. (5.6)	5.6	L. Ryan	\$ 135.00	\$ 756.00	\$ -	\$ -	\$ -	\$ -	\$ 756.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
2/28/2020	Data production, including meeting with FBI re same. (1.3) 3515 Hancock sale, including discussion with K. Freitag re sales strategy and payment of lien holder claims and discussion with main lien holder. (0.3) Prop Mgmt, including review of Randolph lease and complaint and detailed discussion with K. Freitag and discussion with Atty DiChanel and Atty Fates re same, and weekly meeting with Mgr re details of each property. (3.6) Restaurant sales, including review of Crown Point and fee parking lot and Swell PSAs and discussion with relevant brokers re details of same, discussion with Atty Lorenzen & K. Freitag re update on timing. (1.3) 3415 Mission sale, including signing listing agreement with broker. (0.2) 140 Keller operations and sale, including discussion with Mgr re timeline for sale, discussion with vendor re PCA and provided support to Mgr re internet connectivity. (0.4)	7.1	G.Rodriguez	\$ 279.00	\$ 1,980.90	\$ -	\$ 362.70	\$ -	\$ -	\$ 1,618.20	\$ -	\$ -	\$ -	\$ -	\$ -
2/28/2020	Worked on cash receipts and disbursement analysis of 3515 Hancock, 4445 Lamont and Patio Front Porch. (5.4)	5.4	V. Liguzinski	\$ 225.00	\$ 1,215.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,215.00
2/28/2020	Prepared for and attended meetings at ANI office. (8.0)	8.0	S. Hoslett	\$ 292.50	\$ 2,340.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,340.00
3/1/2020	Forwarded vendor invoices to accounts payable. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/1/2020	Forwarded investor Cert of Confidentiality to Atty Fates. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
3/2/2020	Worked on personal property auction agreement. (.6) Worked on providing due diligence materials for D Street. (.5) Attended call with prospective Lamont buyer and lender. (.5) Followed up on scanning project. (.2) Attended to various operational matters, including PR, payables, payroll related, insurance, etc. (2.0) Conferred with lenders and G. Rodriguez re: sale status (various). (1.0)	4.8	K. Freitag	\$ 315.00	\$ 1,512.00	\$ -	\$ 63.00	\$ -	\$ -	\$ 1,449.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/2/2020	Worked to finalize fee app. (do no charge)	0.1	K. Freitag	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3/2/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with vendor re payment for on-site scanning. (.1) Scanned and archived employee's notice of claims; forwarded same. (.2)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
3/2/2020	Reviewed vendor payments, Flores check run for Saska's, Surfrider and Lamont, paid Keller invoice online, reviewed Wells Fargo activity and Tenth & J overdraft and responded to correspondence re payroll questions. (2.6)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/2/2020	Continued to work on Chase credit card reconciliation. (1.2)	1.2	L. Ryan	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00
3/2/2020	Review and sign checks. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/2/2020	Monthly case update. (1.6) University Ave apartments, including discussion with broker re value for same. (0.1) Restaurant sales, including discussion with broker re Lamont lender negotiations and participation in same conference call, review of Himmelberg's PSA and discussion with broker re same and status of other PSAs, discussion with Attys Lorenzen and Thiel re remaining PSAs, discussion with broker and K. Freitag re Lamont lender negotiations. (1.8) 301 D Street, including update on timing. (0.1) Residential sales, including approval of vendor invoice for Carmel by the Sea, discussion with broker re interest in vacation rentals, update from broker 809 San Rafael offer and review of disclosures for Zanzibar. (0.4) West Washington sale, including further discussions with environmental consultant re copy of Order and discussion with potential buyer re PSA. (0.2) Prop Mgmt, including discussion with Atty DiBlase re 4034.5 Randolph and email to former tenant, approval of repair invoice for 3415 Mission Blvd, and discussion with prop mgr re reduction in rent request. (0.8) Operations, including approval of temp employee timesheet (0.1) 140 Keller sale, including review of PCA report and discussion with broker and mgr re same. (0.3) 3415 Mission Blvd sale, including discussion with broker re sale terms, and provided requested information for due diligence. (0.8)	6.2	G.Rodriguez	\$ 279.00	\$ 1,729.80	\$ -	\$ -	\$ -	\$ 446.40	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ -
3/2/2020	Reviewed and tested cash receipt and disbursement transactions for Patio Front Porch. (1.3)	1.3	V. Liguzinski	\$ 225.00	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
3/2/2020	Continued work on tax return extension related issues. (2.0) Held conference call regarding the same. (0.8)	2.8	S. Hoslett	\$ 292.50	\$ 819.00	\$ -	\$ 819.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3/3/2020	Reviewed special counsel engagement; conferred re: same. (.5) Conferred with counsel re: taxes (income tax returns), records. (.6) Reviewed and signed Zanzibar disclosures. (1.0) Conferred with team re: rents, auctions, insurance, mortgages, personal property inventories for sales, etc.). (.9) Initiated monthly mortgage payments. (.4) Reviewed and attended to W2 corrections with previous payroll co. (1.2) Reviewed and signed D Street agreement. (.3) conferred with PR. (.1)	5.0	K. Freitag	\$ 315.00	\$ 1,575.00	\$ -	\$ 189.00	\$ -	\$ -	\$ 1,386.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/3/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.5) Processed monthly mortgage payments for the Carmel and Valle Vista properties; corresponded with K. Freitag re same. (.5)	1.4	A. Herren	\$ 202.50	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/3/2020	Attended conference call re tax returns, reconciled Chase ANI payroll account and researched bank balances for Fireside and Marketplace. (4.6)	4.6	L. Ryan	\$ 135.00	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/3/2020	Continued to work on Chase credit card reconciliation. (1.5)	1.5	L. Ryan	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
3/3/2020	General operations, including discussion with K. Freitag re GL insurance for Bandini and provided information to broker to include in portfolio coverage. (.0.3) Monthly case update. (.2.2) Prop Mgmt, including update from Mgr re vendors and portfolio update with mgr. (.1.1) Personal property sales, including coordinating agreement with auctioneer, discussion with E. Hughes re timing for same. (.0.3) University Ave sale, including coordinating payment with K. Freitag and vendor. (.0.2) Restaurant sales, including update to Lender re sale of Hancock and others, reviewed PSA for Ocean Beach and forwarded same to brokers, reviewed PSA for Bao Beach and forwarded same to brokers, coordinated review of executed PSA for Swell. (.1.0) Residential sales, including additional revisions to disclosures for Zanzibar and coordinated the same, requested additional information re personal property sale for Carmel property and corresponded with same broker re status of sale. (.0.3)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ -	\$ -	\$ 613.80	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ -
3/3/2020	Conferred with S. Hoslett on issues related to the cash receipt and disbursement testing. (.0.3)	0.3	V. Liguzinski	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
3/3/2020	Worked on numerous issues raised during cash receipt and disbursement testing. (.1.4) Conference call with V. Liguzinski regarding the same. (.0.3)	1.7	S. Hoslett	\$ 292.50	\$ 497.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497.25
3/4/2020	Reviewed and revised SunTrust declaration; conferred with counsel re: same. (.3) Initiated mortgage payments. (.2) Coordinated docs for posting on website. (.2) Conferred re: CA Opportunity License Fund. (.2) Researched accounts needed for subpoena based on accounting to date. (.6) Attended to various payroll related reports, gift card inquiries, lenders, payables, liquor license renewals, appraisal review, misc. restaurant operations. (.2.2) Coordinated hard drive deliverables to authorities as requested. (.3)	4.0	K. Freitag	\$ 315.00	\$ 1,260.00	\$ -	\$ 94.50	\$ -	\$ -	\$ 1,071.00	\$ -	\$ -	\$ 94.50	\$ -	\$ -
3/4/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with vendor re claims. (.1) Corresponded with T. Askey re parking violators at lots. (.2)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
3/4/2020	Met with T. McDonald re outstanding payroll items, W2s and 1095s; researched ANI License Fund and 3 other QuickBooks files, researched Paycom 2019 wires and payroll taxes on manual checks and researched and applied for receivership tax id. (.6.6) Met with accounting team for review task list and projects. (.5)	7.1	L. Ryan	\$ 135.00	\$ 958.50	\$ -	\$ -	\$ -	\$ -	\$ 958.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/4/2020	Prepared reports and QuickBooks files for multiple entities including Andreas Truffles, Patio in Petaluma and 301 D Street. (.9)	0.9	L. Ryan	\$ 225.00	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.50

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
3/4/2020	Meeting with HR to review transition to PT work and began IT prep for same. (0.2) Randolph, incl discussion with tenant re deposit, discussion with Mgr re prep of return deposit and cleanup of the property, reviewed UD Complaint and Summons & provided revisions to same, incl researched market rent for the space. (2.1) Univ Ave sale, including review of appraisal, discussion with K. Freitag and broker re same. (1.1) Cultivate asset sale, including update re sale potential. (0.1) General operations, including discussion with vendor re unpaid invoice. (0.1) Restaurant sales, including discussion with Atty Thiel re Swell PSA execution version, update from Atty Lorenzen re status of the La Mesa and Saska's PSA, discussion with broker re status of Himmelberg's PSA, update from lender re short sale for Lamont & discussion with broker and K. Freitag re same, review of Saskas and fee parking lot PSAs and forwarded same to Atty Thiel for review, updates from Atty Thiel re execution of Saskas PSA, detailed discussion with broker re Surf Rider restaurants and outstanding PSAs. (2.3) West Washington sale and operations, including discussion with broker re status of the PSA and update with environmental consultant re Phase II work. (0.2) 3415 Mission Blvd sale, including discussion with broker re details of the commercial space and discussion with prospective buyer re same. (0.3) 140 Keller, including review of NDA for property. (0.1)	6.5	G.Rodriguez	\$ 279.00	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/4/2020	Worked on cash receipts and disbursement analysis of Andreas Truffles. (1.5)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
3/4/2020	Prepared numerous entities for forensic testing including Andreas Truffles, Patio Petaluma and 301 D Street. (2.5)	2.5	S. Hoslett	\$ 292.50	\$ 731.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 731.25
3/5/2020	Prepared correspondence for special counsel. (.3) Conferred with team re: sale related documentation. (.3) Attended to insurance, lender, task lists, former employee tenancy, vendors, etc. matters. (1.0) Conferred with D Street prospective buyer. (.4) Researched and provided salient terms for all 14 restaurant sale locations. (1.7) Reviewed and signed additional disclosures for Zanzibar. (.1)	3.8	K. Freitag	\$ 315.00	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/5/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Scanned and archived accounts payable checks; forwarded to L. Ryan. (.3)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
3/5/2020	Corresponded with vendor re receivership, worked with accounting team on accounts payable issues and worked with T. McDonald on outstanding payroll items. (3.6)	3.6	L. Ryan	\$ 135.00	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/5/2020	General operations, including discussion with K. Freitag and L. Ryan re hiring additional contract employee to assist with accounting and general office assistance. (0.3) Reviewed and approved vendor IT invoice. (0.1) Residential sales, including coordinating additional disclosures and coordinating title policy request for various properties. (0.4) 301 D sale, including conference call with construction contractor and potential buyer. (0.7) Randolph, including various discussions with Atty Garcia re revisions to UD complaint for tenant. (0.2) Confirmation with Atty Pizarro re lien release and coordinated same with M. Lonn. (0.1) West Washington, including discussion with B. Young re accepting lease payments, review of tenant eviction and discussion with K. Freitag and Atty Stelzer re same, discussion with environmental consultant re payment of fees. (0.9) Data production, including copying files requested and preparing external hard drive. (1.7) Restaurant sales, including review of open PSAs and discussion with K. Freitag re execution of same, discussion with K. Freitag and broker re Lamont short sale terms, discussion with brokers re details of various PSAs, correspondence with buyer re La Mesa PSA, worked to gather information needed for sale motions (not being gathered by K. Freitag). (1.3)	5.7	G.Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ 474.30	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/5/2020	Continued preparation of tax return analysis and research various entities for returns filed. (1.2) Update master testing spreadsheet for entities tested to date. (1.0)	2.2	S. Hoslett	\$ 292.50	\$ 643.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 643.50
3/6/2020	Reviewed and signed liquor license escrow docs; conferred re: same (.6) Conferred with Atty Fates and G. Rodriguez re: sale related items (various). (.8) Researched life insurance matter; conferred with Atty Fates re: same. (.5) Researched and prepared AMEX list of docs for subpoena. (.6) Researched and prepared correspondence to EDD re: release request. (1.0) Attended to insurance matters, funds transfer. (.2) Coordinated access agreement and conferred with prospective D Street purchaser. (.4) Researched payments for clawback; sent same to conflicts counsel. (.4)	4.5	K. Freitag	\$ 315.00	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ 1,291.50	\$ -	\$ 126.00	\$ -	\$ -	\$ -
3/6/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Scanned, archived and corresponded re Cal Auctions checks. (.2) Collected, counted, recorded and deposited parking lot cash. (1.5) Downloaded on-site scanned documents; corresponded with Atty Fates, K. Freitag and T. Hebrank re same. (.4)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
3/6/2020	Made Chase deposit, researched cash activity, researched Northwestern insurance policy, followed up on W2 and assisted accounting team with accounts payable. (4.2)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/6/2020	Prepared Goldfinch, 3816 Mission Blvd and Foundation reports and QuickBooks files. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/6/2020	Data production, including transferring files to hard drive sufficient to store the volume of data requested. (3.0) University Ave sale, including discussion with broker re potential offer for the property. (0.1) West Washington, including discussion with environmental consultant re agreement. (0.1) General operations including reviewing candidates for admin position and discussion with recruiter. (0.3) Restaurant sales, including coordinating final execution on Swell and fee parking lot with escrow and broker, discussion with broker re timing for remaining documents, discussion with brokers re health inspection report for Surf Rider OB and sought clarification from H. Rossi, discussion with Atty Lorenzen re timing for entity creation on Saskas. (2.5) Randolph operations, including various discussions with Atty Garcia re UD complaint revisions. (0.2)	6.2	G.Rodriguez	\$ 279.00	\$ 1,729.80	\$ -	\$ 837.00	\$ -	\$ -	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ -
3/7/2020	Data production including making additional copies of data requested. (1.5) Coordinated with broker and auction company re proceeds of sale. (0.1)	1.6	G.Rodriguez	\$ 279.00	\$ 446.40	\$ -	\$ 418.50	\$ -	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -
3/8/2020	Worked on Wells Fargo schedule of activity for CA Opportunity Fund. (2.3)	2.3	L. Ryan	\$ 225.00	\$ 517.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517.50
3/9/2020	Reviewed Patio Marketplace financials for final reimbursement; coordinated order for liquor license transfers. (2.6) Completed salient restaurant sale terms for motions. (.5) Prepared lender responses and POQ requests. (.7) Reviewed documentation, conferred with lender on personal property (CDC). (.4) Attended to various operational items, R&M, personal property returns, payables, funds transfer, marketplace financials, etc. (1.8) Worked with G. Rodriguez re: production of files. (.4) Attended call with principal of investment (Baymedica). (.2)	6.6	K. Freitag	\$ 315.00	\$ 2,079.00	\$ -	\$ 126.00	\$ -	\$ -	\$ 1,953.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/9/2020	Corresponded with E. Hughes re lockbox at Surf Rider MB. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/9/2020	Continued to work on schedule for CA Opportunity Fund bank activity and prepared reports and QuickBooks files for Beautiful MB, ANI Northwest, 901 W Washington, Bao Beach, San Jose Parking Lot and Tenth and J. (5.2)	5.2	L. Ryan	\$ 225.00	\$ 1,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170.00
3/9/2020	Reviewed 2018 Talley LP tax returns and reconcile to QuickBooks financials. (2.0)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
3/9/2020	Data production, incl review of data files with K. Freitag and reviewed deleted data for defendant. (0.7) University Ave sale, incl discussion with broker re appraisal and plans for sale. (0.3) Return of vehicles incl discussion re timing and reached out to Ford to coordinate. (0.8) General ops, incl discussion with staffing firm, provided guidance re transition of security equipment at Patio Marketplace Express (0.4) 3515 Hancock, incl discussion with PCA inspector re details of draft report and discussion with vendor re short sale. (0.3) Reviewed and approved timesheet for contract employee. (0.1) Reviewed personal property auction. (0.1) 140 Keller ops and sale, incl discussion with Mgr re fire inspection and update with broker. (0.3) Restaurant sales, incl update from Attys Thiel and Lorenzen re status of PSAs, update on repairs at Lamont, discussion re revisions to Crown Pt. PSA, update with H. Rossi re health inspection reports and discussion with broker re same, began drafting memo to Atty Fates re sales/mktg process in anticipation of sale motion. (2.7) Carmel sale, incl discussion with escrow re timing of court approval, review of lien release and provided to escrow in anticipation of closing. (0.3) Prop Mgmt, incl discussion with Atty Stelzer re tenant eviction on Washington and review of UD complaint for Randolph, discussion with lender re status of Phase II at Washington. (0.4) Randolph sale, incl approving invoice for repairs to flooring. (0.1)	6.5	G.Rodriguez	\$ 279.00	\$ 1,813.50	\$ -	\$ 195.30	\$ -	\$ -	\$ 1,618.20	\$ -	\$ -	\$ -	\$ -	\$ -
3/9/2020	Worked on cash receipts and disbursement analysis of Andreas Truffles, Patio Petaluma, and 301 D Street. (3.1)	3.1	V. Liguzinski	\$ 225.00	\$ 697.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 697.50
3/9/2020	Continued preparation of various entities for testing including Beautiful MD and ANI Northwest. (.8) Researched issues raised during cash receipts and disbursement testing and update summary analysis. (1.1)	1.9	S. Hoslett	\$ 292.50	\$ 555.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 555.75
3/10/2020	Reviewed and worked on monthly report. (3.3) Reviewed labor correspondence. (.1) Prepared Hancock correspondence re: potential sale resolution. (.8) Coordinated with lender for closing docs. (.1) Prepared estimated net sales numbers in preparation for hearing; conferred with counsel re: same. (.5) Prepared EDD lien letter; conferred with counsel re: same; sent same to EDD. (1.9) Attended to various operation items, including insurance, payables. (.5) Coordinated several sets of documents for website posting. (.3) Met with S. Hoslett. (.8)	8.3	K. Freitag	\$ 315.00	\$ 2,614.50	\$ -	\$ -	\$ -	\$ 1,039.50	\$ 1,323.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00
3/10/2020	Processed deposits at Chase and Wells Fargo. (.8)	0.8	A. Herren	\$ 202.50	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/10/2020	Reviewed Flores open invoices for Saska's, Lamont and Surfrider and attended meeting regarding account support. (1.3)	1.3	L. Ryan	\$ 135.00	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/10/2020	Reviewed and revised mthly update and provided addl info requested. (0.4) Participated in interview with acct. (0.2) 140 Keller ops and sale, incl review of complaint, review of related membership agt and provided guidance to Mgr re same, corresponded with mgr re fire insp. (0.5) Personal Prop sales incl discussion with E. Hughes re items sold at Carmel, providing reports requested in MailChimp, order laborers for auction dates, discussion with same re items held for La Mesa. (0.4) Washington sale, incl discussion with potential buyer. (0.2) Restaurant sales, incl update from broker re sales and overbidding, updates from Atty Thiel re La Mesa execution pkg and coordinated execution with broker, updated buyer re Lamont repairs, updates from escrow re deposits, reviewed and coordinated final PSA for La Mesa. (2.0) Prop Mgmt, incl (various) discussions with Atty Stelzer re settlement negotiations with tenant and coordinated execution of residential UD action. (0.6) Carmel sale, incl review of est closing statement. (0.2) Tennyson sale, incl review of est settlement stmt, prep of 593c, and providing servicing agt for title, revisions to letter requesting lien release for EDD. (0.7) Univ Ave sale, incl discussion with broker re price change, and discussion with Attys Lorenzen, Thiel re execution of PSA and opening escrow, review of PTR. (0.6) 3515 Hancock sale, incl review of PCA and discussion with K. Freitag re sale process. (0.3) Data production, incl review of files to confirm access. (0.8)	6.9	G.Rodriguez	\$ 279.00	\$ 1,925.10	\$ -	\$ 223.20	\$ -	\$ 111.60	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ -
3/10/2020	Worked on cash receipts and disbursement analysis of 301 D Street, Beautiful MB, and ANI Northwest. (4.7)	4.7	V. Liguzinski	\$ 225.00	\$ 1,057.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,057.50
3/10/2020	Met with K. Freitag. (.8) Corresponded with outside CPA's regarding the status of various tax returns included CA Opportunity fund and returns filed by the Talley firm. (.7)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438.75
3/11/2020	Prepared documents in response to grand jury subpoena. (3.4) Reviewed and revised Swell and Saska's sale motions; reviewed and revised Swell sale declaration. (1.1) Researched HELOC. (.4) Conferred re: IP. (.4) Conferred re: insurance change of address and other operational matters, including payables. (.8) Reviewed and provided personal property inventory for various properties. (.2) Reviewed EDD correspondence; responded to same re: agreed upon refund to estate. (.5) Conferred with liquor license counsel. (.1) Conferred with G. Rodriguez re: OM for 3415. (.2) Coordinated final monthly update and posting thereof. (1.0) Reviewed former employee correspondence; researched his file; sent same to counsel. (.9)	9.0	K. Freitag	\$ 315.00	\$ 2,835.00	\$ -	\$ 1,071.00	\$ -	\$ 315.00	\$ 1,323.00	\$ -	\$ -	\$ -	\$ -	\$ 126.00
3/11/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Notarized, scanned and archived license transfer for Lamont; delivered to Heritage Escrow. (1.0) Corresponded with L. Ryan re checks received for document production. (.2) Corresponded with T. Askey re parking violators at lots. (.2)	1.8	A. Herren	\$ 202.50	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/11/2020	Compared K1s with LP tax returns, reviewed ANI and Keller accounts payable, reviewed ANI payroll register and researched entities per B. Young. (6.0)	6.0	L. Ryan	\$ 135.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/11/2020	140 Keller operations and sale, including discussion with Mgr re termination of tenant and update from broker re tour. (0.2) Vacation rental sales, including review of the market conditions to consider lowering pricing, coordinating additional disclosures for Zanzibar sale. (0.4) University Ave sale, including coordinating PSA review with Atty Thiel, coordinating execution of same and opening escrow and listing the property on the MLS. (2.3) Vehicle return, including further coordination with Ford Motor Credit. (0.2) 3415 Mission Blvd, including review of OM and discussion with K. Freitag re same. (0.2) Restaurant sales, including review of Himmelberg's revisions and coordinating same with brokers, conveying La Mesa PSA to escrow and brokers and requesting updates, reviewed and revised motion for sale of Swell and reviewed PSA for Bao Beach and coordinated execution of the same and reviewed sale motion for Saskas and various discussions with brokers and escrow re deposits timing for remaining PSAs. (3.1)	6.4	G.Rodriguez	\$ 279.00	\$ 1,785.60	\$ -	\$ -	\$ -	\$ -	\$ 1,785.60	\$ -	\$ -	\$ -	\$ -	\$ -
3/11/2020	Worked on cash receipts and disbursement analysis of 3816 Mission. (1.8)	1.8	V. Liguzinski	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
3/12/2020	Began researching and preparing for virus impact on operations. (2.8) Worked on employee communication information for Corona Virus; conferred with D. Cohn re: same. (2.5) Conferred with L. Ryan re: HELOC analysis, payroll, tax updates. (.3) Reviewed GC D Street correspondence. (.1) Conferred with lenders re: various. (.3) Finalized production of docs to authorities as requested; conferred with Atty Fates re: same. (.6) Reviewed, revised and signed Swell and Saska's Decs. (.4) Reviewed and signed SunTrust withdrawal doc. (.1) Coordinated docs to be posted. (.2) Reviewed, revised parking lot sale motion. (.7)	8.0	K. Freitag	\$ 315.00	\$ 2,520.00	\$ -	\$ 189.00	\$ -	\$ -	\$ 2,236.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50
3/12/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Logged boxes at ANI (4.5) Notarized, scanned and archived license transfer for Spectrum; delivered to Heritage Escrow. (1.0) Reviewed vendor invoices; forwarded to accounts payable. (.3) Corresponded with T. Askey re parking violators at lots. (.2)	6.4	A. Herren	\$ 202.50	\$ 1,296.00	\$ -	\$ -	\$ -	\$ -	\$ 1,296.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/12/2020	Researched Wells Fargo HELOC payments and traced to source. (4.6)	4.6	L. Ryan	\$ 225.00	\$ 1,035.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035.00
3/12/2020	Reviewed payroll and accounts payable for ANI, Keller and all properties. (1.9)	1.9	L. Ryan	\$ 135.00	\$ 256.50	\$ -	\$ -	\$ -	\$ -	\$ 256.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/12/2020	Prop Mgmt meeting (1.1) Continued work with recovery driver for Ford Motor Credit to pick up the vehicles. (0.4) General operations, including meeting with vendor re set up of laptops. (0.6) Prop Mgmt, including discussion with Mgr re details of potential rental for vacation rental and provided Atty Stelzer re details of equipment held at the gym. (0.4) 3415 Mission Blvd, including review of OM and made revisions to same and conferred with broker. (0.4) Residential sales, including updating disclosures for Zanzibar and discussion with broker re pricing for remaining units. (0.4) Restaurant sales, including update of Swell and Saskas motions for approval, internal discussion re restaurant operations and effect on sales for corona virus prevention, review of Lamont PSA and coordinated same with broker, discussion with broker re overbid PSAs, coordinating call with Atty Lorenzen and buyer re Crown Point PSA, discussion with broker re potential lease interest, update on deposits, discussion with brokers re overbidding process for Saskas and La Mesa, coordinated the legal notices for Saskas and Swell. (3.8)	7.1	G. Rodriguez	\$ 279.00	\$ 1,980.90	\$ -	\$ -	\$ -	\$ -	\$ 1,980.90	\$ -	\$ -	\$ -	\$ -	\$ -
3/12/2020	Worked on cash receipts and disbursement analysis of 3816 Mission, 901 West Washington, and Bao Beach. (3.5)	3.5	V. Liguzinski	\$ 225.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787.50
3/13/2020	Conferred with Atty Fates re: various sale items. (.3) Sent all employee communications re: COVID. (1.0) Researched Endsley litigation. (.5) Provided D Street due diligence materials. (.4) Conferred with lenders re: PSA on Univ and POQ. (.1)	2.3	K. Freitag	\$ 315.00	\$ 724.50	\$ -	\$ -	\$ -	\$ -	\$ 724.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/13/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Logged boxes at ANI (4.7) Picked up parking lot cash (.5) Shipped federal tax payments; corresponded with L. Ryan re same. (.3) Corresponded with Paracorp re change of registered agent. (.2)	6.1	A. Herren	\$ 202.50	\$ 1,235.25	\$ -	\$ -	\$ -	\$ -	\$ 1,235.25	\$ -	\$ -	\$ -	\$ -	\$ -
3/13/2020	Conferred with B. Young and Jacob at Paycom re W2 corrections and research same. (.4) Reviewed and mailed Lamont, Marketplace and Surfrider corrected W2s and made Chase deposit. (1.6)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/13/2020	Residential sales, including preparation of sale details for preparation for the sale motion on Zanzibar and coordinated sale approval for Carmel property. (0.5) Restaurant sales, including various discussions with brokers re details of individual PSAs, status of deposits and review of motions and planning for same. (1.7) West Washington sale, including discussion with vendor re Phase II work. (0.2) Reviewed offer for Arcadia, FL and requested recommendation from broker. (0.1) 140 Keller operations and sales, including updates with Mgr re COVID 19 procedures and review of fire inspection and forwarded same to broker for release to buyers. (0.4) Carmel Sale, including reviewing the motion and coordinating certified copy of order to escrow. (0.3) Monthly report, including review of update and coordinating update of revised report. (0.2) Prop Mgmt, including preparation of Notice of Entry forms for University Ave property, 3 day notice for 3415 Mission, researched abandoned property and prepared notice for 4034 Randolph. (2.0)	5.4	G. Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ -	\$ -	\$ 55.80	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
3/13/2020	Worked on cash receipts and disbursement analysis of Bao Beach, San Jose Parking Lot and 10th and J. (3.6)	3.6	V. Liguzinski	\$ 225.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/13/2020	Held numerous conference calls with outside CPA firms related to filing extensions for the Receivership entities. (3.5)	3.5	S. Hoslett	\$ 292.50	\$ 1,023.75	\$ -	\$ 1,023.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3/14/2020	Logged boxes at ANI (6.5)	6.5	A. Herren	\$ 202.50	\$ 1,316.25	\$ -	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3/15/2020	Worked on cash receipts and disbursement analysis of 10th and J. (2.0)	2.0	V. Liguzinski	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
3/16/2020	Attended to COVID impact on restaurant operations; conferred with D. Cohn re: operations shut downs; reviewed personnel lists/identified terms; conferred with HR re: same; conferred with each team (dining rooms shut down). (6.0) Coordinated, updated draft document and communication for Aventine liquor license transfer. (1.0) Conferred with G. Rodriguez re: various sale updates. (.5)	7.5	K. Freitag	\$ 315.00	\$ 2,362.50	\$ -	\$ -	\$ -	\$ -	\$ 2,362.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/16/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Counted, recorded and deposited parking lot cash. (2.0) Corresponded with numerous vendors re claims; forwarded invoices to accounts payable. (.6) Corresponded with T. Askey re parking violators at lots. (.2)	3.2	A. Herren	\$ 202.50	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/16/2020	Conferred with S. Hoslett and C. Kraus re ANI general ledger. (.3)	0.3	L. Ryan	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
3/16/2020	Researched American Express credit card account numbers and revised schedule for subpoena, supported accounting team and researched re W2s. (1.7)	1.7	L. Ryan	\$ 135.00	\$ 229.50	\$ -	\$ -	\$ -	\$ -	\$ 229.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/16/2020	301 D sale, including conference call with contractor re status update. (1.8) Preparations for working from home for all ANI corporate staff, including discussions with employees, IT vendors and staffing company. (3.0) 901 West Washington, including review of prelim report. (0.2) Update on the Carmel, CA sale. (0.2) 3415 Mission Blvd, including review of updated offering memo. (0.2) Approved timesheet for temp HR employee. (0.1) Restaurant sales, including discussions (various) with brokers re potential overbids on property and sales strategy due to pandemic, including discussion on offers that remain and offers that may be cancelled. (1.6)	7.1	G. Rodriguez	\$ 279.00	\$ 1,980.90	\$ -	\$ -	\$ -	\$ -	\$ 1,980.90	\$ -	\$ -	\$ -	\$ -	\$ -
3/16/2020	Worked on cash receipts and disbursement analysis of 10th and J and The Foundation. (1.9)	1.9	V. Liguzinski	\$ 225.00	\$ 427.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427.50
3/16/2020	Prepared for and held ANI testing planning session with L. Ryan and C. Kuras. (0.5)	0.5	S. Hoslett	\$ 292.50	\$ 146.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.25
3/17/2020	Coordinated posting of docs to website. (.1) Attended to various operations matters; conferred with HR re: necessary terminations due to dining shut downs. (1.7)	1.8	K. Freitag	\$ 315.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/17/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Conferred and corresponded with security re Lamont; corresponded with K. Freitag re same. (.3) Reviewed vendor invoices; forwarded to accounts payable. (.2)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
3/17/2020	Conferred with investor re status of receivership. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
3/17/2020	Conferred with accounting team re payroll and payables, reviewed and conferred multiple times with team and Flores re Lamont payroll, reviewed Flores open invoices for Saska's, Lamont and Surfrider and corresponded with Jacob at Paycom re W2s and researched same. (2.3)	2.3	L. Ryan	\$ 135.00	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
3/17/2020	Restaurant sales, including various discussions with brokers re status of individual sales, coordinating the execution of PSA for Bao Beach and requesting additional PSAs for overbids. (2.0) Zanzibar sale, including discussion with Atty Fates re sale motion. (0.2) University Ave sale, including potential offer on property. (0.2) Discussion on remaining items requested for Patio Marketplace Express transition. (0.1) Eden Farms, NJ litigation, including update from Atty Armenta. (0.2) 901 West Washington, including discussion with environmental vendor re Phase II. (0.2) Tennyson sale, including review of order and coordinating documents with escrow and broker. (0.3) Implemented the the shutdown of onsite employee operations at ANI corporate, including meeting with staff and assisted in various transitions to working from home and discussion with Keller St. Co-work staff. (3.3)	6.5	G. Rodriguez	\$ 279.00	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/17/2020	Worked on cash receipts and disbursement analysis of The Foundation. (2.4)	2.4	V. Liguzinski	\$ 225.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540.00
3/17/2020	Reviewed credit card testing file for numerous Chase bank credit cards. (3.8)	3.8	S. Hoslett	\$ 292.50	\$ 1,111.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111.50
3/18/2020	Reviewed D Street offer; prepared analysis re: same; attended call with Tri-Corp re: same; conferred with prospective buyer re: same. (3.3). Reviewed and revised Zanzibar motion. (.4) Researched and conferred with HR, IT, personnel re: operations shut down and Keller St. (.7)	4.4	K. Freitag	\$ 315.00	\$ 1,386.00	\$ -	\$ -	\$ -	\$ -	\$ 1,386.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/18/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with security company re Lamont; corresponded with K. Freitag and B. Young re same. (.2) Corresponded with K. Freitag and L. Ryan re checks received for document production. (.2)	0.8	A. Herren	\$ 202.50	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/18/2020	Reviewed payroll, W2s, invoices and researched and summarized record production payments. (2.1)	2.1	L. Ryan	\$ 135.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/18/2020	Prepared reports and QuickBooks files for multiple entities including 2466 First Ave, 3415 Mission Blvd, 3445 Ingrham, 3768 Mission Blvd and La Mesa Ventures. (1.8)	1.8	L. Ryan	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
3/18/2020	Review, sign and mail A/P check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010	
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee											
3/18/2020	Prop Mgmt, incl discussion with mgr re tenant at rental and re repairs to listed home and discussionwith Atty Stelzer re settlement agt on commercial eviction. (0.6) Corresponded with B. Young re past due invoices to Sierra Wireless and requested addl info. (0.2) 140 Keller op, incl discussion with acct re personal prop tax notice, update from mgr re changes to access and efforts to keep subscribers in place. (0.5) General ops, incl cont coordination of shutdown of laid off employee accounts and coordinating requests with IT vendor and coordinating prop clean up with prop mgr. (0.7) Data production, including discussion with Atty Fates re conference call. (0.1) 301 D sale, incl conf call with contractor and K. Freitag re status of negotiations. (0.6) Rest sales, incl discussion with buyer for Crown Point re title, discussion with broker re sale of Lamont and Himmelbergs, discussion with broker & Atty Thiel re change to buyer for fee parking lot. (0.8) Patio Mktplc transition, incl update re networked equip. (0.2) Residential sales, incl updates from escrow and broker re Carmel closing and coordinated for items needed for transition, update with escrow re closing on Tennyson and provided requested docs, discussion with title co re amended order for Carmel, reviewed draft sale motion for Zanzibar and placed order for legal notice. (1.2) Washington, incl coordinating Phase II tour with prop manager, and discussion with Atty Thiel re PSA language. (0.4)	5.3	G. Rodriguez	\$ 279.00	\$ 1,478.70	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
3/18/2020	Worked on cash receipts and disbursement analysis of ANI CA III. (3.5)	3.5	V. Liguzinski	\$ 225.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787.50	
3/19/2020	Reviewed and signed Carmel closing statement; conferred with G. Rodriguez re: various sale related items. (.6) Conferred with B. Young re: W2's and 301 D financials. (.8) Reviewed D St information. (.2) Reviewed and signed Tennyson closing documents. (.8) Coordinated posting of docs to website. (.2) Researched and conferred COVID and operational impact, adjustments needed due to government orders. (2.0)	4.6	K. Freitag	\$ 315.00	\$ 1,449.00	\$ -	\$ -	\$ -	\$ -	\$ 1,449.00	\$ -	\$ -	\$ -	\$ -	\$ -	
3/19/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Conducted site inspection at Himmelberg's. (.8) Reviewed vendor invoices; forwarded to accounts payable. (.3)	1.5	A. Herren	\$ 202.50	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -	
3/19/2020	Corresponded with Paycom and team re payroll items and sent corrected W2s for multiple employees and researched Paycom payment request. (2.1)	2.1	L. Ryan	\$ 135.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -	
3/19/2020	Prepared for and conferred with S. Hoslett re status of financials and QuickBooks files. (.9)	0.9	L. Ryan	\$ 225.00	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.50	

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/19/2020	301 D sale including discussion with K. Freitag re sale terms and preparation of NDA for prospective buyer. (0.6) University Ave, including providing broker with cooperation agreement. (0.2) Continued work on transition for restaurant closures and working from home, including discussion with IT vendor re changes to accounts. (0.1) Randolph sale, including review of draft valuation for same and discussion with broker re listing agreement and provided additional information. (1.4) Residential sale, including review/revision of closing documents for Tennyson and coordinated execution of same. (0.3) West Washington, including discussion with environmental vendor re meeting at the property and discussion with prop mgr re same, review of draft PSA and suggested revisions to same, detailed review of offer and discussion with the buyer and their broker re same. (1.2) Vehicle return, including discussion with onsite staff re keys. (0.1) Restaurant sales, including discussion with broker re sale of Crown Point, review of reduced offer for La Mesa, update from Atty Thiel re fee parking lot, detailed discussion with Next Wave re properties without offers and strategy to gain same, various updates throughout the day from broker and discussion with Atty Thiel re overbidding PSAs. (2.3)	6.2	G. Rodriguez	\$ 279.00	\$ 1,729.80	\$ -	\$ -	\$ -	\$ -	\$ 1,729.80	\$ -	\$ -	\$ -	\$ -	\$ -
3/19/2020	Worked on cash receipts and disbursement analysis of ANI CA III. (2.8)	2.8	V. Liguzinski	\$ 225.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630.00
3/19/2020	Reviewed various QuickBooks downloads with L. Ryan. (0.9)	0.9	S. Hoslett	\$ 292.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263.25
3/20/2020	Reviewed and signed Tennyson closing doc. (.3) Conferred with IT, insurance, Cohn and managers re: operations; prepared and sent all operations updates re: Safer at Home. (2.7) Conferred with G. Rodriguez re: various. (1.1) Reviewed Randolph listing and signed. (.3) Conferred with counsel re: document repository. (.5) Reviewed engagement letter from tax firm (CA Opp); conferred with S. Hoslett re: same. (.4)	5.3	K. Freitag	\$ 315.00	\$ 1,669.50	\$ -	\$ 283.50	\$ -	\$ -	\$ 1,386.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/20/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Picked up and brought lockbox to Lamont; met with B. Young re same. (.5) Picked up, counted and recorded parking lot cash. (1.0) Corresponded with security re access to Lamont. (.2)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
3/20/2020	Conferred with Paycom re W2s, W3s and payment for 2019 corrections; conferred with team re Surfrider and researched activity. (2.8)	2.8	L. Ryan	\$ 135.00	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/20/2020	Conferred with S. Hoslett and B. Young re ANI check register. (.3)	0.3	L. Ryan	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/20/2020	Carmel sale, incl discussion with broker re status of closing and discussion with Title and K. Freitag. (0.3) 3415 Mission Blvd sale incl review of PTR and provided same to broker and discussion re marketing efforts. (0.4) General ops, incl update on repairs at Lamont, update on ins to closed and semi-closed restaurants, access to phone systems, providing IT with login credentials to different websites to make changes to the systems for online ordering, and updates on corp hourly employees. (1.3) Randolph sale, incl discussion with broker and K. Freitag re marketing and coordinating execution of listing agreement. (0.3) Tennyson sale, incl review of Owner's Affidavit, revisions to same and coordinated execution of the same. (0.3) Personal property sales, incl discussion with E. Hughes re cancelling staffing and discussion with art broker re appraisal of art portfolio. (0.2) 140 Keller, incl discussion with K. Freitag re shutdown and discussion with Mgr re same and employment status for hourly employees. (0.4) Restaurant sales, including discussion with Colliers re strategy to get signed PSAs for Lamont and Himmelbergs, work with Atty Thiel re Saskas overbid PSA and revisions to same, detailed restaurant portfolio review with K. Freitag including strategy for same, updates from Next Wave re Crown Point and Ocean Beach. (2.0) Data production, incl conf call with Atty Fates and related staff re preparation of data for reduction in size and provided addt docs re same. (0.7)	5.9	G. Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ 195.30	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
3/20/2020	Worked on cash receipts and disbursement analysis of ANI CA III. (1.8)	1.8	V. Liguzinski	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
3/20/2020	Reviewed the ANI check register activity for the Wells Fargo bank accounts to determine what unreconciled issues exist. (1.3) Conference call with L. Ryan and ANI staff regarding the same. (0.3)	1.6	S. Hoslett	\$ 292.50	\$ 468.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468.00
3/21/2020	Researched liquor insurance (re: takeout and ABC lift of restriction); assisted with operational signage necessary. (.4) Conferred with GC of D. Street. (.2)	0.6	K. Freitag	\$ 315.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/21/2020	Tennyson sale, including discussion with broker re potential re-trade of the property. (0.2) 140 Keller St operations, including update re operations closure. (0.1) 301 D sale, including update from contractor re negotiations with City on value engineering. (0.2)	0.5	G. Rodriguez	\$ 279.00	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/21/2020	Worked on cash receipts and disbursement analysis of ANI CA III. (2.7)	2.7	V. Liguzinski	\$ 225.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607.50
3/22/2020	Worked on cash receipts and disbursement analysis of ANI CA III and 2466 1st Ave. (2.5)	2.5	V. Liguzinski	\$ 225.00	\$ 562.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 562.50
3/23/2020	Attended call with entire team to address tasks and any remote working issues. (.6) Followed up on payroll items. (.3) Conferred with SFG on D Street. (.6) Conferred with counsel re: D Street and various other insurance items. (1.0)	2.5	K. Freitag	\$ 315.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/23/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Scanned and archived check received for Patio liquor license; corresponded with L. Ryan and A. Castellano re same. (.2) Attended weekly team call. (.8) Dropped off parking lot for S. Coleman to confirm. (.5) Corresponded with H. Rossi and E. Hughes re access to Lamont. (.2)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
3/23/2020	Responded to emails, reviewed open invoices for ANI, Keller and properties, reviewed ANI payroll register and attended weekly conference call with ANI. (3.5)	3.5	L. Ryan	\$ 135.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/23/2020	Discuss check signing protocol with stay at home orders. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/23/2020	140 Keller operations, including discussion with staff re office closure and procedures, layoff of employees, mail delivery and cleaning. (0.7) Residential sales, including detailed discussion with broker re status of Carmel transaction, update from Lawyer's Title re same transaction and update with broker re status of Tennyson. (0.1) Restaurant sales, including discussion with broker re Crown Point buyer, review of buyer efforts to make deposit. (0.3) Approved temporary employee hours. (0.1) 3415 Mission Blvd sale, including conference call with broker to discuss the marketing efforts/changes due to corona virus. (0.5) Update on insurance coverage for closed restaurants. (0.1) Participated in conference call to update all staff on operations changes. (0.6) Prop Mgmt, including updates with Mgr re short term rentals and discussion with accounting re access to LiveRez system for manager, and detailed conference call with manager to review short term vacation rental policies and memo to K. Freitag re same. (3.0) Randolph sale, including discussion with broker re sale and marketing process. (0.7)	6.1	G. Rodriguez	\$ 279.00	\$ 1,701.90	\$ -	\$ -	\$ -	\$ -	\$ 1,701.90	\$ -	\$ -	\$ -	\$ -	\$ -
3/23/2020	Call with S. Hoslett & L. Ryan to discuss the overall project. (.6)	0.6	C. Kuras	\$ 225.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00
3/23/2020	Call with S. Hoslett to discuss the overall project. (.3)	0.3	C. Kuras	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
3/23/2020	Worked on cash receipts and disbursement analysis of 3415 Mission Blvd, 3445 Ingraham, 3768 Mission Blvd., and La Mesa Ventures I. (4.6)	4.6	V. Liguzinski	\$ 225.00	\$ 1,035.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035.00
3/23/2020	Continued work on forensic accounting for the various ANI, Inc. bank accounts (6.3). Organize loss analysis files. Held conference call with L. Ryan and C. Kuras regarding allocation of project. (0.8)	7.1	S. Hoslett	\$ 292.50	\$ 2,076.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,076.75
3/24/2020	Conferred with G. Rodriguez re: vacation rentals and D Street. (.6) Conferred with H. Rossi re: various, including insurance on liquor take out. (.4) Conferred with Atty Fates, Geno re: Carmel, Hancock, life insurance policies, FBI privilege, Baymedica, etc.). (.9) Reviewed payables, coordinated liquor return, attended to other operations matters. (.6) Conferred with ANICO counsel and Lamont lender. (.2)	2.7	K. Freitag	\$ 315.00	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/24/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Processed deposits at Wells Fargo. (.5) Scanned, archived and distributed documents for the Tennyson property. (.4) Reviewed correspondence re security at Lamont; corresponded with security company re additional visits. (.4)	1.7	A. Herren	\$ 202.50	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ -
3/24/2020	Reconciled Wells Fargo activity for Surfrider, Saska's and Lamont for January and February for Flores reconciliation, reviewed Saska's and Surfrider payroll and reviewed ANI, Keller and property accounts payable with S. Coleman and conferred with accounting team re weekly tasks. (4.4)	4.4	L. Ryan	\$ 135.00	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/24/2020	Prepared and saved down ANI check register for forensic review. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
3/24/2020	Correspondence on insurance policies. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/24/2020	General operations, including troubleshooting access to network for employee. (2.4) Prop Mgmt, including updates from Mgr re tenant complaints for smoking, detailed discussion with K. Freitag re vacation rental directions, and detailed discussion with Mgr re same, update re Swell property condition. (1.6) West Washington, including discussion with Atty Thiel re PSA. (0.1) Personal property sales, including discussion with art appraiser re appraisals. (0.2) Restaurant sale, including update with K. Freitag re same, review of parking lot PSA and forwarding same to broker, update with broker re overbid PSAs. (0.6) 301 D sale, including discussion with broker re signed NDA and due diligence and update from K. Freitag re negotiations with buyer, contractor and lender. (0.3) Residential sales, including discussion with broker re timeline for closing and review of documents for collection of deposit on Tennyson, updates from title, broker and Atty Fates re sale of Carmel, provided overbidding blurb to broker for Zanzibar. (0.8)	6.0	G. Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/24/2020	Worked on cash receipts and disbursement analysis of 3838 Mission (Swell). (3.0)	3.0	V. Liguzinski	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
3/24/2020	Review and organize QuickBooks files and check registers for various entities in preparation for testing. (6.5)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25
3/25/2020	Prepared draft of liquor license transfer agreement (Fireside). (.5) Reviewed payables. (.5) Conferred with E. Hughes re: various. (.6) Prepared thumb drive with PST files for authorities. (.6) Researched documents as requested and conferred with Atty Fates re: same (deposit instructions). (1.1) Conferred with H. Rossi (various). (.2)	3.5	K. Freitag	\$ 315.00	\$ 1,102.50	\$ -	\$ 189.00	\$ -	\$ -	\$ 913.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/25/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Scanned, archived and recorded mechanic's liens. (.4) Corresponded with L. Ryan re EFTPS login. (.1) Counted and recorded closing cash for Lamont; corresponded with L. Ryan re same. (.6) Corresponded with security re services for Swell Mission Beach. (.3) Corresponded with E. Hughes re ANI office document log. (.1) Picked up accounts payable checks and deposits; corresponded with L. Ryan re same. (.5)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/25/2020	Conferred with accounting team on weekly update. (.6) Responded to team re open payroll related items, researched credit card account numbers located in documents, saved down bank production, corresponded with Flores re Lamont bank rec, workers comp and sales tax, reviewed payables and locked up boxes at office. (4.1)	4.7	L. Ryan	\$ 135.00	\$ 634.50	\$ -	\$ -	\$ -	\$ -	\$ 634.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/25/2020	Correspondence on insurance policies. (.2)	0.2	T. Hebrank	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/25/2020	Residential sales, including update from Lawyer's Title re Carmel property and coordinating response with escrow and Atty Fates. (0.2) 301 D sale, including review of updated lien on the property and providing NDA to K. Freitag for discussion. (0.2) 140 Keller sale, including detailed strategy discussion with broker re pending call for offers deadline and potential extension of same. (0.5) Discussion with appraiser re status of the case and art review. (0.1) West Washington sale, including review of PSA, discussion with prospective buyers and K. Freitag re same. (0.8) Randolph sale, including preparing items requested by broker for due diligence. (0.6) 3415 Mission Blvd sale, including discussion with broker re revisions to OM. (0.3) Prop Mgmt, including discussion with Mgr and accounting re payables procedures, review of LiveRez Agreement and discussion with manager re same. (0.3) General operations, including coordinating pickup of temporary employee computer and discussion with staffing company re hiring accountant, detailed discussion with K. Freitag re payables for property repairs. (0.5) Restaurant sales, including update on Bao Beach deposit, update on Crown Point PSA, review of overbid PSA for Swell and coordination with broker re same. (0.4)	3.9	G. Rodriguez	\$ 279.00	\$ 1,088.10	\$ -	\$ -	\$ -	\$ -	\$ 1,088.10	\$ -	\$ -	\$ -	\$ -	\$ -
3/25/2020	Worked on cash receipts and disbursement analysis of 3838 Mission (Swell), and ANI Development. (2.8)	2.8	V. Liguzinski	\$ 225.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630.00
3/26/2020	Prepared thorough update on D St due dil, prospective buyer and follow-up. (1.4) Reviewed Pullman order and sent same to J. McGrory. (.3) Worked with H. Rossi re: various. (.6) Reviewed and revised Bao motion for sale approval. (.4) Reviewed invoice and conferred with H. Rossi. (.2) Conferred with counsel re: life insurance policies. (.3) Reviewed and revised Bao Beach motion. (.4) Coordinated follow up on remaining items in storage. (.1)	3.7	K. Freitag	\$ 315.00	\$ 1,165.50	\$ -	\$ -	\$ -	\$ -	\$ 1,165.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/26/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Processed deposits at Chase Union and Wells Fargo; corresponded with L. Ryan re same. (1.5) Picked up accounts payable checks and dropped off for signature. (.5) Scanned and archived check for document production; corresponded with Atty Fates re same. (.2) Corresponded with security re services at Swell Mission Beach. (.2) Corresponded with L. Ryan and T. Askey re meeting vendors to deliver checks. (.2)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/26/2020	Conferred with team re W2s, 1095s, payroll checks and terms, reconciled ANI payroll register and updated cash flow, corresponded with and prepared payment to vendor and researched checks received on stale entities and corresponded with Wells Fargo and Chase re same. (.8,0)	8.0	L. Ryan	\$ 135.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/26/2020	Correspondence and conf call on insurance policies. (.3)	0.3	T. Hebrank	\$ 315.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/26/2020	West Washington sale, including discussion with buyer. (0.1) Restaurant sales, including coordinating full signatures on Bao Beach PSA, update from K. Freitag re landlord approval for same PSA and review of motion for sale, update with K. Freitag re remaining sales efforts, review of motion for Bao Beach and coordinated legal notice. (1.3) General operations, including coordinating equipment for temporary employee and discussion with password vendor re logins and passwords, discussion with L. Ryan re insurance payment for adding property to portfolio, updated company alarm codes for fired vendor and coordinated changes to company phone systems. (1.0) Randolph St sale, including review of expenses for property, revisions to expense schedule and discussion with property manager re same, discussion with broker re same. (0.9) 301 D Street sale, including brief review of DD information and forwarded same to potential buyer. (0.3)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
3/26/2020	Call with S. Hoslett to discuss the overall project & reviewing files to develop work strategy. (1.2)	1.2	C. Kuras	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00
3/26/2020	Worked on cash receipts and disbursement analysis of ANI Development. (3.3)	3.3	V. Liguzinski	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
3/26/2020	Updated analysis for ANI, Inc. Chase, Union Bank, City National and Endeavor bank accounts and prepare files for testing (6.3). Review testing procedures with C. Kuras for ANI WFB accounts and upload testing template (1.2).	7.5	S. Hoslett	\$ 292.50	\$ 2,193.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,193.75
3/27/2020	Reviewed and signed Bao dec. (.1) Conferred with D. Cohn and H. Rossi re: various. (.3) Attended call and follow-up with G. Rodriguez and counsel on document production and repository. (1.0) Reviewed box log; conferred with Atty Fates and E. Hughes re: same. (1.1) Reviewed D Street invoice. (.2) Reviewed and revised liquor license sale agreement. (.3) Reviewed and signed Randolph lease. (.2) Reviewed and signed Carmel closing documents. (.2) Reviewed and conferred re: closings (various). (.3)	3.7	K. Freitag	\$ 315.00	\$ 1,165.50	\$ -	\$ 661.50	\$ -	\$ -	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/27/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Processed deposits at Wells Fargo. (.5) Picked up, counted and recorded parking lot cash. (.8) Met with City Wide Maintenance and roofing vendor to deliver checks; corresponded with L. Ryan and T. Askey re same. (.7) Secured file boxes in kitchen. (1.0)	3.4	A. Herren	\$ 202.50	\$ 688.50	\$ -	\$ 202.50	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/27/2020	Reconciled TriCorp invoice, corresponded multiple times re payroll, coordination re vendor payment, conferred with accounting team re payables and Union Bank statements and researched Chase credit card numbers and corresponded with N. Aspis re same. (4.5)	4.5	L. Ryan	\$ 135.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/27/2020	Review and sign, mail A/P check run. (.5)	0.5	T. Hebrank	\$ 315.00	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/27/2020	140 Keller St sale, including update on seller feedback. (0.2) 301 D Street sale, including discussion with broker re potential buyer due diligence. (0.2) Vacation rental sales, including review of updated PTR. (0.2) Carmel sale, including updates on the closing and details of scheduling for the same. (0.4) University Ave sale, including discussion (various) with broker re attempts to revive the sale after cancellation. (0.9) Prop Mgmt, including weekly conference call with Mgr re portfolio and details of each property, review and preparation of eviction materials for Moseley UD, update from tenant re rent relief. (1.3) Data Production, including conference call with Atty Farrell, K. Freitag and IT personnel re sorting through data, options for backups and cost and timing for each. (1.5)	4.7	G. Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ 418.50	\$ -	\$ -	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ -
3/27/2020	Worked on cash receipts and disbursement analysis of ANI Development. (3.2)	3.2	V. Liguzinski	\$ 225.00	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720.00
3/28/2020	Worked on cash receipts and disbursement analysis of ANI Development. (3.4)	3.4	V. Liguzinski	\$ 225.00	\$ 765.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 765.00
3/29/2020	Residential sale, including further review of the necessary documents for the closing, and attempts to coordinate the same for a Friday closing. (0.4)	0.4	G. Rodriguez	\$ 279.00	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ -
3/30/2020	Attended call with entire team to address tasks and any remote working issues, beneficial programs; followed up with L. Ryan re: same. (.8) Reviewed updated parking lot bid information; reviewed and revised motion for approval; conferred with Atty Fates and G. Rodriguez re: same. (1.0) Reviewed and signed Carmel documents; had to notarize. (1.4) Reviewed CTC ediscovery questions; conferred re: same. (.5) Coordinated posting of multiple documents to website. (.2) Reviewed and signed dec re: parking lot sale motion. (.3) Addressed various operational items (rent relief requests, hours of operations revisions, specials and happy hour options). (.7)	4.9	K. Freitag	\$ 315.00	\$ 1,543.50	\$ -	\$ -	\$ -	\$ -	\$ 1,543.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/30/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Researched ABC office closure; corresponded with A. Castellano and L. Ryan re Intersect license renewal. (.4) Corresponded with security re daily property reports; reviewed and archived same. (.4) Reviewed vendor invoices; forwarded to accounts payable. (.4) Corresponded with security re invoicing. (.1) Dropped off parking lot cash for S. Coleman to confirm. (.5) Attended weekly team conference call. (.8)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/30/2020	Corresponded with Wells Fargo re depositing checks and mailed same. (.2) Researched and prepared email to First Data re unclaimed funds, attended weekly conference call with accounting team, conferred with team re ABC license renewal and corresponded multiple times with team re property utilities. (2.9)	3.1	L. Ryan	\$ 135.00	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
3/30/2020	Approved temporary employee weekly timesheet. (0.1) Data production including discussion with K. Freitag re timing of duplication and additional questions re production requests. (0.3) 140 Keller sale, including discussion with broker re timing for call for offers deadline, discussion with K. Freitag re sales strategy. (0.8) Restaurant sales, including review of parking lot PSA and discussion with Atty Thiel re same, review and revisions to sale motion and coordinated execution of PSA, filed legal notice, discussion with broker re status update and discussion with broker re price on La Mesa, reviewed PSAs for Himmelbergs and Lamont and forwarded same to broker for execution. (2.9) Prop Mgmt, including finalizing the eviction forms for Randolph tenant, discussion with mgr and revisions to refund requests for the short term rentals and update on related schedules. (1.4) Randolph sale, including providing broker with additional information requested, including updated expenses and copies of the tenant leases and feedback from tenants on site visits. (0.9) Participated in the weekly conference call with all staff. (0.7) Carmel sale, including discussion with escrow and title re documents to sign and further coordination with K. Freitag and broker documents requested and coordinating towards planned closing. (0.7) University sale, including coordinating escrow cancellation. (0.2)	8.0	G. Rodriguez	\$ 279.00	\$ 2,232.00	\$ -	\$ 83.70	\$ -	\$ -	\$ 2,148.30	\$ -	\$ -	\$ -	\$ -	\$ -
3/30/2020	Scrub QuickBooks detail for Chase #7696, Chase #1057 & Chase #7299; input categories, investor names and missing activity off bank statements. (5.2)	5.2	C. Kuras	\$ 225.00	\$ 1,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170.00
3/30/2020	Worked on cash receipts and disbursement analysis of ANI Development. (2.9)	2.9	V. Liguzinski	\$ 225.00	\$ 652.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 652.50
3/31/2020	Worked on paycheck protection program review, analysis. (1.7) Attended call with counsel re: W. Adams. (.3) Conferred with H. Rossi re: operations. (.2) Conferred with Tri Corp re: pending weatherization work, sub update, correspondence from counsel. (.4) Conferred with G. Rodriguez re: various sales matters (Carmel, 3415, University, etc.) and other operations. (1.2) Conferred with Eden re: Lamont inventory and 3760 items. (.5) Coordinated website posting. (.1)	4.4	K. Freitag	\$ 315.00	\$ 1,386.00	\$ -	\$ -	\$ 94.50	\$ -	\$ 1,291.50	\$ -	\$ -	\$ -	\$ -	\$ -
3/31/2020	Reviewed ANI email; responded to and/or forwarded all pertinent email communication to the appropriate parties. (.4) Picked up and forwarded liquor license renewal documents for Intersect to K. Freitag; corresponded with A. Castellano re same. (.6) Corresponded with vendor re outstanding invoices; reviewed same; corresponded with accounts payable re same. (.4) Picked up deposits and A/P checks; dropped off checks for signature. (.6) Scanned, archived and recorded mechanic's liens. (.2) Picked up and dropped off accounts payable checks for signature. (.6)	2.8	A. Herren	\$ 202.50	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
3/31/2020	Researched payroll protection program loans and calculate payroll numbers for applications, conferred multiple times with team re payables for ANI and properties and continued to work with First Data re unclaimed funds. (5.2)	5.2	L. Ryan	\$ 135.00	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
3/31/2020	Bella Pacific sale, including discussion with broker re repairs, provided photos and began discussion with HOA re same. (0.3) Tennyson sale, including discussion with broker re Demand to close escrow and coordinated execution of the same. (0.3) Carmel sale, including updates on closing and status of various documents. (0.2) Prop Mgmt, including reviewing updates to eviction moratoriums from both local and state authorities, preparing policy for issuing rent relief, planning and discussion with Mgr re same, updates from Mgr re accounting for various short term rental cancellations. (1.0) Restaurant sales, including discussion with broker re Himmelberg and Lamont transactions and plans for relisting properties. (0.3)	2.1	G. Rodriguez	\$ 279.00	\$ 585.90	\$ -	\$ -	\$ -	\$ -	\$ 585.90	\$ -	\$ -	\$ -	\$ -	\$ -
3/31/2020	Scrub QuickBooks detail for Endeavor #0370 & #0161, City National #7695, Union Bank #6447, Chase #7916; input categories, investor names and missing activity off bank statements. (4.1)	4.1	C. Kuras	\$ 225.00	\$ 922.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 922.50
3/31/2020	Worked on cash receipts and disbursement analysis of ANI Development. (4.3)	4.3	V. Liguzinski	\$ 225.00	\$ 967.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 967.50
<b>Total January 2020 - March 2020 Fees</b>		<b>1,641.90</b>			<b>\$ 404,862.75</b>	<b>\$ -</b>	<b>\$ 38,866.05</b>	<b>\$ 5,077.35</b>	<b>\$ 19,416.60</b>	<b>\$ 239,092.20</b>	<b>\$ 2,505.15</b>	<b>\$ 1,008.00</b>	<b>\$ 3,293.10</b>	<b>\$ -</b>	<b>\$ 95,604.30</b>

# EXHIBIT B

# EXHIBIT B



<b>Date</b>	<b>Description</b>	<b>Amount</b>
1/19/2020	Receivership phone number	\$ 4.99
1/31/2020	January 2020 website updates and mailchimp	\$ 650.00
1/31/2020	January 2020 - Fedex	\$ 47.72
1/31/2020	January 2020 Postage	\$ 0.55
2/10/2020	Sacramento - Airfare	\$ 475.97
2/10/2020	Sacramento - Transportation	\$ 27.00
2/10/2020	Sacramento - Meals	\$ 20.15
2/10/2020	Sacramento - Airfare	\$ 164.97
2/10/2020	February supplies for ANI	\$ 22.04
2/19/2020	Receivership phone number	\$ 4.99
2/27/2020	Hard drive cases	\$ 31.23
2/28/2020	Site visit parking	\$ 3.75
2/28/2020	February 2020 website updates and mailchimp	\$ 480.00
2/29/2020	February 2020 - Fedex	\$ 90.95
2/29/2020	February 2020 Postage	\$ 2.20
3/12/2020	Hard drive cases	\$ 41.30
3/19/2020	Receivership phone number	\$ 4.99
3/31/2020	Notary Expense	\$ 90.00
3/31/2020	March 2020 website updates and mailchimp	\$ 947.50
3/31/2020	March 2020 - Fedex	\$ 118.73
3/31/2020	March 2020 Copies	\$ 21.45
3/31/2020	March 2020 Postage	\$ 9.95
3/31/2020	Through June 4, 2020 Trademark/IP Legal Work	\$ 25,537.50

**\$ 28,797.93**

# 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**

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CIVIL - RECEIVERSHIP FUND

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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 01/01/2020 - 03/31/2020

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

**Receivership; Case No. 19-cv-01628-LAB-AHG**  
**Reporting Period 01/01/2020 to 03/31/2020**

<b>FUND ACCOUNTING (See instructions):</b>				
		<u>Detail</u>	<u>Subtotal</u>	<u>Grand Total</u>
Line 1	<b>Beginning Balance (As of 01/01/2020):</b>	11,799,631		11,799,631
	<b><i>Increases in Fund Balance:</i></b>			
Line 2	<b>Business Income</b>	1,525,107		1,525,107
Line 3	<b>Cash and Securities</b>	154,589		154,589
Line 4	<b>Interest/Dividend Income</b>	41,210		41,210
Line 5	<b>Business Asset Liquidation</b>	1,544,088		1,544,088
Line 6	<b>Personal Asset Liquidation</b>	-		-
Line 7	<b>Third-Party Litigation Income</b>	-		-
Line 8	<b>Miscellaneous - Other</b>	17,554		17,554
	<b>Total Funds Available (Lines 1 - 8):</b>	15,082,179		15,082,179
	<b><i>Decreases in Fund Balance:</i></b>			
Line 9	<b>Disbursements to Investors</b>	-		-
Line 10	<b>Disbursements to Receivership Operations</b>			
Line 10a	<i>Disbursement to Receiver or Other Professionals</i>	-		-
Line 10b	<i>Business Asset Expenses</i>	(2,468,509)		(2,468,509)
Line 10c	<i>Personal Asset Expenses</i>	-		-
Line 10d	<i>Investment Expenses</i>	-		-
Line 10e	<i>Third-Party Litigation Expenses</i>			
	1. Attorney Fees	-		-
	2. Litigation Expenses	-		-
	<b>Total Third-Party Litigation Expenses</b>	-		-
Line 10f	<i>Tax Administrator Fees and Bonds</i>	-		-
Line 10g	<i>Federal and State Tax Payments</i>	-		-
	<b>Total Disbursements for Receivership Operations</b>			(2,468,509)
Line 11	<b>Disbursements for Distribution Expenses Paid by the Fund:</b>			
Line 11a	<b>Distribution Plan Development Expenses:</b>			
	1. Fees:			
	Fund Administrator.....	-		-
	Independent Distribution Consultant (IDC).....	-		-
	Distribution Agent.....	-		-
	Consultants.....	-		-
	Legal Advisors.....	-		-
	Tax Advisors.....	-		-
	2. Administrative Expenses	-		-
	3. Miscellaneous	-		-
	<b>Total Plan Developmental Expenses</b>			-
Line 11b	<b>Distribution Plan Implementation Expenses:</b>			
	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	-		-
	<b>Total Plan Implementation Expenses</b>			-
	<b>Total Disbursements for Distribution Expenses Paid by the Fund</b>			-
Line 12	<b>Disbursements to Court/Other:</b>			
Line 12a	<i>Investment Expenses/Court Registry Investment System (CRIS) Fees</i>	-		-
Line 12b	<i>Federal Tax Payments</i>	-		-
	<b>Total Disbursement to Court/Other:</b>			-
	<b>Total Funds Disbursed (Lines 9 - 11):</b>			(2,468,509)
Line 13	<b>Ending Balance (As of 03/31/2020):</b>			12,613,670

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

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

Reporting Period 01/01/2020 to 03/31/2020

<b>Line 14 Ending Balance of Fund - Net Assets:</b>			
Line 14a Cash & Cash Equivalents			12,613,670
Line 14b Investments			-
Line 14c Other Assets or Uncleared Funds			-
<b>Total Ending Balance of Fund - Net Assets</b>			<b>12,613,670</b>

## OTHER SUPPLEMENTAL INFORMATION:

	Detail	Subtotal	Grand Total
<b>Report of Items NOT to be Paid by the Fund:</b>			
<b>Line 15 Disbursement for Plan Administration Expenses Not Paid by the Fund:</b>			
<b>Line 15a Plan Development Expenses Not Paid by the Fund:</b>			
1. Fees:			
Fund Administrator.....	-	-	-
IDC.....	-	-	-
Distribution Agent.....	-	-	-
Consultants.....	-	-	-
Legal Advisors.....	-	-	-
Tax Advisors.....	-	-	-
2. Administrative Expenses	-	-	-
3. Miscellaneous	-	-	-
<b>Total Plan Developmental Expenses Not Paid by the Fund</b>			-
<b>Line 15b Plan Implementation Expenses Not Paid by the Fund</b>			
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	-	-	-
<b>Total Plan Implementation Expenses Not Paid by the Fund</b>			-
<b>Line 15c Tax Administrator Fees &amp; Bonds Not Paid by the Fund</b>			
<b>Total Disbursements for Plan Administration Expenses Not Paid by the Fund</b>			-
<b>Line 16 Disbursements to Court/Other Not Paid by the Fund:</b>			
Line 16a Investment Expenses/CRIS Fees	-	-	-
Line 16b Federal Tax Payments	-	-	-
<b>Total Disbursement to Court/Other Not Paid by the Fund:</b>			-
<b>Line 17 DC &amp; State Tax Payments</b>			
	-	-	-
<b>Line 18 No. of Claims:</b>			
Line 18a # of Claims Received This Reporting Period.....			0
Line 18b # of Claims Received Since Inception of Fund.....			0
<b>Line 19 No. of Claimants/Investors:</b>			
Line 19a # of Claimants/Investors Paid this Reporting Period.....			0
Line 19b # of Claimants/Investors Paid Since Inception of Fund.....			0

Receiver:

By:

(signature)

Kristol Freitag

(printed name)

Court Appointed Receiver

(title)

Date:

August 7, 2020